NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL WORK SESSION MEETING AGENDA
JUNE 07, 2022 AT 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND:
In person OR
Click the link below to join the webinar: https://us02web.zoom.us/j/86780957811 Webinar ID: 867 8095 7811
Or Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Council Member Barker

CONSENT AGENDA

1. Call for conflict of interest disclosure
2. Discussion and/or action to consider April 26, 2022, City Council meeting minutes

ACTIVE AGENDA

3. Public Comments*
4. Discussion and/or questions regarding the budget
   Presenter: Jon Call, City Manager/Attorney
5. Public Comments*
6. Mayor/Council/Staff Comments
7. Adjournment

Please see notes regarding Public Comments rules and procedure

The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 2nd day of June, 2022 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at http://www.northogdencity.com. The 2022 meeting schedule was also provided to the Standard Examiner on December 16, 2021. Susan L. Nance, CMC, City Recorder

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.

b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and address.

c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.

d. The Mayor shall have discretion as to who will respond to a comment/question.

e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.

f. Some comments/questions may have to wait for a response until the next Regular Council Meeting.

g. The Mayor will inform a citizen when he or she has used the allotted time.

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

April 26, 2022

The North Ogden City Council convened in a Council meeting on April 26, 2022, at 6 p.m. at the North Ogden City Office at 505 East 2600 North. And electronically on Zoom, recording can be found on YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on April 21, 2022. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2021.

PRESENT:	S. Neal Berube	Mayor	
	Ryan Barker	Council Member	
	Blake Cevering	Council Member	(excused)
	Jay D Dalpias	Council Member	
	Charlotte Ekstrom	Council Member	
	Phillip Swanson	Council Member	
STAFF PRESENT:	Jon Call	City Manager/Attorney	
	Scott Hess	Planning Director	
	Katie Gerard	Human Resources Director/Deputy City Recorder	
	Jami Jones	Finance Director	
	Tiffany Staheli	Parks & Recreation Director	
	Dirk Quinney	Chief of Police	
	Brandon Bell	Associate Planner	

VISITORS:	Christina Watson	Ruth Abid	Dorcas Johnson
	Sandy Cochran	Stef Casey	Greg Cronin
	Steve Davies	John Hansen	Susan Clements
	Spencer Alexander	Grant Protzman	Adam F
	Yaca Attwood	Keyes	Marilyn
	Korilyn Hietala	Dee Ann Ito	Travis Sisco
	Myriam Vogel	Brenda Ashdown	Brian B
	Kim Christensen	Jonathan Keyes	Dan Birch
	Cory Jones	Susan Kilborn	Michelle

OPEN HOUSE AT 5:30 PM - GENERAL PLAN LAND USE MAP

1. General Plan Land Use Map

Not Approved

Mayor Berube called the regular meeting to order. Council Member Dalpias offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

2. CALL FOR CONFLICT OF INTEREST DISCLOSURE

Mayor Berube referenced agenda item 12 on the agenda; he indicated he owns a townhome in the Village at Prominence Point project and his son lives there. However, he will participate in the discussion of that item this evening. He then asked if any member of the Council had a conflict of interest to declare. No declarations were made.

3. DISCUSSION AND/OR ACTION ON CONDITIONAL ACCEPTANCE OF MAJOR'S MINI FARM SUBDIVISION

Public Works Director Espinoza explained he has completed conditional inspection of the Major's Mini Farm Subdivision and found it to be in compliance with City Codes and standards. He recommended conditional acceptance of the project.

4. DISCUSSION AND/OR ACTION ON CONDITIONAL ACCEPTANCE OF NORTH OAKS COVE PHASE 15 SUBDIVISION

Public Works Director Espinoza explained he has completed conditional inspection of the North Oaks Cove Phase 15 Subdivision and found it to be in compliance with City Codes and standards. He recommended conditional acceptance of the project.

5. DISCUSSION AND/OR ACTION ON FINAL APPROVAL OF NORTH HAMPTOM PHASE 8 SUBDIVISION

Public Works Director Espinoza explained he has completed final inspection of the North Hampton Phase 8 Subdivision and found it to be in compliance with City Codes and standards. He recommended final acceptance of the project.

6. DISCUSSION AND/OR ACTION ON FINAL APPROVAL OF PHEASANT LANDING SUBDIVISION

Public Works Director Espinoza explained he has completed final inspection of the Major's Mini Farm Subdivision and found it to be in compliance with City Codes and standards. He recommended final acceptance of the project.

Not Approved

Under the consent agenda all Council Member voted unanimously to approve items 3-6.

Voting on the motion:

Council Member Barker	**aye**
Council Member Dalpias	**aye**
Council Member Ekstrom	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION TO CONSIDER THE MARCH 1, 2022, CITY COUNCIL MEETING MINUTES

Council Member Dalpias cited a few typographical errors in the minutes document.

Council Member Ekstrom motioned to approve the March 1, 2022, City Council Meeting minutes as amended. Council Member Swanson seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Dalpias	**aye**
Council Member Ekstrom	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

8. DISCUSSION AND/OR ACTION TO CONSIDER THE MARCH 22, 2022, CITY COUNCIL MEETING MINUTES

Council Member Dalpias cited a typographical error in the minutes document.

Council Member Swanson motioned to approve the March 22, 2022, City Council Meeting minutes as amended. Council Member Dalpias seconded the motion.

Not Approved

Voting on the motion:

Council Member Barker	**aye**
Council Member Dalpias	**aye**
Council Member Ekstrom	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

9. DISCUSSION AND/OR ACTION TO CONSIDER A DECLARATION RELATED TO WATER

Mayor Berube reported that the emergency declaration was adopted by the City last year expired at the end of 2021; however, as drought conditions persist, it will likely be necessary to shut off secondary water earlier in 2022 than in a regular year. He asked for Council support of the declaration.

Council Member Swanson motioned to approve Declaration 2022-01 related to water. Council Member Ekstrom seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Dalpias	**aye**
Council Member Ekstrom	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

ACTIVE AGENDA

10. PUBLIC COMMENTS

Sandy Cochran, North Ogden resident, stated that yesterday she reviewed the agenda for this meeting and noticed there was an item regarding the Village at Prominence Point project. She reviewed the packet materials for the item, and she is very grateful for the efforts of the City in trying to address the concerns that have been raised by many residents who live in the project area. She stated, however, that she has some questions about some of the components of the remainder of the project. She asked if the bankruptcy case for the developer has been resolved and if it is possible for the residents to get some background information regarding the new developers. She would also like a timeline or the new developers' plans to clean up the vacant space in the project area; residents have watched junk pile up for years in the open field areas and they would like that junk cleaned up and the weeds mowed. They would also like to know

Not Approved

when the previous developer will be relinquishing control of the Homeowners Association (HOA) for the project, and they would like to see the new developer audit the HOA books because the residents have concerns about whether funds are still in the accounts or if they were misused. She noted there was an amendment made to the covenants, conditions, and restrictions (CCRs) for the project that indicated the developer could enter into an agreement with a third-party provider and sign on behalf of all the owners for certain services, particularly internet service. The residents would like for that issue to be addressed and for the requirement to use a certain internet provider to be eliminated. She then noted that the original plans for the project included a club house with a splash pad, pool, and spa and she asked if those amenities will still be provided.

Christina Watson, North Ogden resident, stated she lives right behind the Village at Prominence Point project, and she feels it is a nice development that is adding value to the area. She lives in a single-family home and was initially very nervous about the project, but for the most part it has been great. However, she does have a concern and asked if it would be possible to move the four-story independent living facility closer to Washington Boulevard. She stated the designated location is a very strange place for a very tall building.

Mayor Berube stated that will be discussed later in the meeting.

Yaca Atwood, North Ogden resident, asked for the status of the open space in the Village at Prominence Point project near Coldwater Creek.

Grant Protzman, North Ogden resident, thanked the Council for their consideration and support of the General Plan Land Use Map. The General Plan Committee feels that their proposal provides great flexibility to the Council in terms of maintaining open space, concentrating development, and trying to maintain the current nature of the community while accommodating growth. He looks forward to the Council's adoption of the General Plan Land Use Map.

Korilyn Hietala, North Ogden resident, addressed the Village at Prominence Point project and asked why the developer is getting twelve more townhomes, though they only lost three lots. This will result in increased population of the project. She then stated she understands there are plans for a dog park across 1700 North in the City's detention pond. She does not feel that is a great place as it will require people to cross the busy street to access it. She added she is very glad to see the independent living facility moved to the east side of the project area.

Mayor Berube stated that the issue of a dog park will also be discussed tonight.

Not Approved

11. DISCUSSION AND/OR ACTION TO CONSIDER AN ENCROACHMENT REQUEST FROM PROPERTY LOCATED AT APPROXIMATELY 3678 NORTH 600 EAST

Planning Director Hess explained the property owners Jonathan and Denise Keyes constructed a shed on the south side of their property that is located within a North Ogden City-owned detention basin access. According to an onsite visit the shed is located approximately four feet onto North Ogden property. The encroachment consists of a concrete pad, Lifetime prefabricated shed, timber retaining walls, and gravel. The City was made aware of the shed through a Code Enforcement complaint. The Building Department as well as Code Enforcement have contacted the property owner. The property owner requested that the Council consider whether the shed could remain in place and provided a letter making that request. North Ogden City Ordinance for accessory buildings require that all detached accessory buildings be located within the side or rear yard of single-family zones and must adhere to the setbacks in the zone (HP-1 in this case). Sheds less that ten feet tall require a minimum setback of three feet. In addition to meeting the setbacks, all accessory buildings shall have a buffer of either a fence or landscaping or a combination of the two. Any additional fencing or landscaping around this existing shed would need to be allowed in the City-owned property for the shed to remain. If the shed is allowed to remain in place, staff would request that the property owner assure that it is in the side yard based on the minimum required front setback of thirty feet. The City Council has the authority to permit, deny, or modify encroachment requests. Recently the City has approved and denied similar requests, though there has not been an approval that included a structure on City-owned property.

Council Member Swanson stated that in addition to encroaching on City property, the shed also does not adhere to setback requirements in the City's land use code. Mr. Hess stated that is correct; if the encroachment is permitted, the owner will be required to shield around the fence as it is not presently enclosed as part of the private property.

Mayor Berube invited input from the property owners. Jonathan Keyes stated that he did not understand that he needed to acquire a permit to build the shed; he has learned of the encroachment, but he would like to keep it were it is located, and he will sign an agreement indicating his willingness to maintain the property and to not park any vehicles on the City's access to the property.

The Council discussed the request and the present conditions of the property; Council Member Barker stated he spoke with Public Works Director Espinoza, who indicated that the current conditions do not restrict his access to the property. He knows that another resident has expressed concern about the City allowing the encroachment and their opinion that this will set a precedent for the future.

Council Member Swanson stated that in other instances in the City, no building has been built on City property. He stated he has visited the subject property and it seems fairly obvious to him where the back property line is located and that the fence should not have been placed where it is. He stated this is not just a matter of allowing encroachment; instead, all setback requirements

Not Approved

were ignored when the shed was placed in its current location. He is not in favor of granting the encroachment.

Council Member Ekstrom stated she understands that is easy to make a mistake, but before pouring concrete, an individual should look into whether they can proceed with their work. She stated that the applicant should have looked into City ordinances before proceeding with this type of project. She is concerned about approving the encroachment as it would render ordinances a suggestion rather than an actual rule.

Mayor Berube stated that he understands all viewpoints that have been raised, but he is most concerned about setting a precedent.

Council Member Dalpias stated he is concerned about the placement of the shed and indicated that he feels that allowing it to remain on City property may create some sort of liability for the City.

Council Member Barker stated that most residents do not know the requirements about obtaining permits for certain projects. He does not want the punishment for a common mistake to be too extreme.

Council Member Barker motioned to grant the encroachment request for property located at approximately 3678 North 600 East. The motion died due to a lack of a second. The request for permission to encroach on City property did not pass.

Mayor Berube stated that it may be helpful for the City to publish information regarding the types of property improvements that require a permit. Mr. Hess agreed and noted that once a year he plans to publish an article in the North Ogden Connection Magazine to communicate that information to the residents.

12. DISCUSSION ON VILLAGE AT PROMINENCE POINT, LOCATED AT APPROXIMATELY 1850 NORTH 300 EAST

Planning Director Hess reported the Village at Prominence Point was approved as a Master Planned mixed-use project in 2017. The developer has been working in phases to complete the build out of the project. Recently the project was listed for sale, and an interested party has placed the property under contract. The new Developers met with the City Manager and Planning Director to discuss potential amendments to the project, and the process those amendments would be considered. Staff recommended that the Developer discuss the project with the City Council prior to making a formal submittal for amendments to the Development Agreement and Site Plans controlling the project. Mr. Hess then noted that the new Developers have the property under contract, but they are not the property owners just yet, so no decisions on amending the Development Agreement and Site Plan can be taken tonight. This is an opportunity to get to know the new Developers and to ask questions about the project. There are a handful of core amendments to the project that are worth noting:

Not Approved

- First, the Independent Living Facility (ILF) has been moved out of the northwest island parcel. Those units have been added to the apartment area.
- Second, in the place of the ILF, the Developer is proposing to build the first of two clubhouses as well as 12 additional townhomes. The clubhouse would serve the townhomes and single-family homes, with the additional clubhouse designed to serve the apartment area. The additional townhomes would have a net result of nine additional units, as three of those units will have been moved from the Cottage lots on the far west of the project.
- Third, the southern half of the apartment portion has been reconfigured to have fewer total buildings with more units per building. This results in two additional four-story buildings, moving the project from four to six four story buildings. The building design is recommended to be complementary to the existing architecture, but will have flat roofs, so the overall height of the structures will be comparable to the proposed gable roof apartments in the original Development Agreement.

The Developer is committed to the project and wants to make sure that this becomes a true amenity in North Ogden City. He concluded staff is supportive of the proposal and amendments to the Development Agreement and Site Plan. He and City Manager/Attorney Call then facilitated a review of the proposed amendments to the Site Plan and Development Agreement, after which the Mayor and Council engaged in discussion with Greg Cronin and Steve Davies regarding their background of acquiring similar project in other communities; proposed adjustments to the unit count in the project area; public amenities and usable open space in the project; a pet park area; adjusted plans for the club house/pool; and improving the HOA while adhering to existing legal commitments that have already been made by the previous developer. They asked that the Council act quickly on the requests made to amend the development agreement and site plan as delaying the project further could be very costly.

Mayor Berube stated that it is his experience that the Council strives to act quickly on applications placed before them, but there are some issues to be resolved for this project. First is the proposed use of cottage lots that will be freed up by the unit reassignment to the 12 additional proposed townhomes.

Mayor Berube noted that it will not be necessary to send this matter to the Planning Commission for a recommendation; rather, the Council can vote on the applications once they are ready to do so. He stated that it is his feeling that the three cottage lots should be repurposed as a park or usable open space because as the population of the area increases, those people will need an outdoor space to use.

In closing, there was a brief discussion about the commercial portfolio of the Developer and their plans for commercial/retail development within the Village at Prominence Point project area.

Not Approved

13. DISCUSSION AND/OR ACTION AN ORDINANCE RELATED TO A ZONING TEXT AMENDMETN TO CREATE A RESIDENTIAL ZONE CALLED CENTURY FARM ZONE

Planning Director Hess reported that the John Hansen Real Estate Group has been working with the City on a rezone request for the Shaw Century Farm property from its current Agricultural RE-20 to Multi-family Residential R-3. The R-3 request was tabled by the City Council and since then, the City Council, Staff, and the Applicant have worked together for nearly 10 months to develop a proposal for small lot single-family development with enhanced open space that meets the needs of the City and the Developer. The latest request has come in as a subdivision concept that was considered for Preliminary Plat approval at the April 6, 2022 Planning Commission meeting. The draft ordinance for the zoning text amendment being considered tonight creates the zoning needed to entitle the project as currently proposed. Staff has appreciated the process with the developer and Council to first look at land development from a concept and design basis, and then develop Code that meets the need and intent of the desired outcome. The Planning Commission has conducted a public hearing regarding this proposed text amendment and took action to forward a positive recommendation to the City Council.

Council Member Ekstrom asked if there will be an opportunity to assign it to other properties in the City in the future. Mr. Hess stated there are some components of the zone that are specific to the subject property, but it would be possible to amend it or to adopt a similar zone that could be assigned to other properties throughout the City. Mayor Berube stated he would like to see the proposed Shaw Century Farm project built according to the zoning ordinance and determine if changes should be made before applying the zone, or a similar zone, to other properties in the City.

Council Member Ekstrom motioned to approve Ordinance 2022-08 related to a zoning text amendment to create a residential zone called Century Farm Zone. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

14. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE TO REZONE LAND LOCATED AT APPROXIMATELY 281 EAST PLEASANT VIEW DRIVE, SHAW CENTURY FARM

Planning Director Hess reported the applicant originally requested a zone change for the property located at approximately 281 East Pleasant View Drive from Suburban Residential (RE-20) to

NOT APPROVED

Multi-family Residential (R-3). The Planning Commission recommended approval of the R-3 request. The R-3 request was tabled at the City Council. The City Council, Staff, and the Applicant have worked together for nearly 10 months to develop a proposal for small lot single-family with enhanced open space that meets the needs of the City and the Developer. The Developer has proposed a new single-family zone "Century Farm Zone" that is a modified R-1-5 allowing small lot single family in a subdivision with public improvements, no Homeowners Association, and enhanced open space with a Development Agreement. The rezone request has been amended from R-3 to this new zone. The Preliminary Plat approval was granted by Planning Commission on April 6, 2022 with an approval condition that the City Council accept the Century Farm Zone and rezone application. He concluded the Planning Commission recommended approval of the rezone from RE-20 to Century Farms conditioned upon a development agreement that addresses open space; they found that this application is consistent with the General Plan and that the General Plan Advisory Committee recommendation be considered.

Council Member Swanson motioned to approve Ordinance 2022-09 to rezone land located at approximately 281 East Pleasant View Drive, Shaw Century Farm. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

15. DISCUSSION AND/OR ACTION TO CONSIDER AN ORDINANCE RELATED TO FIREWORK REGULATIONS

City Manager/Attorney indicated the City must adopt its fireworks map before May 1 every year in order to submit it to the State Fire Marshall. He provided the proposed map and indicated that it nearly mirrors maps from past years. Council Member Barker added that it is too early to consider a fireworks ban for the coming summer, but in order to consider a fireworks ban if necessary, this map must be adopted.

Council Member Barker motioned to approve Ordinance 2022-10 related to firework regulations. Council Member Swanson seconded the motion.

Not Approved

Voting on the motion:

Council Member Barker	**aye**
Council Member Ekstrom	**aye**
Council Member Stoker	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

16. BUDGET PRESENTATIONS:

a. Legislative - Council

City Manager/Attorney Call used the aid of a PowerPoint presentation to provide the Council with information regarding the proposed Council/Legislative budget for Fiscal Year (FY) 2022-2023; the proposed budget mirrors the FY 2021-2022 budget. The overall budget is $80,688, 68 percent of that amount being dedicated to wages and benefits ($55,039). Other expenditures include:

- $12,439 Subscriptions to Utah League of Cities and Towns and Ogden-Weber Chamber
- $5,000 in Travel and Training
- $5,000 in Public Hearing Notices
- $3,300 in other expenses such as cell/iPad and office supplies
- (non-election year so there will not be cost for this, $28,000 was budgeted last year)

Mayor Berube noted that each Council Member receives a $500 per month stipend and the Mayor receives a $1,000 per month stipend. This is included in the wages line item of the City Council budget and the remainder of that line item is used to fund State mandated benefits.

b. Planning and Building Departments

Council Member Dalpias, as the liaison to the Planning and Building Departments, presented the proposed FY 2022-2023 budget. He provided an organization chart to illustrate the makeup of both the Building and Planning Departments; Building will be hiring a new full-time building inspector to assist in responding to growth in the community and the Planning Department is fully staffed for current workload and population.

Council Member Ekstrom asked if the compensation for that position is competitive and if staff feels it will be possible to hire a new Building Inspector. Mr. Call answered yes, he feels the compensation package offered is competitive.

Council Member Dalpias then presented the operational budget for the two Departments, identifying salaries, wages, and benefits; business related costs; motor pool; and professional services. The total budget for the Building Department is $486,269 and the budget for the

Not Approved

Planning Department is $319,160. He concluded the deliverables of the two Departments include the following:

- Quality customer service;
- Facilitating development and land use rights;
- Clear and consistent communication;
- Reliable turnaround times;
- Building permits;
- Zoning decisions;
- Land use permits.

Mayor Berube noted these two Departments charge fees for services rendered, but the City received communication from the State Auditor indicating that Building/Planning Departments should only charge fees to cover actual costs. He inquired as to the total revenue collected to offset expenses. Mr. Call stated that between building permit and plan check fees, the City's projected revenues are $800,000. There will be some overhead costs assigned to the Departments, such as an administrative transfer fee, to cover costs associated with administrative support of the Departments. Mayor Berube stated that the Departments are self-sustaining at present, and he asked Council Member Dalpias and Planning Director Hess if that will still be the case as staffing levels are being increased and growth is projected to continue. Mr. Hess answered yes for the Building Department; he believes revenues will grow as the City continues to receive building permit revenue associated with growth. He noted the Planning Department is not as self sufficient as the Building Department as most services provided are not revenue generating. The Planning Department is customer service oriented, and he does not believe it is necessary to consider any type of fee increase to generate revenue to cover services rendered.

c. Police Department

Police Chief Quinney used the aid of a PowerPoint presentation to summarize the proposed FY 2022-2023 budget for Police and Community Services. He touched on past efforts of the Mayor and City Council to adjust policies aimed at addressing issues with recruitment and retention in the Department and reported that those efforts were successful and have helped him to recruit quality officers – whether new or from other agencies – and his Department is functioning very well at this point in time. He added that the staff in his Department is also very excited about the construction of a new Public Safety facility. He then summarized deliverables and goals of the Department, after he indicated his budget includes the following notable budget requests:

- 23rd Police Officer - $99,101
- Conversion of part time Community Services Officer to full time - $38,277
- Conversion of part time Administrative Assistant to full time - $44,425
- Five police vehicles - $229,500

He noted these requests result in a combined deficit of $202,870 when considering the budget allocation he has been given. However, there are some cost increases – aside from personnel and capital expenditures – that are out of his control. Certain changes in the community result in the need to adjust staffing levels:

Not Approved

- Citizen Population
- Daytime Population
- Business District
- Call volume
- Demographics
- Best Practices
- Crime Rates

Considering the recently approved projects in the City, the City's population is expected to grow to 25,727. In December 2021, the City's estimated population was 21,800. He stated he believes in being proactive and this includes adjusting staffing levels responsive to this projected growth; it is important to stop crime before it happens. A community is best served by a Police Department that gets the word out that North Ogden is not a good place to engage in criminal conduct; criminals that believe there is a chance of getting caught will go somewhere else.

Chief Quinney then summarized the workload and added duties for Community Services Officers and Records Administrators; $82,702 of his proposed budget is making the current part time Administrative staff and Community Service Officer full time. He considers these two budget requests to be a necessity. He provided optional budget considerations and compromises aimed at addressing his budget deficit. The first option would be to increase property taxes sufficient to absorb the deficit; the Council has already indicated they are considering ga seven percent property tax increase, but an 18.25 percent increase would cover the deficit entirely and would cost the average household an additional $2.52 per month. Under option number two, he could sacrifice the 23rd Police Officer, one police vehicle, a portion of his training budget, an investigations tracing device, and a laptop. This would decrease the deficit to $54,969.

High level discussion among the Council and Chief Quinney centered generally on operations of the Department; increased crime rates for various types of crime; the true impact population growth has on the Police Department; and unfunded depreciation for equipment in the Department.

d. Parks & Recreation Department

Council Member Barker and Parks and Recreation Director Staheli used the aid of a PowerPoint presentation to summarize the proposed FY 2022-2023 budget for the Department. The Department has tangible and intangible deliverables: events, parks, recreation, and aquatics. The mission of the Department is to provide the community with exceptional facilities and activities for health, learning, and play. The vision of the Department is to create a nurturing environment for a lifetime of memories and neighborhood connection. They provided the organizational chart for the Parks Division, noting several positions in the Department are currently vacant and efforts are underway to hire employees. The Parks Division oversees 12 City parks and orchestrates mowing, trimming, and care of over 60 acres of grass throughout the City. There are also a variety of fields, courts, and turf that have specific needs and a plan of care. The Division also handles facilities groundskeeping at nine locations throughout the City. There are 3,600

Not Approved

sprinklers in the City's irrigation systems, nine restrooms, nine park pavilions, nine playgrounds, extensive trails systems, and trees/planters/gardens that must be maintained. The Division also handles snow removal at various locations throughout the City. The Parks budget is expected to increase when compared to the 2021-2022 budget; salaries, wages, and benefits will increase $54,320; motor pool will increase $25,992; and chemicals will increase by $10,000. Ms. Staheli then presented the Recreation Division's organization chart and summarized recreational programming services provided by the Division. Participation in each program continues to increase commensurate with growth in the community, however, the budget will decrease in the salaries, wages, and benefits line item and summer camps line item. The football line item will increase by $8,000. Council Member Barker then summarized the budget for the Aquatic Center. He discussed the events and fitness programs offered through the Center as well as public swim hours; the proposed budget for the Center will increase when compared to 2021-2022 in the salaries, wages, and benefits line item; resurfacing large slide; and chemicals. There is a $6,633 decrease for electronic notices/advertising, uniform reallocation, and small equipment. Council Member Barker summarized the budget and events organized by the Events Division. Additionally, the Events Coordinator has administered $396,000 in grants over the last three years; this employee works with partners and local sponsors to stretch City dollars further for projects and activities. The budget for Events will increase by $17,028 for salaries, wages, and benefits; $26,000 for Cherry Days; and $76 for music licensing. The goal of the Events Divisions it to provide exceptional activities and events for the community; and to collaborate with sponsors and local businesses to maximize tax dollars.

Ms. Staheli then provided a chart to illustrate the breakdown of the total Parks and Recreation Department budget; Parks accounts for 10.15 percent of the total budget ($897,386). Recreation accounts for two percent of the total budget ($176,825). Events and Parks/Recreation Administration accounts for 3.4 percent of the total budget ($300,603). And Aquatics is accounted for in a separate fund ($176,207).

Council Member Ekstrom asked Ms. Staheli how often she comes in under budget via the responsible management of her budget. Ms. Staheli stated she has been under budget every year; this year, most of her budget requests have decreased when compared to last year. The areas that are being increased are a result of population growth, which impacts participation in recreation programs, or general inflation for equipment/materials needed in the Department. She added that the budget information she has presented tonight is related to operations only; her capital budget will be discussed at a later date.

General discussion among the Governing Body and Ms. Staheli centered on efforts to enhance community events; progress in converting the Aquatic Center to a revenue neutral operation; and recreational programming adjustments.

17. COUNCIL DEPARTMENT REPORTS:

a. COUNCIL MEMBER SWANSON – FINANCE

Not Approved

Council Member Swanson reported that 75 percent of the fiscal year has lapsed; general fund revenues are at 77 percent of projections and expenditures are at 76 percent. Sales tax is still running at 20 percent higher than projections, but he is nervous about the future of sales tax trends. He concluded there will be an Audit Committee meeting on Thursday and the Committee will be conducting its fraud/risk assessment. He asked the Council to start thinking about whether they want to retain the current auditor or solicit proposals from other audit firms in the area.

Mayor Berube stated that the sales tax projection for the Fiscal Year (FY) 2022-2023 budget will not be as conservative as in years past; even with a more aggressive projection, there is a deficit in the tentative budget.

18. PUBLIC COMMENTS

Spencer Alexander, North Ogden resident, stated he believes the new Developer of the Village at Prominence Point project is an improvement over the original developer, but he is concerned about the amount of hardscape that will be included in the project. The water that runs off of that hardscape will go directly into the storm water system, which goes directly into Coldwater Creek. It may be worth discussing that matter in greater detail with a focus on water quality. He would prefer a conservation area over the increased hardscape and asked the Council to consider such a recommendation. He stated the stream habitat has extreme potential and the City should be trying to protect it.

19. COUNCIL/MAYOR/STAFF COMMENTS

Council Member Barker stated that as the fireworks season approaches, it would be important for the Council to have a discussion about the amount of water that is dedicated to responding to fireworks fires.

Council Member Ekstrom thanked all Department Heads and City Council Members for the effort dedicated to formulating budget proposals for the coming FY.

Planning Director Hess reported the State Property Rights Ombudsman's Office received funding for training; they have used that funding to publish a local land use regulation handbook and he distributed a copy to the Mayor and each Council Member. He noted that the handbook has also been provided to the Planning Commissioners and hearing officer.

In closing, City Manager/Attorney Call reviewed the Council calendar for the coming weeks/months, after which Mayor Berube challenged the Council to be prepared for ongoing budget discussions with the goal of arriving at a balanced budget.

Not Approved

20. ADJOURNMENT

Council Member Ekstrom motioned to adjourn the meeting. Council Member Dalpias seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Dalpias	**aye**
Council Member Ekstrom	**aye**
Council Member Swanson	**aye**

The motion passed unanimously.

The meeting adjourned at 9:20 p.m.

_____
S. Neal Berube, Mayor

_____
Susan L. Nance, CMC
City Recorder

_____
Date Approved

Not Approved