



## MINUTES OF THE SOUTH OGDEN CITY COUNCIL PRE-COUNCIL WORK SESSION AND SPECIAL CITY COUNCIL MEETING

TUESDAY, JULY 2, 2019

PRE-COUNCIL WORK SESSION – 5 PM IN EOC ROOM

SPECIAL COUNCIL MEETING – 6 PM IN COUNCIL ROOM

### PRE-COUNCIL WORK SESSION MINUTES

#### COUNCIL MEMBERS PRESENT

Mayor Pro Tem Sallee Orr, Council Members Brent Strate, Adam Hensley, Susan Stewart, and Mike Howard

#### COUNCIL MEMBERS EXCUSED

Mayor Russell Porter

#### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Finance Director Steve Liebersbach, and Recorder Leesa Kapetanov

#### CITIZENS PRESENT

No one else attended this meeting.

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link**

**[http://www.southogdencity.com/document\\_center/Sound%20Files/CC190702\\_1705.mp3](http://www.southogdencity.com/document_center/Sound%20Files/CC190702_1705.mp3) or by requesting a copy from the office of the South Ogden City Recorder.**

#### I. CALL TO ORDER

- Mayor Pro Tem Sallee Orr called the meeting to order at 5:07 pm and called for a motion to open

00:00:00

**Council Member Howard so moved, followed by a second from Council Member Hensley. Council Members Orr, Hensley, Stewart, and Howard all voted aye.**

Note: Council Member Strate was not present for this vote. He did not arrive until later in the meeting.

## II. REVIEW OF AGENDA

- Discussion on county assessor presentation  
00:00:14
- Discussion on scooter ordinance  
00:02:35

## III. DISCUSSION ITEMS

### A. FY2020 Budget

- Discussion on utility rates led by Finance Director Steve Liebersbach  
00:22:18

Mr. Liebersbach gave the Council a handout. See Attachment A.

- Council Member Strate arrived at 5:42 pm during this discussion

## IV. ADJOURN

At 6:01 pm Mayor Pro Tem Orr called for a motion to adjourn the work session.

**Council Member Hensley so moved, followed by a second from Council Member Strate. The voice vote was unanimous in favor of the motion.**

00:54:35

## COUNCIL MEETING MINUTES

### COUNCIL MEMBERS PRESENT

Mayor Pro Tem Sallee Orr, Council Members Brent Strate, Susan Stewart, and Mike Howard

### COUNCIL MEMBERS EXCUSED

Mayor Russell L. Porter

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, and Recorder Leesa Kapetanov

### CITIZENS PRESENT

John Ulibarri, Adrienne Brown, Terry Tillett, Trent Nelson, Juan Arce, Jeremy Howe

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link**

**[http://www.southogdencity.com/document\\_center/Sound%20Files/CC190702\\_1806.mp3](http://www.southogdencity.com/document_center/Sound%20Files/CC190702_1806.mp3)**

**or by requesting a copy from the office of the South Ogden City Recorder.**

## I. OPENING CEREMONY

### A. Call To Order

- Mayor Pro Tem Orr called the meeting to order at 6:07 pm and called for a motion to convene.

00:00:00

**Council Member Howard so moved. Council Member Strate seconded the motion. In a voice vote Mayor Pro Tem Orr, and Council Members Strate, Hensley, Stewart, and Howard all voted aye.**

### B. Prayer/Moment Of Silence

The mayor pro tem led everyone in a moment of silence.

### C. Pledge Of Allegiance

Council Member Howard led the Pledge of Allegiance.

## II. PUBLIC COMMENTS

There were no comments from the public.

### III. RESPONSE TO PUBLIC COMMENT

There were no comments to respond to.

### IV. RECOGNITION OF SCOUTS/STUDENTS PRESENT

There were no scouts or students present.

### V. PRESENTATION

- John Ulibarri, Weber County Assessor– Property Assessment Process  
00:01:55

Mr. Ulibarri gave a visual presentation as well. See Attachment B.

### VI. CONSENT AGENDA

#### A. Approval of May 21 and June 4, 2019 Council Minutes

#### B. Re-Approval of Community Center Subdivision Plat

- Mayor Pro Tem Orr asked if there were any questions concerning the minutes. Council Member Stewart asked to have some wording changed.

00:26:20

- The mayor pro tem called for a motion to approve Item A on the consent agenda

00:29:46

**Council Member Strate moved to approve Item A with the changes that were discussed. The motion was seconded by Council Member Hensley. The voice vote was unanimous in favor of the motion.**

- Discussion on the Community Center Subdivision Plat
- Motion for Item B

00:32:33

**Council Member Strate moved to re-approve the Community Center Subdivision Plat. Council Member Howard seconded the motion. All present voted aye.**

### VII. DISCUSSION /ACTION ITEMS

#### A. Consideration of Ordinance 19-09 – Amending SOCC Title 10, Adding a Definition of a Drive-Thru and Making Other Necessary Changes

- Council discussion
- Motion

00:33:20

00:34:35

Council Member Howard moved to adopt Ordinance 19-09, followed by a second from Council Member Strate. Mayor Pro Tem Orr asked if there was any more discussion, and seeing none, she called the vote:

Council Member Strate -	Yes
Council Member Howard -	Yes
Council Member Stewart -	Yes
Council Member Hensley -	Yes
Mayor Pro Tem Orr -	Yes

The motion stood.

**B. Consideration of Resolution 19-37 – Ratifying an Agreement with Lantis Fireworks and Lasers**

- Staff Overview 00:35:36
- Council discussion 00:36:54
- Motion 0037:04

Council Member Strate moved to adopt Resolution 19-37. Council Member Hensley seconded the motion. There was no further discussion. Mayor Pro Tem Orr called the vote:

Council Member Stewart -	Yes
Council Member Hensley -	Yes
Council Member Howard -	Yes
Council Member Strate -	Yes
Mayor Pro Tem Orr -	Yes

Resolution 19-37 was adopted.

**C. Discussion on Motorized Scooters**

- Overview by Police Chief Darin Parke 00:38:18
- Council discussion 00:41:28
- The council gave staff direction to speak with Ogden City and get more information about the scooters

## **VIII. DISCUSSION ITEMS**

**A. Discussion on Business License Fees**

- Staff overview 00:56:18

- Comments from Council Member Strate  
00:59:26
- Discussion by Council  
01:05:57

## **X. REPORTS/DIRECTION TO CITY MANAGER**

### **A. City Council Members**

- Council Member Strate- Nothing to report
- Council Member Stewart- Nothing to report
- Council Member Hensley- Nothing to report
- Council Member Howard- Nothing to report
- Mayor Pro Tem Orr- 01:26:43

**B. City Manager:** 01:27:21

**C. City Attorney:** Not present

**E. Mayor** Not present

## **XI. ADJOURN**

- Mayor Pro Tem Orr called for a motion to adjourn  
01:29:03

**Council Member Howard so moved. The motion was seconded by Council Member Strate. All present voted aye.**

The meeting adjourned at 7:36 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Pre-Council Work Session and Council Meeting held Tuesday, July 2, 2019.

  
Leesa Kapetanov, City Recorder

August 6, 2019  
Date Approved by the City Council

## ATTACHMENT A

Handout from Finance Director Steve Liebersbach

## SOUTH OGDEN CITY FY 2020 UTILITY RATES

(Proposal - 5%)

	WATER USAGE PRICE RATE PER LEVEL			SEWER USAGE PRICE RATE PER LEVEL							GARBAGE RATE PER CAN	RECYCLING RATE PER CAN	RESIDENTIAL STORM DRAIN FEE
WATER USAGE LEVELS	Rate per 1000 Gallons		SEWER USAGE LEVELS	Rate per 1000 Gallons									
0- 3,999 GALLONS	\$1.29	\$1.35	0- 3,999 GALLONS	\$1.03	\$1.08						\$10.04	\$3.55	\$10.71
4,000 - 7,999 GALLONS	\$2.83	\$2.97	4,000 - 10,999 GALLONS	\$4.12	\$4.33						\$10.54	\$3.73	\$11.25
8,000 - 10,999 GALLONS	\$3.35	\$3.52	11,000 - + GALLONS	\$4.89	\$5.13								
11,000 - 15,999 GALLONS	\$3.86	\$4.05											
16,000 - + GALLONS	\$4.12	\$4.33											

DUPLEX STORM DRAIN FEE	4- PLEX STORM DRAIN FEE	COMMERCIAL STORM DRAIN PER ERU
\$16.07	\$21.41	\$10.71
\$16.87	\$22.48	\$11.25

## SOUTH OGDEN CITY FY 2020 UTILITY RATES

(Proposal - 7%)

	WATER USAGE PRICE RATE PER LEVEL			SEWER USAGE PRICE RATE PER LEVEL							GARBAGE RATE PER CAN	RECYCLING RATE PER CAN	RESIDENTIAL STORM DRAIN FEE
WATER USAGE LEVELS	Rate per 1000 Gallons		SEWER USAGE LEVELS	Rate per 1000 Gallons									
0- 3,999 GALLONS	\$1.29	\$1.29	0- 3,999 GALLONS	\$1.03	\$1.03						\$10.04	\$3.55	\$10.71
4,000 - 7,999 GALLONS	\$2.83	\$3.03	4,000 - 10,999 GALLONS	\$4.12	\$4.41						\$10.54	\$3.73	\$11.25
8,000 - 10,999 GALLONS	\$3.35	\$3.58	11,000 - + GALLONS	\$4.89	\$5.23								
11,000 - 15,999 GALLONS	\$3.86	\$4.13											
16,000 - + GALLONS	\$4.12	\$4.41											

DUPLEX STORM DRAIN FEE	4- PLEX STORM DRAIN FEE	COMMERCIAL STORM DRAIN PER ERU
\$15.60	\$20.79	\$10.40
\$16.07	\$21.41	\$10.71
\$16.87	\$22.48	\$11.25

7/2/2019 4:19 PM

U:\Steve\Budget files\FY 2020\FY 2020 utility fees

Steve



#1	Resident -		5% increase		Tier I - stagnant	
	A. 1,500 gallons of water used:	Current		Proposed		Proposed
	1 x \$1.29	\$1.29	1 x \$1.35	\$1.35	1 x \$1.29	\$1.29
	Base fee	\$10.30	Base fee	\$10.82	Base fee	\$10.82
	Total fee	\$11.59		\$12.17		\$12.11
	B. 1,500 gallons of sewer used:					
	1 x \$1.03	\$1.03	1 x \$1.08	\$1.08	1 x \$1.03	\$1.03
	Base fee	\$14.42	Base fee	\$15.14	Base fee	\$15.14
		\$15.45		\$16.22		\$16.17
	C. Storm drain fee:	\$10.71		\$11.25		\$11.25
	D. Transportation fee:	\$4.96		\$5.21		\$5.21
	E. Garbage	\$10.04		\$10.54		\$10.54
	Recycling	\$3.55		\$3.73		\$3.73
		\$56.30		\$59.12		\$59.01
#5	Resident -		5% increase		Tier I - stagnant	
	A. 16,500 gallons of water used:	Current		Proposed		Proposed
	3 x \$1.29	\$3.87	3 x \$1.35	\$4.05	3 x \$1.29	\$3.87
	4 x \$2.83	\$11.32	4 x \$2.97	\$11.88	4 x \$3.03	\$12.12
	3 x \$3.35	\$10.05	3 x \$3.52	\$10.56	3 x \$3.58	\$10.74
	5 x \$3.86	\$19.30	5 x \$4.05	\$20.25	5 x \$4.13	\$20.65
	1 x \$4.12	\$4.12	1 x \$4.33	\$4.33	1 x \$4.41	\$4.41
	Base fee	\$10.30	Base fee	\$10.82	Base fee	\$10.82
	Total fee	\$68.96		\$61.89		\$62.61
	B. 16,500 gallons of sewer used:					
	3 x \$1.03	\$3.09	3 x \$1.03	\$3.09	3 x \$1.03	\$3.09
	7 x \$4.12	\$28.84	7 x \$4.33	\$30.31	7 x \$4.41	\$30.87
	6 x \$4.89	\$29.34	6 x \$5.13	\$30.78	6 x \$5.23	\$31.38
	Base fee	\$14.42	Base fee	\$15.14	Base fee	\$15.14
		\$75.69		\$79.32		\$80.48
	C. Storm drain fee:	\$10.71		\$11.25		11.25
	D. Transportation fee:	\$4.96		\$5.21		5.21
	E. Garbage	\$10.04		\$10.54		10.54
	Recycling	\$3.55		\$3.73		3.73
		\$163.91		\$171.94		\$173.82
#9	Commercial -		5% increase		Tier I - stagnant	
	A. 146,000 gallons of water used:	Current		Proposed		Proposed
	3 x \$1.29	\$3.87	3 x \$1.35	\$4.05	3 x \$1.29	\$3.87
	4 x \$2.83	\$11.32	4 x \$2.97	\$11.88	4 x \$3.03	\$12.12
	3 x \$3.35	\$10.05	3 x \$3.52	\$10.56	3 x \$3.58	\$10.74
	5 x \$3.86	\$19.30	5 x \$4.05	\$20.25	5 x \$4.13	\$20.65
	131 x \$4.12	\$539.72	131 x \$4.33	\$567.23	131 x \$4.41	\$577.71
	Base fee	\$10.30	Base fee	\$10.82	Base fee	\$10.82
	Total fee	\$594.56		\$624.79		\$635.91
	B. 146,000 gallons of sewer used:					
	3 x \$1.03	\$3.09	3 x \$1.08	\$3.24	3 x \$1.03	\$3.09
	7 x \$4.12	\$28.84	7 x \$4.33	\$30.31	7 x \$4.41	\$30.87
	136 x \$4.89	\$665.04	136 x \$5.13	\$697.68	136 x \$5.23	\$711.28
	Base fee	\$14.42	Base fee	\$15.14	Base fee	\$15.14
		\$711.39		\$746.37		\$760.38
	C. Storm drain fee: 20.82 ERU	\$216.53		\$234.23		\$234.23
	D. Transportation fee:	\$27.38		\$28.75		\$28.75
	E. Garbage	\$0.00		\$0.00		\$0.00
	Recycling	\$0.00		\$0.00		\$0.00
		\$1,549.86		\$1,634.14		\$1,659.27

## **ATTACHMENT B**

Presentation Weber County Assessor John Ulibarri

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## WEBER COUNTY ASSESSOR'S OFFICE

HOW DO WE ARRIVE AT MARKET VALUE?



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### WHAT ARE THE ASSESSOR'S VALUATION RESPONSIBILITIES?

- Governed by State Constitution and statute
  - Utah Constitution Article XIII
  - UCA 59-2-102(13)

## UTAH STATE CONSTITUTION

### ■ Article XIII Section 2 (1)

- So that each person and corporation pays a tax in proportion to the fair market value of his, her, or its tangible property, all tangible property in the State that is not exempt under the laws of the United States or under this Constitution shall be:
  - assessed at a uniform and equal rate in proportion to its fair market value, to be ascertained as provided by law;

## UTAH STATE CODE

### ■ 59-2-102 (13)

- "Fair market value" means the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.

## REAL PROPERTY

- Real Property
  - 102,000 total parcels
  - 92,000 taxable parcels
  - 71,000 residences
- Budget \$2.3 million
  - 12 appraisers
  - 5.5 FTE support staff
  - 2 managers

## TASKS

- Annual Valuation
  - Constitutional/Statutory responsibility
- Review of physical characteristics
  - Minimum once every five years
  - Statutory obligation

## VALUATION METHODOLOGY

- Appraisal – three approaches to value
  - Cost
  - Income
  - Sales Comparison

## METHODOLOGY

- Cost approach
  - Cost to construct
  - Minus depreciation
  - Plus land
  - Most useful for new or special use properties

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## METHODOLOGY

- Income approach
  - Capitalize anticipated income in to value estimate
  - Best for commercial and residential properties that are leased

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## METHODOLOGY

- Sales Comparison approach
  - Directly compares subject to comparable sales
  - Best for properties with adequate data
  - Decision making process most homeowners use when purchasing

## METHODOLOGY

- Sales Comparison approach
  - Location
  - Lot size & shape
  - Home quality, size, style, condition, etc.

## METHODOLOGY

- Sales Comparison approach (Contribution)
  - Assume two homes that are exactly alike, with the exception House #1 has a two car garage and House #2 has a one car garage.
  - House #1 sold on December 31 for \$220,000
  - House #2 sold on December 31 for \$210,000
  - How much does the 2<sup>nd</sup> car stall contribute to the sale price?



## METHODOLOGY

- How do we appraise so many properties per year?
  - Multiple regression analysis
  - Process of using a computer to model human behavior

## METHODOLOGY

- Benefits of regression analysis
  - Economical
  - Great for “typical” properties
- Drawbacks of regression analysis
  - Requires a specialized expertise
  - Difficulty extrapolating “outlier” properties

## QUESTIONS?

- Why do values change year from year to year?
- Why are properties over/under valued?
- Why are seemingly similar properties valued differently?
- What is the difference between reappraisal and review of characteristics?
- Others?

