



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

TUESDAY, DECEMBER 3, 2019

PRE-COUNCIL WORK SESSION – 5 PM IN EOC ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

PRE-COUNCIL WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Adam Hensley, Susan Stewart, and Mike Howard

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

Brandon Thompson

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

https://www.southogdencity.com/document_center/Sound%20Files/CC191119_1803.mp3

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

I. CALL TO ORDER

- Mayor Porter called the meeting to order at 5:06 pm and called for a motion to open
00:00:08

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

Note: Council Member Stewart was not present for this vote, but came in shortly after.

II. REVIEW OF AGENDA

There were no questions about the agenda items.

III. DISCUSSION ITEMS

The presenters for items A and B had not yet arrived, so the mayor began a discussion on RAMP grant applications. Shortly after, Mr. Arbuckle arrived and they began discussion on the audit report.

A. Q&A About Audit Report – Marcus Arbuckle, Keddington & Christensen

00:02:16

C. Discussion/Direction on RAMP Grant Applications

00:29:17

The Council determined the RAMP grant applications should be in the following priority: #1- Burch Creek Park Climbing Structure, #2- Club Heights Park improvements, and #3- South Ogden Days.

B. Presentation on Club Heights Master Plan – Sam Taylor, Landmark Design

00:44:49

Mr. Taylor had a handout for the Council. See Attachment A.

IV. ADJOURN

At 6:12 pm Mayor Porter called for a motion to adjourn the work session.

Council Member Strate moved to adjourn, followed by a second from Council Member Howard. The voice vote was unanimous in favor of the motion.

01:06:32

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Adam Hensley, Susan Stewart, and Mike Howard

STAFF MEMBERS PRESENT

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

CITIZENS PRESENT

James Taylor, Kelli Taylor, Sam Taylor, Liz Boll, Ben Faris, Bruce & Joyce Hartman, Wes Stewart, Brandon Thompson, Trevor Scheck

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

https://www.southogdencity.com/document_center/Sound%20Files/CC191203_1913.mp3

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

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:16 pm and called for a motion to convene
00:00:03

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

B. Prayer/Moment Of Silence

The mayor led everyone in a moment of silence.

C. Pledge Of Allegiance

Council Member Howard led the Pledge of Allegiance.

II. PUBLIC COMMENTS

Wesley Stewart

00:01:13

Mr. Stewart had a handout for the public record. See Attachment B.

Brandon Thompson

00:05:20

III. RESPONSE TO PUBLIC COMMENT

There was no response to public comments at this time.

IV. RECOGNITION OF SCOUTS/STUDENTS PRESENT

No recognition was given at this time.

V. PRESENTATION

Marcus Arbuckle, Keddington & Christensen, on the FY2019 Audit

00:08:217

VI. CONSENT AGENDA

A. Approving the November 19, 2019 Council Minutes

B. Approving a Proclamation Honoring Former Mayor Ralph Cottrell

C. Set Date For Public Hearing (December 17, 2019 at 6 pm or as soon as the agenda permits) To Receive and Consider Comments on Possible CDBG Projects

- The mayor read the consent agenda and asked if there were any questions.

00:11:35

- Questions/discussion on the consent agenda

00:12:04

- Mayor read through the proclamation honoring former Mayor Ralph Cottrell

00:12:40

- Motion

00:14:20

Council Member Strate moved to approve the consent agenda. The motion was seconded by Council Member Howard. The voice vote was unanimous in favor of the motion.

Council Member Strate pointed out there was a scout present who should be recognized. Mayor Porter called the scout forward.

Ben Faris, Troop 747, came forward and introduced himself. He was attending the meeting to earn his Citizenship in the Community Merit Badge. Council Member Hensley presented him with a pin.

VII. DISCUSSION /ACTION ITEMS

A. Consideration of Ordinance 19-12 – Setting the CY2020 City Council Meeting Schedule

00:15:56

- Motion

00:16:27

Council Member Hensley moved to adopt Ordinance 19-12, followed by a second from Council Member Orr. There was no further discussion. The mayor called the vote:

Council Member Orr -	Yes
Council Member Strate -	Yes
Council Member Hensley-	Yes
Council Member Stewart -	Yes
Council Member Howard -	Yes

Ordinance 19-12 was adopted.

B. Consideration of Resolution 19-66 – Approving the FY2019 Audit

- Staff overview 00:16:44
- There was no discussion on this item
- Motion 00:18:38

Council Member Howard moved to adopt Resolution 19-66. Council Member Strate seconded the motion. There was no discussion. The mayor then called the vote:

Council Member Hensley -	Yes
Council Member Stewart -	Yes
Council Member Howard -	Yes
Council Member Orr -	Yes
Council Member Strate -	Yes

The audit was approved.

C. Consideration of Resolution 19-67 – Approving a Lease Funding Agreement with Zion’s Bank

- Staff overview 00:19:00
- Council questions/discussion 00:20:49
- Motion 00:25:57

Council Member Strate moved to adopt Resolution 19-67. The motion was seconded by Council Member Hensley. The mayor asked if there was further discussion, and seeing none, he called the vote:

Council Member Strate -	Yes
Council Member Stewart -	No
Council Member Orr-	Yes
Council Member Hensley -	Yes
Council Member Howard-	Yes

The motion stood.

D. Consideration of Resolution 19-68 – Amending the Salary Compensation Guidelines for Health Insurance Premium Offset

- Staff overview 00:26:26
- There was no discussion on this item
- Motion 00:28:12

Council Member Strate moved to adopt Resolution 19-68, followed by a second from Council Member Howard. Council Member Strate commented he hoped to hear back how this was received by employees. **Mayor Porter called the vote:**

Council Member Howard -	Yes
Council Member Hensley -	No
Council Member Orr -	Yes
Council Member Strate -	Yes
Council Member Stewart -	Yes

Resolution 19-68 was adopted.

VIII. DISCUSSION ITEMS

- A. Discussion on Allowing Small Scale Manufacturing in the Riverdale Road Subdistrict**
- Staff overview 00:28:54
 - Discussion 00:32:02

The Council directed staff to have the city attorney look at the code and hold a work session on this item at the next meeting.

IX. REPORTS/DIRECTION TO CITY MANAGER

- A. Staff Report- Chief West, Riverdale Interlocal Progress Report**
00:53:39

Note: Council Member Strate left the meeting at 7:12 pm during this report.

- B. City Council Members**
- Council Member Howard - 01:12:12
 - Council Member Orr - 01:16:52
 - Council Member Hensley - 01:17:17
 - Council Member Stewart - 01:19:30

- C. City Manager:** 01:20:13
D. City Attorney: Not present
E. Mayor 01:26:11

X. ADJOURN

- Mayor Porter called for a motion to adjourn
01:28:11

Council Member Howard so moved. The motion was seconded by Council Member Orr. The voice vote was unanimous in favor of the motion.

The meeting adjourned at 7:44 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, December 3, 2019.


Leesa Kapetanov, City Recorder

December 17, 2019
Date Approved by the City Council

Attachment A

Handout from Sam Taylor on Burch Creek Park

CLUB HEIGHTS PARK ADDITION



EXISTING CONDITIONS - CONTEXT



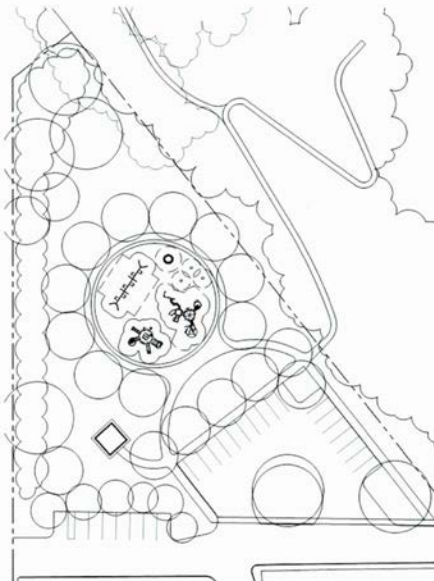
OPTION 1: MINIMUM IMPROVEMENTS

- LAWN AND TREES ONLY
- COST: ~ \$300,000
- NO ADDITIONAL ON-SITE PARKING



OPTION 2: "UTAH PARK"

- SIMPLE TRADITIONAL DESIGN
- COST: ~ \$900,000
- PARKING LOT (18 NEW, 8 EXISTING)
- PICNIC SHELTER
- PLAYGROUND EQUIPMENT
- TRAIL CONNECTION



OPTION 3: [RIPPLE]



EXAMPLE IMAGES



LEGEND

- 1 Picnic Shelter (16' x 16')
- 2 Playground
- 3 Water Play Feature
- 4 Climbing Boulder
- 5 Nature Play Area
- 6 Forested Hillside Trail
- 7 Natural Grass Lawn Area
- 8 Parking Lot and Bus Turnaround
- 9 WSU Golf Course Access

DESCRIPTION

The finishing piece to this hillside neighborhood park, the design completes the park's newly acquired upper terrace and provides a vital connection to the adjacent neighborhood.

The circular open lawn at the park's center is surrounded by nodes of various activities. Its versatility allows for either a casual picnic or a pickup game of frisbee, while more specialized uses may be found at the edges. At the southeast entry, a new playground features contemporary climbing equipment more distinct and active from elsewhere in the park. At the northeast entry, a water play feature allows children to manipulate flowing water in an exciting sensory experience. And at the west, a nature play area features a large climbing boulder, rocks, logs and other obstacles to challenge little explorers of many ages.

A new trail making its way down the forested hillside provides an important connection to the rest of the existing park, and offers a chance for nature exploration, active exercise, or quiet contemplation. Connecting the park further beyond the adjacent neighborhood, a small parking area allows for ample access by car.

OPTION 3: [RIPPLE]

- COST: ~ \$1.1 M
- PARKING LOT (13 NEW, 8 EXISTING)
- PLAYGROUND EQUIPMENT
- NATURE PLAY
- WATER FEATURE
- (2) PICNIC SHELTERS
- TRAIL CONNECTION



OPTION 4: [WEAVE]



EXAMPLE IMAGES



LEGEND

- 1 Picnic Shelter (16' x 16')
- 2 Playground
- 3 Water Play Feature
- 4 Climbing Boulder
- 5 Nature Play Area
- 6 Forested Hillside Trail
- 7 Natural Grass Lawn Area
- 8 Parking Lot and Bus Turnaround
- 9 WSI Golf Course Access

DESCRIPTION

The finishing piece to this hillside neighborhood park, the design completes the park's newly acquired upper terrace and provides a vital connection to the adjacent neighborhood.

Sweeping arc pathways weave through the park to connect the various zones of activity. The central walkway is punctuated by a beautiful axis of trees with seating beneath. At the southeast, two new playground zones feature contemporary climbing equipment and basalt swings designed with groups and accessibility in mind. At the northeast entry, a small water play feature allows children to manipulate the flow in an exciting sensory experience. And at the west, a nature play area features a large climbing boulder, rocks, logs and other obstacles to challenge little explorers of many ages.

A new trail making its way down the forested hillside provides an important connection to the rest of the existing park, and offers a chance for nature exploration, active exercise, or quiet contemplation. Connecting the park further beyond the adjacent neighborhood, a small parking area allows for ample access by car.

OPTION 4: [WEAVE]

- COST: ~ \$1.1 M
- PARKING LOT (18 NEW, 8 EXISTING)
- PLAYGROUND EQUIPMENT
- NATURE PLAY
- WATER FEATURE
- (2) PICNIC SHELTERS
- ADDITIONAL FURNISHINGS
- TRAIL CONNECTION



COST COMPARISON

ITEM	UNIT	AMOUNT	QUANT	AMOUNT	QUANT	AMOUNT	QUANT	AMOUNT	QUANT	AMOUNT
				MIN. IMPROVEMENTS		UTAH PARK		RIPPLE		WEAVE
Mobilization / Demobilization / Construction Layout	LS	\$50,000.00	1	\$37,500.00	1	\$50,000.00	1	\$50,000.00	1	\$50,000.00
Erosion Control / SWPPP	LS	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00
Demolition - Clearing and Grubbing	LS	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00	1	\$10,000.00
Traffic Control	LS	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00
Earthwork / Site Grading	LS	\$15,000.00	1	\$11,250.00	1	\$15,000.00	1	\$15,000.00	1	\$15,000.00
Imported Topsoil	LS	\$50,000.00	1	\$50,000.00	1	\$50,000.00	1	\$50,000.00	1	\$50,000.00
Utility - Site Electrical and Lighting	LS	\$40,000.00	0	\$0.00	1	\$40,000.00	1	\$40,000.00	1	\$40,000.00
Utility - Storm Drain	LS	\$65,000.00	0	\$0.00	1	\$65,000.00	1	\$65,000.00	1	\$65,000.00
Parking Lot	LS	\$50,000.00	0	\$10,000.00	1	\$50,000.00	1	\$50,000.00	1	\$50,000.00
Concrete Sidewalk	SF	\$9.00	0	\$0.00	6,400	\$57,600.00	11,000	\$99,000.00	12,700	\$114,300.00
Concrete Edge 9" Wide x 12" Tall Playground	LF	\$30.00	0	\$0.00	277	\$8,310.00	533	\$15,990.00	700	\$21,000.00
Concrete Edge 12" Wide x 6" Deep	LF	\$27.00	0	\$0.00	0	\$0.00	150	\$4,050.00	0	\$0.00
Picnic Shelter (16x16)	LS	\$40,000.00	0	\$0.00	1	\$40,000.00	2	\$80,000.00	2	\$80,000.00
Bench 6'	EACH	\$2,000.00	0	\$0.00	4	\$8,000.00	4	\$8,000.00	6	\$12,000.00
Picnic Table 6'	EACH	\$5,000.00	0	\$0.00	2	\$10,000.00	2	\$10,000.00	2	\$10,000.00
Litter Receptacle	EACH	\$1,500.00	0	\$0.00	3	\$4,500.00	3	\$4,500.00	3	\$4,500.00
Bike Rack	EACH	\$1,000.00	0	\$0.00	0	\$0.00	3	\$3,000.00	3	\$3,000.00
Irrigation System	SF	\$1.25	51,176	\$63,970.00	48,403	\$60,503.75	39,654	\$49,567.50	38,117	\$47,646.25
Sod	SF	\$0.75	63,971	\$47,978.25	41,000	\$30,750.00	29,825	\$22,368.75	29,258	\$21,943.50
Tree - 2" Cal	EACH	\$500.00	30	\$15,000.00	28	\$14,000.00	30	\$15,000.00	33	\$16,500.00
Shrubs	SF	\$8.00	0	\$0.00	8,000	\$64,000.00	9,829	\$78,632.00	8,292	\$66,336.00
Playground Equipment			0	\$0.00		\$150,000.00		\$130,000.00		\$150,000.00
Playground / Exercise Surfacing - Wood Chips	SF	\$5.00	0	\$0.00	6,135	\$30,675.00	6,239	\$31,195.00	6,750	\$33,750.00
Water Feature	LS	\$100,000.00	0	\$0.00	0	\$0.00	1	\$100,000.00	1	\$100,000.00
Boulders and Logs	LS	\$5,000.00	0	\$0.00	0	\$0.00	1	\$5,000.00	1	\$5,000.00
Trail	LS	\$5,000.00	0	\$0.00	1	\$5,000.00	1	\$5,000.00	1	\$5,000.00
Section Subtotal				\$255,698.25		\$768,338.75		\$946,303.25		\$975,975.75
Contingency % Calculation										
Grand Total Contingency	15.0%			\$38,354.74		\$115,250.81		\$141,945.49		\$146,396.36
TOTAL				\$294,052.99		\$883,589.56		\$1,088,248.74		\$1,122,372.11

Attachment B
Handout from Wesley Stewart

↳ our city is allowing industrial business in commercial areas, why not allow everywhere. ^{Small scale Manufacturing and/or} Allowing Industrial uses anywhere in our city will

hurt neighboring businesses and make it less
desirable for residential housing to get established in
the recently zoned Form Based Code Areas of our
city, It would have the tendency to add noise and
other pollutants to the surrounding area. In the
petitioner's request tonight; it will also bring with
it illegal drugs (which are outlawed by the Federal Governm.
What will happen to the by products of marijuana? Will it be burned, buried, or sold out of
How will our city enforce this waste product with our ^{State}

local law enforcement agents? The Weber County Sheriff
office have had internal problems with employees helping
themselves to drugs from the evidence room. You may have
already noticed the deterioration of the original S. Ogden
Commercial district where alchole establishments and Pubs
and Pawn shops have been introduced. We don't need more
undesirable land uses here in our city. We are a small 3 mile wide ^{city,}

Also if you noticed the homes of those in my neighborhood who
were supporting "medical marijuana"; they were the ones who do not upkeep
their yards, had weeds and themselves used illegal drugs. When people use
illegal drugs (like marijuana) it endangers the public safety. We don't need
more people acting under the influence of controlled substances