



MEMORANDUM

TO: Mayor and City Council

FROM: Matthew J. Dixon, City Manager

RE: **August 04, 2020 Council Meeting**

DISCUSSION/ACTION ITEMS

- **Resolution 20-23 – Approving an agreement for the construction of the 37th Street Water Line Project.** As was mentioned in the last council meeting, due to the timing of the federal funding being made available to the city, the construction season and the city council meetings, staff is trying to do all we can to get this project bid and awarded to try and take advantage of the available days for construction. A few weeks can make a huge difference on large projects like this when we get into October and November. With that in mind, staff is moving quickly to put this on Tuesday's agenda, even though bidding will not close until Monday. Staff will spend time Monday and Tuesday reviewing and preparing a recommendation for the council's consideration at Tuesday's meeting. If it works out that staff is able to have a good recommendation prepared and after fully reviewing the bid with the council on Tuesday and the council agrees to award the contract, the contractor will begin immediately to prepare to start the project. If, on the other hand, staff finds problems with the bid(s) or the council feels like you need more time to review/discuss the bid(s) then the recommendation would be to table the item for consideration at the second meeting in August. Staff will provide as much information in advance of the meeting as we are able and as soon as it is available. I know this is not the preferred process, however, I believe it is in the city's best interest to try and get this project started in order to avoid problems in the fall/winter by having the street torn up when winter arrives. The water line replacement portion of this project (Washington Blvd. to Orchard) is being paid for with CDBG grant funds (\$182,400) and the other improvements (street tear out/rebuild and some curb repairs) will be paid for with monies restricted for road improvements and utilities. Total project estimated cost is \$1,049,638.

DISCUSSION ITEMS

- **Fiscal Year 2021 Budget.** Finance Director, Steve Liebersbach, will review some of the recent updates to the FY2021 Budget. Councilmember Strate met with me and Steve and I believe he has some budget related items he may like to propose for discussion as well. If you have any specific budget discussion items, questions, concerns, etc. please let me or Steve know so we can help you be prepared for the meeting.

E mdixon@southogdencity.com

O 801-622-2702

F 801-622-2713

3950 Adams Ave. Suite 1

South Ogden City, UT 84403

SouthOgdenCity.com

CDRA MEETING

- ***Commitment Letter for Tax Increment Support of the Seasons on Riverdale Rd.*** This Commitment Letter is being requested in support of the Seasons on Riverdale Rd. to help with the developer's application to secure Federal HUD financing for his project.

As a reminder, this is the project being developed between Riverdale Rd. and 36th Street along Lincoln Ave. The project includes the construction of approximately 180 apartment units, a clubhouse & pool, a retail pad on Riverdale Rd. and the construction of approximately 96 parking stalls for utilization by Costco.

Staff has reviewed the project proforma and is recommending tax increment support by the Agency to help make this a viable project. The unique challenges associated in developing this site make the cost of construction too expensive to make it worth an investor's risk - given the lease rates that can be supported in this market. Some of the challenges that impact the more expensive construction costs include: topography (43 foot drop from Riverdale Rd. to 36th Street), construction of a large (1,470 ft.) retaining wall, higher than average cost for concrete in foundations (buildings need to step down from south to north), building footings, ramping, the need to construct bridges between the buildings and the parking on the east, and the demolition and grading of the site to prepare it for development. Combined, these additional costs total approximately \$875,000. Now add to these additional costs the city's request of the developer to purchase property and construct parking on the north end of Lincoln Ave. in an effort to help Costco. The land cost and improvement costs to construct this parking (approx. 96 stalls) is close to one million dollars. These are some of the reasons this is now the third developer to attempt a project on this site.

Based on the higher than average expenses associated with the development of this site, the city's desire to clean up this area and provide additional, quality housing, and the fact that this project will provide almost 100 additional parking stalls for Costco, it is recommended that the Agency agree to provide some tax increment support to see that this project can happen. At this point, the Agency is committing to support the project with a minimum level of tax increment of \$650,000 over 20 years. Because the final terms (interest rate, years, etc.) of the HUD financing will have an impact on the amount of tax increment needed to make this a viable project, the recommendation is that the Agency approve this Commitment Letter showing our support of the project at a minimum level but leaving the final level of participation by the Agency as 'to be determined' once the Agency knows how the project financing comes together.

The bottom line is that the Agency does not want to commit \$1.2M to make the project viable if, once the terms of the HUD financing are known, it may only require \$950,000. Therefore, the Agency wants to show a minimum level of support so HUD knows we support the project but will leave the final level of participation to be determined once we know the final terms of the HUD financing. The final participation will come before the Agency in the form of a Participation

Agreement. I would expect that to occur as early as September – depending on HUD’s ability to review and make a decision.

I hope this process and recommendations make sense. Please contact me if you have any questions I can help answer related to this project, HUD, the tax increment, etc.

E mdixon@southogdencity.com

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NOTICE AND AGENDA SPECIAL CITY COUNCIL MEETING

TUESDAY, AUGUST 4, 2020

SPECIAL MEETING 5 PM

COUNCIL MEETING - 6 PM

Notice is hereby given that the South Ogden City Council will hold a special meeting beginning at 5 pm Tuesday, August 4, 2020, located at 3950 Adams Avenue, South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the council may be attending the meeting electronically.

SPECIAL CITY COUNCIL MEETING

I. CALL TO ORDER – Mayor Russell Porter

II. CONSENT AGENDA

Approval of July 21, 2020 Council Minutes

III. DISCUSSION/ACTION ITEMS

- A. Consideration of **Resolution 20-23** – Approving an Agreement with _____
for 37th Street Water Line Project

IV. REVIEW OF BUDGET

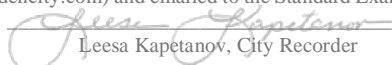
V. RECESS INTO COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

See separate agenda

VI. RECONVENE CITY COUNCIL MEETING AND ADJOURN

Posted to the State of Utah Website July 30, 2020

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on July 30, 2020. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.



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

TUESDAY, JULY 21, 2020

SPECIAL MEETING - 5 PM IN COUNCIL ROOM

COUNCIL MEETING - 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth Note: Council Member Smyth joined the meeting via the Zoom meeting app.

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Police Chief Darin Parke, Field Supervisor Jason Brennan, Information Services Manager Brian Minster, Special Events Coordinator Jamie Healy, and Recorder Leesa Kapetanov Note: City Attorney Ken Bradshaw and Police Chief Darin Parke joined the meeting via Zoom.

CITIZENS PRESENT

No one else was present for the work session

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.gov/document_center/Sound%20Files/2020/CC200721_1703.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 entertained a motion to begin.

00:00:00

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

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36 **II. REVIEW OF AGENDA**

37 Council Member Stewart requested they change the order of Items VII A and B.
38 00:00:15
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42 **III. DISCUSSION ITEMS**

43 **A. Update on Club Heights Park- Jon Andersen**

- 44 • Overview 00:00:58
45 • Discussion 00:05:57
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47 **B. Update on Recycling**

- 48 • Overview by City Manager Dixon
49 00:24:43
50

51 **C. Storm Water 101**

- 52 • Presentation by Parks and Public Works Director Jon Andersen (see Attachment A)
53 00:36:08
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58 **IV. ADJOURN**

59 At 5:59 pm, Mayor Porter called for a motion to adjourn the work session.
60

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

63 00:53:25
64

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth Note: Council Member Smyth joined the meeting via the Zoom meeting app.

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Information Services Manager Brian Minster, Special Events Coordinator Jaime Healy, and Recorder Leesa Kapetanov Note: Police Chief Darin Parke joined the meeting via Zoom.

CITIZENS PRESENT

Bruce and Joyce Hartman, Leonard Postel

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.gov/document_center/Sound%20Files/2020/CC200721_1801.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 6:01 pm and called for a motion to convene

00:00:06

Council Member Strate moved to begin council meeting, followed by a second from Council Member Howard. In a voice vote Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

B. Prayer/Moment of Silence

The mayor led those present in a moment of silence.

C. Pledge Of Allegiance

Council Member Jeanette Smyth led the Pledge of Allegiance.

108 **II. PUBLIC COMMENTS**

- 109 • The mayor opened the meeting to public comment for those present and instructed those on
110 Facebook they could submit comments until 6:15 pm. No one in the Council Room came
111 forward. 00:01:23
112 • City Recorder Kapetanov stated she had received several public comments via email which she
113 had included in the packet and would make part of the public record. See Attachment B.
114 00:02:06
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116
117 **III. RESPONSE TO PUBLIC COMMENT**

118 See later in the minutes.
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121 **IV. RECOGNITION OF SCOUTS/STUDENTS PRESENT**

122 No scouts or students were present.
123
124

125 **V. CONSENT AGENDA**

- 126 A. Approval of July 7, 2020 Council Minutes
127 B. Set Date for Public Hearing (August 4, 2020 at 6:05 pm) to Receive and Consider Comments
128 on the Proposed FY2021 Budget Which Includes a Property Tax Increase
129 • Mayor Porter read the consent agenda and asked if there were any questions or comments.
130 No one responded. He then called for a motion.
131 00:02:45
132

133 Council Member Smyth moved to approve the consent agenda. The motion was seconded
134 by Council Member Howard. There was no further discussion. The voice vote was
135 unanimous in favor of the motion.
136
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139 **VI. PUBLIC HEARING**

140 To Receive and Consider Comments on the Following Items:

- 141 A. City's Intent to Continue Not Charging Itself for Water, Sewer, and Storm Drain Used For
142 Normal City Operations During FY2021
143 B. Proposed Utility Franchise Fee Transfers from the Enterprise Funds to the General Fund

- Staff overview of public hearing items

00:03:36

- Motion to open public hearing

00:08:58

Council Member Strate moved to open the public hearing. Council Member Howard seconded the motion. All present voted aye.

- Mayor Porter invited those present who wished to comment to come forward. No one came forward. The mayor then announced that comments for the public hearing would be accepted until 6:20. He called for a motion to close the public hearing but keep the record open for comment until 6:20 pm.

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

VII. DISCUSSION/ACTION ITEMS

A. Consideration of Resolution 20-20 – Ratifying an Agreement for Use of Community Development Block Grant Funds

- Staff overview 00:10:00
- Discussion 00:11:02
- Motion 00:14:55

Council Member Smyth moved to approve Resolution 20-20. Council Member Howard seconded the motion. Mayor Porter asked if there was further discussion, and seeing none, he called the vote:

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

Resolution 20-20 was adopted.

- Mayor Porter went to Item C next

C. Consideration of Resolution 20-22 – Approving and Agreement with Wasatch Front Football League for 2020 Season

- Staff overview 00:15:25
- Council discussion 00:17:34

- Motion 00:22:30

Council Member Howard moved to adopt Resolution 20-22. The motion was seconded by Council Member Strate. Council Member Orr asked some questions about the costs. The mayor then called the vote:

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

The agreement was approved.

B. Consideration of Resolution 20-21- Approving an Agreement with Wasatch Physical Therapy for Concussion Protocol Services

- Staff overview 00:23:56
- Council discussion 00:25:30
- Motion 00:31:00

Council Member Smyth moved to adopt Resolution 20-21. Council Member Howard seconded the motion. After determining there was no further discussion, the mayor called the vote:

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

Resolution 20-21 was approved.

- Mayor Porter asked if any public comments had been made via Facebook. Information Services Manager Brian Minster read comments from the following:

<u>Dena May</u>	00:31:46
<u>Joshua Payne</u>	00:32:20

VIII. RESPONSE TO PUBLIC COMMENTS

00:33:01

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232 **III. REPORTS/DIRECTION TO CITY MANAGER**

233 **A. City Council Members**

- 234 • Council Member Smyth - 00:40:15
235 • Council Member Orr - 00:41:42
236 • Council Member Howard - 00:43:23
237 • Council Member Stewart - 00:43:43
238 • Council Member Strate - 00:44:35

239 **B. City Manager** 00:49:29

240 **C. City Attorney** Nothing to report

241 **D. Mayor Porter** 00:50:44
242
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245 **IX. RECESS CITY COUNCIL MEETING AND CONVENE INTO AN EXECUTIVE SESSION**

246 Pursuant to UCA §52-4-205 1(a) to discuss the character, professional competence, or physical or
247 mental health of an individual

- 248 • Mayor Porter indicated it was time to enter into an executive session. He dismissed those who
249 were not involved in the executive session and then called for a motion to recess city council
250 meeting and enter into an executive session to discuss the character, professional competence,
251 or physical or mental health of an individual

252 00:52:21
253

254 **Council Member Howard so moved, followed by a second from Council Member Strate.**
255 **Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.**
256

257 The council remained in the Council Room for the executive session, which began at 6:54 pm.
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262 **X. CLOSE EXECUTIVE SESSION, RECONVENE CITY COUNCIL MEETING, AND ADJOURN**

263 At 8:03 pm, Council Member Strate moved to close the executive session, reconvene city council
264 meeting, and adjourn. Council Member Howard seconded the motion. The voice vote was unanimous
265 in favor of the motion.
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268 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Pre-Council
269 Work Session and Council Meeting held Tuesday, July 21, 2020.
270

271 
272 Kapetanov, City Recorder
273

Leesa
Date Approved by the City Council

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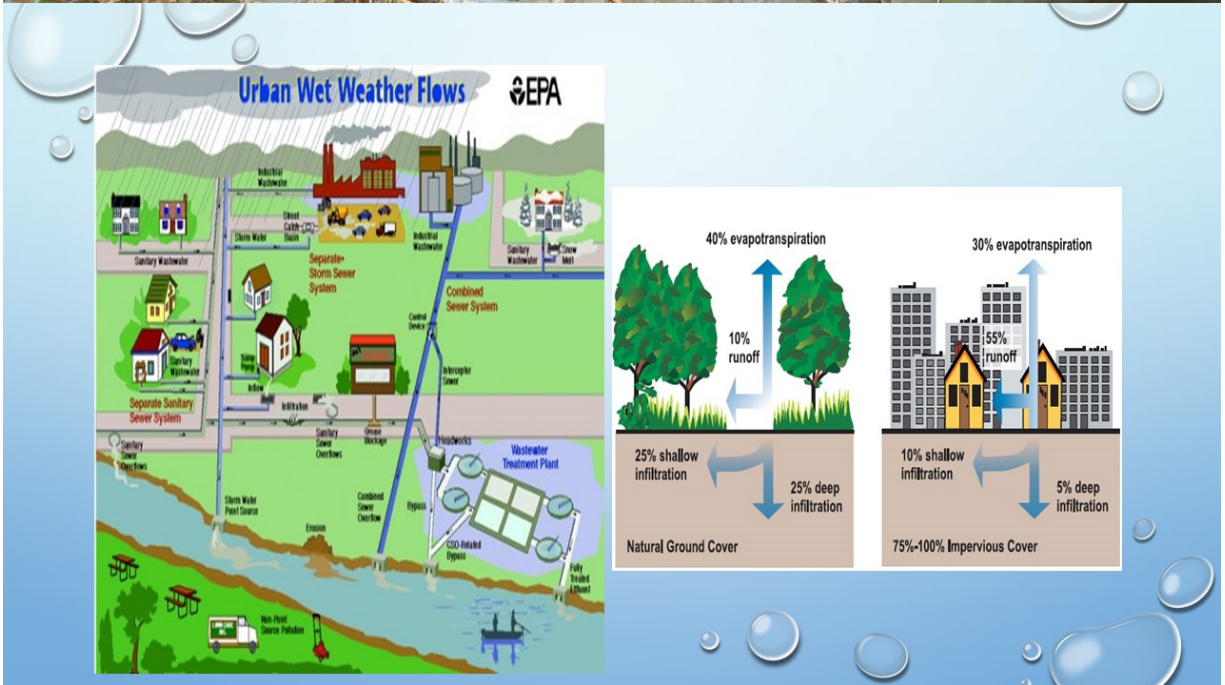
ATTACHMENT A

Presentation by Jon Andersen



SOUTH OGDEN CITY

STORM WATER



STORM WATER SYSTEM IS A TOOL FOR MANAGING THE RUNOFF FROM RAINFALL AND SNOWMELT.

WHEN RAINWATER LANDS ON ROOFTOPS, PARKING LOTS, STREETS, DRIVEWAYS, AND OTHER SURFACES THAT WATER CANNOT EASILY GO THROUGH IT BECOMES STORM WATER RUNOFF.

THE RUNOFF THEN ENTERS GUTTERS, GRATES, PIPES, PONDS, ETC. TO HELP PREVENT FLOODING AND REMOVE POLLUTANTS.

THEN FLOWS SAFELY TO GROUND OR OUR STREAMS, LAKES, AND RESERVOIRS.



STORM WATER SYSTEMS TYPES

- STORM WATER SYSTEMS COME IN A VARIETY OF SHAPES, SIZES, AND FORMS.
- BASICALLY TWO TYPES
- 1- RETENTION – DESIGNED TO RETAIN RUNOFF AND ALLOW WATER TO SEEP THROUGH THE SOIL.
- 2- DETENTION – DESIGNED TO ALLOW POLLUTANTS TO SETTLE AND BE ABSORBED, AFTER THE STORM WATER SLOWLY DRAINS FROM THE POND THROUGH A PIPE IN THE “OUTFLOW” STRUCTURE.



SOUTH OGDEN CITY STORM SYSTEM

- TWO STATE CERTIFIED STORM WATER INSPECTORS ON STAFF
- 153,015 LINEAR FT – STORM DRAIN PIPE
- APPROXIMATELY 29 MILES
- PIPE SIZES FROM 4" TO 66"
- APPROXIMATELY 2078 INLET BOXES
- SIX GRATES
- TWO DAMS (ORIFICE PLATE & HYDRAULIC)
- NINE DETENTION PONDS
- THREE RETENTION PONDS – ALL ON CITY PROPERTY
 - FUTURE ONE TO BE BUILT AT CLUB HEIGHTS



STORM INFRASTRUCTURE LOCATED IN SOUTH OGDEN CITY

- THE FOLLOWING STORM WATER INFRASTRUCTURE ARE LOCATED IN SOUTH OGDEN CITY BOUNDARIES, MAINTAINED BY THE PROPERTY OWNER BUT AN ANNUAL INSPECTION IS COMPLETED BY SOUTH OGDEN CITY.
- 69 DETENTION PONDS
- 1 RETENTION PONDS
- THE PROPERTY OWNER IS RESPONSIBLE TO RETAIN 90% OF A 100 YEAR STORM
- ALL NEW DEVELOPMENTS ARE REQUIRED BY UTAH DIVISION OF WATER QUALITY AND SOUTH OGDEN TO FOLLOW THE CONSTRUCTION GENERAL PERMIT OVERSEEN BY ENVIRONMENTAL PROTECTION AGENCY.
- A SITE BEING DEVELOPED WILL HAVE A MONTHLY STORM WATER INSPECTION COMPLETED BY SOUTH OGDEN. THE CONSTRUCTION COMPANY IS REQUIRED TO COMPLETE THE INSPECTION MONTHLY AND AFTER EVERY RAIN EVENT OR EVERY TWO WEEKS.

Storm Sewer Fees

Last Amended Aug. 20, 2019 by Resolution 19-47

Residential Storm Drain Fee	Duplex Storm Drain Fee	4- Plex Storm Drain Fee	Commercial Storm Drain per ERU
\$ 11.25/mo.	\$16.87/mo.	\$22.48/mo.	\$11.25/ERU

Land Drainage Fees

Description	Amount
Curb cut fee	\$ 200
Curb replacement fee*	\$ 200
Monthly fee for drainage of impervious surfaces to curb	\$ 3
Land drainage fee	\$ 6
Permit Fee**	\$ 50

These land drainage fees apply only to those residences where roof and drainage are not being retained on the owner's property, and are being drained into City gutters. These fees do not apply to homes built prior to October 11, 1962.

* Fees apply only to buildings built since October 11, 1962

** Added as of 14 Oct 03

CAPITAL FACILITIES PLAN 11-2013

• SEVEN CURRENT PROJECTS

- 1- 40TH ST BETWEEN ORCHARD & PORTER - COMPLETED
- 2- 40TH ST BETWEEN NORDIN & ORCHARD - COMPLETED
- 3- GLASMANN WAY BETWEEN 89 & BURCH CREEK
- 4- 40TH ST BETWEEN ADAMS & WASHINGTON
- 5- 42ND BETWEEN LIBERTY & ADAMS AND ON ADAMS AVE BETWEEN 42ND & 4350 S.
- 6- 40TH ST BETWEEN WASHINGTON & BURCH CREEK
- 7- 657 E BETWEEN BELMAR DRIVE AND 36TH AND ON 36TH BETWEEN 675 & JEFFERSON

• THIS PLAN WILL BE UPDATED THIS FALL WITH PROJECTS BEING REMOVED AND MORE ADDED

- 5-6 MORE PROJECT ARE BEING LOOKED AT.

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ATTACHMENT B

Public Comments Emailed Previous to Meeting

From: Susan D
Sent: Wednesday, July 15, 2020 1:51 PM
To: Leesa Kapetanov
Cc: Matt Dixon
Subject: Re: Next Council Meeting
Attachments: image003.png

Follow Up Flag: Follow up
Flag Status: Flagged

Here are the comments provided by folks so far, including my own:

Susan DeBruin
3839 Orchard Ave

Below are comments from various South Ogden City residents who, like me, support legalizing small flocks of backyard chickens. Currently, we have a petition with 43 households in favor of legalizing chickens for which we are continuing to gather signatures (albeit, slowly due to social distancing).

I have spoken to 4 our councilmembers on this topic, and since those conversations I have done a great deal of research. I believe we can address any remaining concerns regarding allowing chickens as pets in South Ogden, and I will be reaching out again to further discuss. Thank you all for your attention in this matter. - Susan

Rick Leishman
3885 Orchard Avenue

The current COVID-19 pandemic we current find ourselves in as well as the quarantine requirements have made the Idea and NEED to be more self sufficient a stark reality. There are some answers that will need to be addressed but a few city meetings would resolve those concerns adequately. Smaller and more densely populated cities surrounding South Ogden City have adopted laws allowing laying hens for individual home owner needs as long as th ey are non comercial.

Jared Randall
864 E. Burch Creek Hollow

Research shows there are many community benefits of backyard female chickens. One in particular that I appreciate is the reduction of insect /pests that the chickens consume, thereby reducing the amount of pesticides used.

Ammon Nelson
512 Leona Dr

I would probably not choose to raise chickens, myself, but I firmly believe it is something that the city should allow.

Cassie Starr
3647 S. Monroe Boulevard
I am not able to keep chickens, but my neighbor should be allowed to.

Jessica Quigley
4029 Porter Ave
When I first moved to Utah 5 years ago I was excited about the state's self-proclaimed push for self-sustainability. Then I was frustrated to learn that it doesn't extend to backyard chickens due to lack of understanding and proper research on the cities part. I've participated in multiple city hall meetings about chickens and though I have degrees in both animal & food sciences and wildlife biology, my & many other knowledgeable opinions were ignored entirely and chickens were sidelined for prejudiced reasons for the council that's was sitting at the time of those meetings; sound logic or science was not taken into consideration at all. I encourage all the current councilmen and women to go visit both a local farm operation as well as someone with backyard chickens to see what they are like in real life, as well as doing their own research on what many other states and cities have passed in sound logic.

William Visser
4849 Ben Lomond Ave
It's ridiculous that this municipality does not allow chickens but they allow people to neglect their yards and let parts of the town fall into disarray.

Jody Grose
3751 Madison Avenue
We would love to have chickens at our home. Not only is it a teaching opportunity for our kids to learn some skills, but I'm trying times like now with COVID, it would be a huge help in giving us some food for our family in so many ways.

Joshua Payne
3796 Porter Ave
I grew up raising chickens in Ogden Valley, and am very familiar with facts vs. the false information that I have heard at past city council meetings.

Nicole Berthelemy
4920 Sunset Lane
Chickens are a valuable addition to a garden.

Anne-Marie Dunaway
1882 E 5625 S
It's really helpful to localize food!

Rayven Rizer
14 Yale Dr.
Chickens would be a great way to naturally control the abundance of ground pests that attack our gardens here in South Ogden.

Joshua Brooks
3888 Orchard Ave
Our chickens would be treated like pets, taken care of and not harming any neighbors or the environment. I respect my neighbors and neighborhood. Chickens would only be helping our community as we should have the choice to have them or not. As long as they're not bugging our neighbors and they are kept appropriately there shouldn't be any problems.

Tylor John Young
267 Chimes View Dr
We are in the middle of a world wide Pandemic with food shortages at every grocery store across the entire country. Raising chickens with an urban garden is not a luxury, it is a necessary addition to our homes in order to keep our families healthy.

Craig W Visser
4849 Ben Lomond
We have had earthquakes, a pandemic, we have had runs on the stores. We need to have everything to be self sufficient. We have food storage, we need chickens. They are quieter the all the dogs that bark all night and we have raccoons, quail, deer, skunks, and rattle snakes. So I see no reason that chickens are not allowed in city limits. The fact that some of the biggest densely populated municipality's in the country let alone Ogden city should be reason enough to allow this to pass. It should not be a crime to try and be self sustainable for family and neighbors. This state is know for its ability to sustain itself in a time of crisis. The fact that the people of this city are trying to return to the way of self sustainability is something to be applauded not punished.

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From: Kathi Benson
Sent: Wednesday, July 15, 2020 3:52 PM
To: Leesa Kapetanov; Matt Dixon
Subject: Public Comment for July 21st City Council Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Kathi Benson

I have been fighting for FIVE years for backyard laying hens. I have rebutted all arguments that have been presented by Council members and watched other South Ogden citizens do the same over and over again. I gave up the chickens I had in 2016 and am very sorry that I did. As meat becomes tainted, destroyed, more expensive, and scarce with the Covid19 it would be beneficial to have chickens now for the protein (eggs).

Thank you for your time,
Kathi Benson

STAFF REPORT



SUBJECT: 37th Street CDBG Waterline/Road Project
AUTHOR: Jon Andersen
DEPARTMENT: Public Works
DATE: August 4, 2020

RECOMMENDATION

City staff is recommending the approval of the bid award for the 37th CDBG waterline/road project to the lowest qualified bidder from the August 3, 2020 bid opening. The bids will be opened at 2 pm on Monday, August 3. The information of who the lowest qualified bidder is will be sent to the Council as soon as it is available from the City Engineer. The bid must be within the amount budgeted for the project to move forward.

BACKGROUND

This project was recommended a few years ago, but was held back until the city could receive a CDBG grant for the waterline portion. The project entails a complete rebuild of 37th Street from Washington Blvd. to Orchard. All service lines along the stretch of waterline will also be replaced. The contractor will have to stabilize the surface underneath before putting down the new asphalt. Construction will start as soon as the contractor's schedule will allow. This project was bid out and awarded in July of 2017, but the State procedures were not followed so the grant was given back to the State. This time all procedures have been followed; however, doing so also caused the late bidding of the project. The state would not allow the City to bid until we had the contract signed by them to move forward. The contract was received the first week of July and notice of bidding was started July 13, 2020 and will stay open for three weeks, ending August 3 at 2 pm. The timing of this project with the state deadlines and the construction season have made it very late in the season to begin this type of project. This is the main reason we are trying to get this on the August 4 agenda, rather than wait another two weeks. We would like to get as much completed as possible this construction season.

ANALYSIS

Currently waiting for the bids to come in. Six plan holders are reviewing the bid and can submit bids if they are interested in the project.

SIGNIFICANT IMPACTS

The total estimated project cost is \$1,049,638.00 with \$182,400.00 of CDBG funding used for the waterline portion of the project.

Memorandum

To: Jon Andersen, Public Works Director
South Ogden City Corporation

From: Jory Wahlen, P.E.
Wasatch Civil Consulting Engineering

Date: August 3, 2020

Subject: 37th Street Reconstruction Project and Culinary Waterline Replacement CDBG Project

In response to our Advertisement for Bid for the 37th Street Reconstruction Project and Culinary Waterline Replacement CDBG Project, bids were accepted at the South Ogden City Municipal Offices on August 3, 2020. Four bids were received by the 2:00 p.m. deadline with the following results:

<u>Contractor</u>	<u>Bid Amount</u>
1. Wardell Brothers Construction Inc.	\$776,167.00
2. Granite Construction	\$993,841.00
3. Staker & Parson Companies	\$1,084,837.00
4. Leon Poulsen Construction Co.	\$1,135,687.00

We have reviewed the submitted bids for discrepancies and have found some minor errors. However, the errors did not alter the bid order. Consequently, we recommend awarding the contract to **Wardell Brothers Construction Inc. for \$776,167.00.**

If you have any questions, please call.

RESOLUTION NO. 20-23

A RESOLUTION APPROVING AN AGREEMENT WITH WARDELL BROS. CONSTRUCTION FOR 37TH STREET WATER LINE PROJECT; AUTHORIZING THE CITY MANAGER TO SIGN ANY AND ALL NECESSARY DOCUMENTS; AND, PROVIDING FOR AN EFFECTIVE DATE

SECTION 1 - RECITALS

WHEREAS, the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("LTC") §10-3-717, the City Council as the governing body of the City may exercise all administrative powers by Resolution; and,

WHEREAS, the City Council finds that the water line on 37th St. needs to be replaced in support of ongoing city operations; and,

WHEREAS, the City Council finds that to ensure the effective operation and utilization of these facilities and resources an agreement with a qualified construction service provider should be in place; and,

WHEREAS, the City Council finds that the deemed necessary and required solicitation of qualified service providers has been completed; and,

WHEREAS, the City Council finds that Wardell Bros. Construction, is in the best position to perform the water line replacement contemplated herein; and,

WHEREAS, the City Council finds it is in the best interest of the City and its residents to sign such a construction supervision agreement with Wardell Bros. Construction.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH OGDEN UTAH THAT:

The City Council Of South Ogden City, State Of Utah, Authorizes And Approves An Agreement With Wardell Bros. Construction The 37th Street Water Line Project And Authorizes The City Manager To Negotiate And Resolve Any Additional Terms To The Agreement That May Be Necessary To Give Effect To The Intent Of This Resolution, And To Sign Said "Water Line Replacement Agreement" (Attached Hereto As **Attachment "A"**) And By This Reference Fully Incorporated; And Authorizes The City Recorder To Attest All Documents Necessary To Confirm That The City Manager Has Been Duly Authorized To Execute Those Documents.

That the foregoing recitals are incorporated herein.

BE IT FURTHER RESOLVED this Resolution shall become effective immediately upon its passage.

SECTION 2 - REPEALER OF CONFLICTING ENACTMENTS:

All orders and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION 3 - PRIOR RESOLUTIONS:

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION 5 - DATE OF EFFECT

This Resolution shall be effective on the 4th day of August, 2020, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 4th day of August, 2020.

SOUTH OGDEN CITY

Russell Porter
Mayor

ATTEST:

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT “A”

RESOLUTION NO. 20-23

A Resolution Approving An Agreement With Wardell Bros. Consturction for 37th Street Water Line Project; Authorizing The City Manager To Sign Any And All Necessary Documents; And, Providing For An Effective Date

04 Aug 20

[Attachment to be provided by Public Works Director]

CONTRACT AGREEMENT

THIS AGREEMENT is by and between **SOUTH OGDEN CITY CORPORATION** (hereinafter called OWNER) and **WARDELL BROTHERS CONSTRUCTION, INC.** (hereinafter called CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 - WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The work consists of reconstruction 7,400 s.y. of road surface including: removal of existing asphalt, road base and unsuitable sub-grade material; installation and compaction of granular barrow, untreated base course, and asphalt; lowering and raising manholes and valve boxes; removal and replacement of 1,400 l.f. of curb and gutter, 16 pedestrian access ramps . The work performed shall also consist of the removal and replacement of an existing culinary waterline including valves, service laterals, water meters and connections to existing water mains as well as furnishing and constructing all other related items and appurtenances as directed in the Contract Documents.

ARTICLE 2 - THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

37th STREET RECONSTRUCTION PROJECT AND CULINARY WATER REPLACEMENT CDBG PROJECT

ARTICLE 3 - ENGINEER

3.01 The Project has been designed by Wasatch Civil Consulting Engineering, who is hereinafter called ENGINEER and who is to act as OWNER's representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

4.01 *Time of the Essence:* All time limits for completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Dates for Completion and Final Payment:* The Work specified in the Contract Documents shall be completed within 75 days following the Notice to Proceed.

4.03 *Liquidated Damages:* CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER \$200.00 for each day that expires after the time specified in paragraph 4.02 for completion until the Work is accepted.

ARTICLE 5 - CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to the paragraph below:

For all Unit Price Work, an amount equal to the sum of the established unit price for each separately identified item of Unit Price Work times the actual quantity of that item as measured in the field.

UNIT PRICE WORK

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Amount</u>
SCHEDULE A - 37TH STREET ROAD RECONSTRUCTION PROJECT					
A1	Mobilization/Demobilization:	1	L.S.	\$ 19,480.00	\$ 19,480.00
A2	Furnish & Install Storm Water BMPs and comply with the requirements of the Site Storm Water Pollution Prevention Plan:	1	L.S.	\$ 3,500.00	\$ 3,500.00
A3	Traffic Control and Barricades:	1	L.S.	\$ 14,910.00	\$ 14,910.00
A4	Landscaping, Sod and Sprinkler Repair:	3,000	S.F.	\$ 4.40	\$ 13,200.00
A5	Remove & Dispose of Full Width & Depth of Existing Asphalt (Approx. 3" Thickness):	700	C.Y.	\$ 23.00	\$ 16,100.00
A6	Excavate, Remove & Dispose of Subgrade Material (to Bottom of Granular Borrow):	5,470	C.Y.	\$ 13.15	\$ 71,930.50
A7	Remove & Dispose of Existing Unsuitable Subgrade Material for Soft Spot Repair:	680	C.Y.	\$ 18.00	\$ 12,240.00
A8	Furnish & Install Hot Mix Asphalt (H.M.A.):	1,850	Tons	\$ 58.00	\$ 107,300.00
A9	Furnish & Install Untreated Base Course (Road Section Only):	3,550	Tons	\$ 15.35	\$ 54,492.50
A10	Furnish & Install 3" Minus Crushed Granular Borrow (Road Section Only):	5,070	Tons	\$ 14.00	\$ 70,980.00
A11	Furnish & Install 3" Minus Crushed Granular Borrow for Soft Spot Repair:	1,270	Tons	\$ 15.00	\$ 19,050.00
A12	Furnish & Install Geotextile Fabric (Mirafi 600x or Equal):	8,200	S.Y.	\$ 1.25	\$ 10,250.00
A13	Furnish & Install Geotextile Fabric for Soft Spot Repair (Mirafi 600x or Equal):	2,040	S.Y.	\$ 1.25	\$ 2,550.00
A14	Remove & Dispose of Existing Storm Drain Clean-Out Box:	1	Each	\$ 550.00	\$ 550.00
A15	Remove & Dispose of Existing Storm Drain Clean-Out Box. Furnish & Install New 2'x3' Clean-out Box w/Traffic Rated Cover:	2	Each	\$ 3,480.00	\$ 6,960.00
A16	Furnish & Install 2'x3' Storm Drain Clean-out w/Solid Lid on Existing Storm Drain Pipe:	1	Each	\$ 3,850.00	\$ 3,850.00

A17	Remove & Dispose of Existing Catch Basin & Grate. Furnish & Install New Catch Basin Complete:	5	Each	\$ 3,630.00	\$ 18,150.00
A18	Furnish & Install 4-Foot Dia. Concrete Manhole w/Ring, Cover & Concrete Collar:	2	Each	\$ 3,540.00	\$ 7,080.00
A19	Pre-lower & Raise Existing Manhole Ring & Cover to Match New Finished Asphalt Elevation. Construct Concrete Collar:	4	Each	\$ 800.00	\$ 3,200.00
A20	Remove Existing 3' Brick Manhole Grade Ring. Replace w/Concrete Grade Ring:	1	Each	\$ 1,950.00	\$ 1,950.00
A21	Remove Existing 1' Brick Manhole Grade Ring. Replace w/Concrete Grade Ring:	2	Each	\$ 1,950.00	\$ 3,900.00
A22	Remove & Replace Existing Manhole Lid w/City Standard Ring & Cover:	4	Each	\$ 1,100.00	\$ 4,400.00
A23	Remove & Replace Existing 12" Storm Drain Pipe w/New 12" Class 51 Ductile Iron Pipe:	210	L.F.	\$ 110.00	\$ 23,100.00
A24	Remove & Dispose of Existing 12" Storm Drain Pipe:	65	L.F.	\$ 18.00	\$ 1,170.00
A25	Furnish & Install 12" Diameter RCP Storm Drain Pipe:	23	L.F.	\$ 125.00	\$ 2,875.00
A26	Furnish & Install 15" Diameter RCP Storm Drain Pipe:	35	L.F.	\$ 145.00	\$ 5,075.00
A27	Furnish & Install 18" Diameter RCP Storm Drain Pipe:	80	L.F.	\$ 135.00	\$ 10,800.00
A28	Remove & Replace Existing Dip-Stone Outlet:	2	Each	\$ 1,800.00	\$ 3,600.00
A29	Remove & Replace Existing Concrete Curb & Gutter (Various Locations):	1,440	L.F.	\$ 30.00	\$ 43,200.00
A30	Remove & Replace Existing 4"Thick Concrete Sidewalk (Various Locations):	348	L.F.	\$ 28.00	\$ 9,744.00
A31	Remove Existing Ramp, Furnish & Install New Pedestrian Access Ramp:	12	Each	\$ 1,900.00	\$ 22,800.00
A32	Remove Existing Concrete Waterway. Furnish & Install New Concrete Waterway:	1,220	S.F.	\$ 15.00	\$ 18,300.00
TOTAL OF SCHEDULE A:					\$606,687.00

**SCHEDULE B - CULINARY WATERLINE
REPLACEMENT CDBG PROJECT:**

B1	Furnish & Install 8" Diameter C900 DR 18 PVC Pipe:	1,190	L.F.	\$ 58.00	\$ 69,020.00
B2	Remove & Dispose of Existing Valve, Valve Box, and Concrete Collar:	7	Each	\$ 200.00	\$ 1,400.00
B3	Furnish & Install 8" Gate Valve, Valve Box, and Concrete Collar:	3	Each	\$ 1,800.00	\$ 5,400.00

B4	Furnish & Install 8" x 6" D.I. M.J. Reducer:	3	Each	\$ 370.00	\$ 1,110.00
B5	Furnish & Install 8" x 6" D.I. M.J. 45 Degree Bend:	6	Each	\$ 980.00	\$ 5,880.00
B6	Furnish & Install 6" Transition Coupler :	3	Each	\$ 970.00	\$ 2,910.00
B7	Furnish & Install Connection Detail "A":	2	L.S.	\$ 7,880.00	\$ 15,760.00
B8	Furnish & Install Connection Detail "B":	1	L.S.	\$ 6,690.00	\$ 6,690.00
B9	Remove & Replace Existing Fire Hydrant Assembly:	2	Each	\$ 6,230.00	\$ 12,460.00
B10	Remove Existing 3/4" Culinary Service. Replace with 1" Culinary Water Service Lateral (Approx. 16 Feet):	4	Each	\$ 1,890.00	\$ 7,560.00
B11	Remove Existing 3/4" Culinary Service. Replace with 1" Culinary Water Service Lateral (Approx. 28 Feet):	3	Each	\$ 2,690.00	\$ 8,070.00
B12	Remove Existing 3/4" Culinary Service. Replace with 1" Culinary Water Service Lateral (Approx. 50 Feet):	1	Each	\$ 2,990.00	\$ 2,990.00
B13	Remove & Replace Existing 2" Culinary Service & Shut-off Valve:	1	Each	\$ 4,450.00	\$ 4,450.00
B14	Remove Existing Water Meter Box & Cover. Furnish & Install New Meter Box & Cover for 1" Service:	8	Each	\$ 260.00	\$ 2,080.00
B15	Remove Existing Water Meter Box & Cover. Furnish & Install New Meter Box & 2" Service:	1	Each	\$ 1,300.00	\$ 1,300.00
B16	Construct Concrete Plugs at Open Ends of Abandoned Water Main:	30	Each	\$ 100.00	\$ 3,000.00
B17	Furnish & Install Granular Backfill Borrow Between the Pipe Zone & Subgrade Elevation:	2,000	Tons	\$ 8.50	\$ 17,000.00
B18	Remove & Replace Existing Concrete Sidewalk Following Water Meter Installation (in required):	24	L.F.	\$ 50.00	\$ 1,200.00
B19	Remove & Replace Existing Concrete Curb and Gutter Following Water Meter Installation (if required):	40	L.F.	\$ 30.00	\$ 1,200.00
Alt B20	Furnish & Install 8" Waterline Utility Loop:	1	L.S.	\$ 12,700.00	\$ 12,700.00
Alt B21	Furnish & Install Temporary Asphalt Patch for Waterline Trench (2" H.M.A. / 6" U.T.B.C.):	1	S.Y.	\$ 2,700.00	\$ 2,700.00
TOTAL OF SCHEDULE B (EXCLUDING ALTERNATE ITEMS):					\$169,480.00
TOTAL OF SCHEDULES A AND B (EXCLUDING ALTERNATE BID ITEMS):					\$776,167.00

TOTAL OF ALL UNIT SEVEN HUNDRED SEVENTY-SIX THOUSAND ONE HUNDRED SIXTY-SEVEN DOLLARS AND 00/100 (\$776,167.00)

As provided in paragraph 11.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in paragraph 9.08 of the General Conditions. Unit prices have been computed as provided in paragraph 11.03 of the General Conditions.

ARTICLE 6 - PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments:* CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

6.02 *Progress Payments; Retainage:* OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment on or about the 15th day of each month during performance of the Work as provided in paragraphs 6.02.A. 1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work, based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

- A. 95% of Work completed (with the balance being retained). If the Work has been 50% completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, OWNER, on recommendation of ENGINEER, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no retainage on account of Work subsequently completed, in which case the remaining progress payments prior to Substantial Completion will be in an amount equal to 100% of the Work completed less the aggregate of payments previously made; and

- B. 25% of cost of materials and equipment not incorporated in the Work (with the balance being retained).

2. Upon Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 100% of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions.

6.03 *Final Payment:* Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 - INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of 1% per annum.

ARTICLE 8 - CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents

B. CONTRACTOR has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the Site which has been identified in the Supplementary Conditions as provided in paragraph 4.06 of the General Conditions.

E. CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by CONTRACTOR, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by CONTRACTOR, and safety precautions and programs incident thereto

F. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

H. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

I. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 - CONTRACT DOCUMENTS

9.01 *Contents:*

A. The Contract Documents consist of the following:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;

4. Bid Bonds;
5. Engineering General Conditions noted as EJCDC No. 1910-8 (1996 Edition);
6. Supplementary Conditions;
7. Federal Labor Standard Provisions (Culinary Water Replace Portion Only);
8. Specifications as listed in the table of contents of the Project Manual;
9. Bid Form;
10. Drawings as listed in the table of contents of the Project Manual;
11. Addenda Nos. 1 and 2;
12. Exhibits this Agreements;
 1. Notice to Proceed;
 2. CONTRACTOR's Bid;
 3. Documentation submitted by the CONTRACTOR prior to the Notice of Award;
13. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - Written Amendments;
 - Work Change Directives;
 - Change Order(s).
- B. The documents listed in paragraph 9.01 A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.05 of the General Conditions.

ARTICLE 10 - MISCELLANEOUS

10.01 *Terms:* Terms used in this Agreement will have the meanings defined by Engineers Joint Contract Documents Committee STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT (EJCDC No. 1910-8 (1996 Edition)).

10.02 *Assignment of Contract:* No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns:* OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability:* Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding

upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

This Agreement will be effective on _____, 2020, (which is the Effective Date of the Agreement).

OWNER:

CONTRACTOR:

SOUTH OGDEN CITY CORPORATION

WARDELL BROTHERS CONSTRUCTION, INC.

By: _____

By: _____

[CORPORATE SEAL]
SEAL]

[CORPORATE

Attest _____

Attest _____

Address for giving notices:

Address for giving notices:

(If CONTRACTOR is a corporation or a partnership, attach evidence of authority to sign)

Designated Representative:

Name: _____

Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

FY 2021 Working Budget Notes 7/07/2020

Accounts that have been moderately/significantly adjusted from the Tentative Budget:

- 10-31-100 – Property Tax Revenues
 - Based on maintaining the certified tax rate at .002700
- 10-31-105 – Prop 1 Tax Increment
- 10-31-200 – Property Tax Delinquent
- 10-31-300 – General Sales & Use Taxes
 - C/Y estimate - \$4,120,908 * 92%
- 10-32-100 – Business Licenses
- 10-33-600 – State/Local Grants
 - The City has received all of the major RAMP grant monies
- 10-33-900 – Class 'c' Road Allotment
- 10-36-900 – Miscellaneous Revenue
- 10-39-300 – Transfer in from Capital Projects Fund
 - This is \$2.5M plus \$750K previously transferred to CPF
- All the Charge for Services amounts have been recalculated off of current budget amounts
 - 10-39-400 – water
 - 10-39-410 – sewer
 - 10-39-420 – storm
 - 10-39-430 – garbage
 - 10-39-440 – ambulance
- 10-39-800 – Appropriated Fund Balance (general fund)
 - Significantly lower due to the transfer in from the CPF
 - Added in CARES Act monies to send to the county
- 10-49-260 – Workers Compensation
- 10-49-322 – Computer Contracts
- 10-49-430 – Sales Tax Admin Fee
- 10-51-266 – Elevator Maintenance
- 10-52-310 – Professional & Technical – Planning Dept
- 10-52-330 – General Plan Revision
 - In conjunction with WFRC grant
 - City's contribution of \$30K already paid
- 10-57-300 – Gas, Oil & Tires – Fire Dept
- 10-70-240 – Special Dept. Supplies – Parks
 - Fertilizer for Burch Creek Park
- 10-70-275 – Off Leash Dog Area – Parks
 - Bark of dog park

FY 2021 Working Budget Notes 7/07/2020 (Cont.)

- 10-70-549 – Construction Mgmt – Burch Creek
 - Remaining balance to Landmark Design
- 10-70-550 – Burch Creek Park Construction
 - Remaining balance to Hogan & Associates
- 10-71-250 – Gym Facility/Utilities/Operations – Recreation
- 10-71-750 – Capital Outlay – Recreation
 - Building add-on for Rec. Dept.
- 10-80-170 – Transfer Prop 1 to CPF
- 10-80-235 – Transfer to CPF – Class ‘c’
- 10-80-260 – CARES Act monies to be sent to the City – Restricted Fund Balance
- 10-80-330 – Transfer CDRA Sales Tax
 - Participation agreements for Young Subaru & Mazda
- 40-30-100 – CDBG for 37th Street Project
- 40-40-129 – change due to adjustments to Prop 1, Class ‘c’ & CDBG
- 40-30-800 & 40-40-480 – transferring the \$3.25M to the general fund

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
GENERAL FUND					
TAX REVENUE					
10-31-100	Property Tax Collections CY	3,025,255	3,060,295	2,825,914	3,329,520
10-31-105	Prop 1 Tax Increment	276,876	269,160	269,591	281,499
10-31-200	Property Tax - Delinquent	64,970	45,391	45,589	51,252
10-31-250	Motor Vehicle & Personal Prop.	214,753	208,867	181,172	203,064
10-31-300	General Sales and Use Taxes	3,703,764	3,960,763	3,442,164	3,791,236
10-31-400	Utility Franchise Fee	174,319	363,186	332,476	363,190
10-31-500	Franchise Tax	291,109	314,600	216,275	278,305
10-31-550	Municipal Energy Use Tax	845,729	867,112	806,272	864,390
Total TAX REVENUE:		8,596,776	9,089,374	8,119,454	9,162,456
LICENSES & PERMITS					
10-32-100	Business Licenses	127,562	95,673	136,633	145,873
10-32-160	Good Landlord Licenses	39,518	46,722	10,151	.00
10-32-200	Building Permits	68,552	97,520	122,474	111,000
10-32-300	Animal Licenses	10,788	11,330	8,233	9,631
10-32-325	Micro-Chipping Fees	600	1,251	1,560	1,500
10-32-350	Animal Adoptions	40,375	45,060	32,290	45,060
10-32-375	Animal Shelter Fees	3,378	10,103	6,298	10,103
Total LICENSES & PERMITS:		290,773	307,659	317,638	323,167
INTERGOVERNMENTAL REVENUE					
10-33-150	State Liquor Fund Allotment	20,094	20,496	20,514	21,000
10-33-600	State/Local Grants	421,160	1,298,320	1,325,747	205,186
10-33-900	Class "C" Road Fund Allotment	647,012	653,608	524,121	604,767
10-33-925	Resource Officer Contract	35,156	46,875	46,875	48,657
Total INTERGOVERNMENTAL REVENUE:		1,123,423	2,019,299	1,917,257	879,610
RECREATION & PLANNING FEES					
10-34-200	Baseball Revenue	16,690	22,115	306	6,635
10-34-250	Soccer	70-	4,984	2-	1,495
10-34-300	Spike/Kickball Fees	5	.00	334	.00
10-34-350	Basketball Fees	20,645	23,386	18,863	7,016
10-34-352	Comp Youth Basketball	67,635	45,495	37,015	13,649
10-34-354	Comp Adult Basketball	13,270	4,156	1,705	1,247
10-34-356	Comp Adult Volleyball	.00	1,555	.00	467
10-34-375	Flag Football	2,938	3,353	2,701	1,006
10-34-450	Volleyball Registration	3,297	4,851	3,051	1,455
10-34-500	Football	11,059	12,423	1,631	3,727
10-34-505	Football Apparel	3,585	4,670	3,120	1,401
10-34-550	Tennis / Pickleball	.00	1,545	1,021	464
10-34-575	Concession Revenues	.00	2,060	.00	.00
10-34-600	Community Facility Rental Fees	4,025	.00	.00	.00
10-34-700	Plan Check Fee	26,226	34,093	45,207	34,093
10-34-725	Engineering Review Fees	1,216	1,133	4,400	2,500
10-34-726	Zoning/Subdivision Fees	2,145	644	1,825	1,500
10-34-750	Street Cut Fee	2,670	4,413	5,809	5,000
10-34-850	Bowery Rental	3,250	5,562	1,400	1,000
10-34-875	Sex Offender Registration Fee	450	515	525	450
10-34-900	Public Safety Reports	23,017	17,496	17,550	13,997

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
Total RECREATION & PLANNING FEES:		202,054	194,449	146,460	97,102
FINES & FORFEITURES					
10-35-200	Fines- Regular	633,673	630,496	499,433	390,248
10-35-300	Alarm Fines/Permits	5,560	6,283	6,600	6,283
Total FINES & FORFEITURES:		639,233	636,779	506,033	396,531
MISCELLANEOUS REVENUE					
10-36-100	Interest	147,813	134,490	134,486	113,508
10-36-105	Cash Over/Short	16	.00	54-	.00
10-36-400	Sales of Fixed Assets	358,518	136,419	222,229	.00
10-36-500	75th Anniversary Sales	.00	.00	40	.00
10-36-600	560 39th Rental	3,000	.00	.00	.00
10-36-601	Donations to South Ogden City	32,832	5,641	6,431	.00
10-36-700	Contractual Agreement Reven	124,601	295,214	286,965	150,657
10-36-900	Misc. Revenue	69,961	28,331	40,384	11,000
10-36-950	Traffic School	200	258	125	200
Total MISCELLANEOUS REVENUE:		736,940	600,353	690,606	275,365
CHARGE FOR SERVICE & TRANSFERS					
10-39-100	Bond Financing Proceeds	.00	4,300,000	4,300,000	.00
10-39-150	Lease Financing	1,520,642	576,927	565,511	.00
10-39-242	Transfer in from Sewer Fund	9,540	10,017	.00	10,418
10-39-244	Transfer in from Storm Drain	13,780	14,469	.00	15,048
10-39-250	Transfer in from Water Fund	49,820	52,311	.00	54,404
10-39-300	Transfer In From CPF	.00	750,000	.00	3,250,000
10-39-350	Charge for Service - CDRA	4,297	5,300	4,851	5,502
10-39-400	Charge for Service - Water Fnd	237,084	244,457	224,081	247,070
10-39-410	Charge for Service - Sewer Fnd	256,308	248,852	228,107	283,644
10-39-420	Charge for Svc - Storm Drn Fnd	144,396	137,981	126,478	161,458
10-39-430	Charge for Service - Grbge Fnd	117,996	120,712	110,649	100,092
10-39-440	Charge for Service - Amb Fnd	65,472	57,531	52,734	64,796
10-39-700	Appropriated Fund Bal-Class C	.00	50,000	.00	50,000
10-39-800	Appropriated Fund Balance	.00	1,127,531	.00	2,122,825
Total CHARGE FOR SERVICE & TRANSFERS:		2,419,336	7,696,088	5,612,411	6,365,257
Total Revenue:		14,008,534	20,544,001	17,309,859	17,499,488
COUNCIL					
10-41-110	Salaries and Wages	121,110	123,657	122,422	130,645
10-41-130	Employee Benefits	25,461	24,901	28,020	26,538
10-41-210	Books, Subscrip. & Memberships	10,323	10,500	11,610	11,000
10-41-230	Travel & Training	8,004	6,500	1,616	6,500
10-41-240	Supplies	668	500	1,084	500
10-41-700	Small Equipment	.00	2,500	1,737	750
10-41-750	Capital Outlay	.00	9,132	9,132	.00
Total COUNCIL:		165,565	177,690	175,621	175,933
LEGAL DEPARTMENT					
10-42-110	Salaries and Wages	64,752	74,044	68,440	80,232
10-42-130	Employee Benefits	16,078	18,528	18,180	19,964

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-42-210	Books, Subscriptions & Member	964	1,000	1,662	1,000
10-42-230	Travel & Training	725	500	50	500
10-42-240	Supplies	.00	500	.00	500
10-42-280	Telephone	900	900	900	900
10-42-320	Prosecutorial Fees	2,200	1,000	2,200	1,000
10-42-750	Capital Outlay	.00	1,355	1,355	.00
Total LEGAL DEPARTMENT:		85,620	97,827	92,786	104,096
Court Department					
10-43-110	Salaries & Wages	141,404	154,970	147,805	179,877
10-43-130	Employee Benefits	55,517	60,809	45,643	53,343
10-43-210	Books, Subscriptions, & Mbrshp	493	500	519	500
10-43-230	Travel & Training	1,967	1,500	956	1,500
10-43-240	Office Supplies	2,387	2,500	1,112	2,000
10-43-275	State Surcharge	143,252	150,000	115,212	98,967
10-43-280	Telephone	275	300	200	300
10-43-300	Public Defender Fees	19,000	15,000	12,900	15,000
10-43-305	Wasatch Constable Contract	1,574	56,640	11,763	26,000
10-43-310	Professional & Technical	4,397	3,500	12,334	3,500
10-43-329	Computer Repairs	50	250	.00	250
10-43-330	Witness Fees	333	1,400	315	1,400
10-43-700	Small Equipment	443	300	150	300
10-43-750	Capital Outlay	2,745	2,432	2,432	.00
Total Court Department:		373,837	450,101	351,340	382,937
ADMINISTRATION					
10-44-110	Salaries and Wages	535,393	563,951	558,176	611,337
10-44-130	Employee Benefits	212,213	228,059	227,458	232,924
10-44-210	Books, Subscriptions & Member	4,991	4,000	5,704	4,000
10-44-230	Travel & Training	15,715	18,500	9,039	18,500
10-44-240	Office Supplies & Miscell	5,467	7,500	4,704	6,500
10-44-247	Car Allowance	6,804	6,804	6,804	6,804
10-44-248	Vehicle Maintenance	90	500	430	500
10-44-280	Telephone	4,902	4,980	4,955	4,980
10-44-300	Gas, Oil & Tires	385	750	482	750
10-44-310	Professional & Technical	9,775	16,900	8,578	13,500
10-44-329	Computer Repairs	.00	250	656	250
10-44-600	Service Charges	39,911	41,000	38,223	44,000
10-44-700	Small Equipment	2,353	1,500	1,051	1,500
10-44-750	Capital Outlay	11,292	5,341	5,619	.00
Total ADMINISTRATION:		849,291	900,035	871,879	945,545
NON-DEPARTMENTAL					
10-49-130	Retirement Benefits	15,727	28,778	41,075	33,479
10-49-220	Public Notices	4,985	5,000	5,231	5,000
10-49-250	Unemployment	345	2,000	100	2,000
10-49-255	Ogden Weber Chamber Fees	3,000	3,000	3,000	3,000
10-49-260	Workers Compensation	124,951	130,220	117,233	73,500
10-49-290	City Postage	48,500	54,500	47,500	54,500
10-49-291	Newsletter Printing	7,285	9,750	7,625	8,100
10-49-310	Auditors	12,500	13,500	10,050	13,500
10-49-320	Professional & Technical	39,489	40,500	12,888	30,000
10-49-321	I/T Supplies	3,241	3,000	2,436	3,000

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-49-322	Computer Contracts	56,800	69,500	69,616	69,500
10-49-323	City-wide Telephone	5,857	5,700	5,902	5,700
10-49-324	City-wide Internet	6,525	6,360	6,102	6,360
10-49-329	Server Repairs	5,209	8,000	7,934	5,000
10-49-400	Unreserved	15,000	31,587	.00	25,000
10-49-430	Sales Tax Admin Fee	.00	26,500	22,426	26,826
10-49-450	Homeless Shelter State Fee	.00	31,000	26,523	31,905
10-49-500	City Safety/Wellness Program	7,267	12,000	5,400	12,000
10-49-510	Insurance	172,013	199,500	164,632	185,000
10-49-515	City Donations	4,100	4,100	500	4,100
10-49-520	Employee Assistance Plan	3,600	3,600	3,300	3,600
10-49-596	Holiday Dinner	4,957	5,500	5,430	5,500
10-49-597	Employee Recognition Prog	10,445	10,000	7,175	10,000
10-49-598	OFFH	4,261	4,200	4,426	4,200
10-49-599	Easter Egg Hunt	2,692	3,000	18	3,000
10-49-600	Community Programs	7,567	4,000	4,570	4,000
10-49-601	Community Brand	325	.00	.00	.00
10-49-605	Continuing Education	2,017	7,000	3,421	7,000
10-49-607	Soba	976	1,200	940	1,200
10-49-610	Government Immunity	255	6,500	.00	6,500
10-49-700	Small Equipment	11,510	2,000	577	2,000
10-49-750	Capital Outlay	63,192	26,000	22,673	.00
Total NON-DEPARTMENTAL:		644,589	757,495	608,704	644,470
ELECTIONS					
10-50-240	Supplies	.00	22,000	21,044	.00
Total ELECTIONS:		.00	22,000	21,044	.00
BUILDING AND GROUNDS					
10-51-260	Senior Center Maint & Util	7,757	.00	553	.00
10-51-262	Old City Hall Utilities	6,148	.00	801	.00
10-51-263	Fire Station #82 Utilities	7,123	8,000	7,307	8,000
10-51-264	Station #82 Maintenance	4,670	7,500	7,293	2,000
10-51-265	Cleaning Contract	21,094	27,000	18,111	27,000
10-51-266	Elevator Maintenance	7,868	6,200	6,059	11,750
10-51-270	New City Hall Maintenance	28,462	60,900	27,589	30,000
10-51-275	New City Hall Utilities	107,497	73,000	66,440	115,331
10-51-280	Old City Building Repairs	459	.00	.00	.00
10-51-750	Capital Outlay	60,081	60,081	60,081	60,081
Total BUILDING AND GROUNDS:		251,157	242,681	194,233	254,162
PLANNING & ZONING					
10-52-120	Commission Allowance	5,900	6,300	5,350	6,300
10-52-210	Books, Subscrip, Memberships	.00	250	39	250
10-52-230	Travel & Training	.00	500	.00	500
10-52-240	Commercial Form Based Zoning	9,923	5,000	.00	5,000
10-52-310	Professional & Technical Servi	76,514	80,000	74,938	75,000
10-52-330	General Plan Revision	.00	80,000	12,031	38,040
Total PLANNING & ZONING:		92,337	172,050	92,358	125,090
POLICE SERVICES					
10-55-110	Full time wages - Police	1,523,268	1,590,073	1,600,268	1,705,314

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-55-111	Part time wages - Police	31,813	33,546	33,571	37,281
10-55-112	Overtime wages - Police	30,313	62,593	51,427	37,310
10-55-114	Bailiff Wages	1,415	.00	.00	.00
10-55-115	Animal Control Wages	51,007	55,341	49,488	49,242
10-55-116	Crossing Guards	14,043	21,869	14,751	22,700
10-55-130	Benefits - DPS	1,005,383	1,120,199	1,080,948	1,115,804
10-55-131	WTC - A/C Contract	53,057	56,322	62,946	66,084
10-55-132	Liquor Funds Expenditures	38,728	34,320	27,594	22,587
10-55-150	Death Benefit Ins. - Police	2,425	2,395	321	2,395
10-55-210	Mbrshps, Bks & Sub - Police	5,978	6,500	6,138	6,500
10-55-230	Travel & Training - Police	12,967	15,500	14,627	15,500
10-55-240	Office Supplies - Police	4,062	6,000	4,640	6,000
10-55-245	Clothing Contract - Police	19,921	20,000	12,458	20,000
10-55-246	Special Dept Supplies - Police	10,199	14,000	10,939	14,000
10-55-247	Animal Control Costs	46,024	42,454	39,973	18,707
10-55-248	Vehicle Maintenance - Police	16,764	23,355	12,306	19,000
10-55-250	Equipment Maintenance - Police	56	2,000	39	2,000
10-55-280	Telephone/Internet - Police	22,315	22,500	19,602	22,500
10-55-300	Gas, Oil & Tires - Police	61,656	54,000	49,566	54,000
10-55-310	Professional & Tech - Police	13,215	23,727	20,919	23,727
10-55-323	MDT/Radio Repairs	.00	2,500	2,219	2,500
10-55-329	Computer Repairs - Police	2,089	1,400	863	1,400
10-55-350	Crime Scene Investigations	32,577	33,186	33,186	34,448
10-55-400	Weber/Morgan Strike Force	17,094	17,101	17,101	17,146
10-55-450	K-9	1,876	2,000	1,521	2,000
10-55-470	Community Education - Police	603	1,000	24	1,000
10-55-649	Lease Interest/Taxes	2,453	4,075	3,592	.00
10-55-650	Lease Payments - Police	39,160	104,032	105,917	42,000
10-55-700	Small Equipment - Police	31,213	54,826	44,625	7,000
10-55-750	Capital Outlay - Police	354,443	225,183	225,193	.00
Total POLICE SERVICES:		3,446,119	3,651,997	3,546,760	3,368,145
FIRE PROTECTION					
10-57-110	Salaries & Wages	917,772	1,075,325	1,033,203	1,141,944
10-57-111	Part Time Wages	151,746	180,667	127,984	187,533
10-57-112	Overtime	189,711	200,750	214,496	98,228
10-57-130	Employee Benefits	396,263	528,178	564,983	535,893
10-57-210	Memberships, Books & Subscrptn	1,529	3,410	3,410	2,450
10-57-230	Travel & Training	10,726	9,000	6,737	9,000
10-57-240	Office Supplies & Expense	1,588	3,035	3,121	2,000
10-57-245	Clothing Contract	14,966	25,000	23,522	23,000
10-57-246	Special Department Supplies	7,076	15,450	9,628	16,250
10-57-250	Vehicle Maintenance	20,068	12,942	14,259	23,000
10-57-255	Other Equipment Maintenance	8,162	10,000	8,242	10,000
10-57-280	Telephone/Internet	8,158	10,089	10,662	9,289
10-57-300	Gas, Oil & Tires	16,385	18,500	18,828	12,000
10-57-310	Professional & Technical	16,908	68,203	67,343	68,203
10-57-329	Computer Repairs	33	.00	.00	.00
10-57-330	Fire Prevention/ Community Edu	1,021	1,500	1,496	1,500
10-57-400	Emergency Management Planning	6,534	6,000	4,748	6,000
10-57-649	Lease Interest/Taxes	25,173	23,622	1,754	18,470
10-57-650	Lease Payments	5,021	156,181	31,695	136,883
10-57-700	Small Equipment	16,298	4,262	4,262	2,500
10-57-750	Capital Outlay	1,022,571	44,421	44,420	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
Total FIRE PROTECTION:		2,837,709	2,396,535	2,194,794	2,304,143
INSPECTION SERVICES					
10-58-110	Salaries and Wages	75,212	75,546	91,490	77,293
10-58-130	Employee Benefits	31,100	29,694	29,518	29,444
10-58-210	Books, Subscrip. & Memberships	2,890	650	206	650
10-58-230	Travel & Training	3,403	4,500	1,262	4,500
10-58-240	SUPPLIES	175	500	.00	500
10-58-245	Clothing Allowance	203	300	.00	300
10-58-248	Vehicle Maintenance	207	500	515	500
10-58-280	CELLULAR PHONE	1,123	1,300	1,051	1,300
10-58-300	Gas, Oil & Tires	2,633	1,000	1,014	1,000
10-58-315	PROFESSIONAL & TECHNICAL	5,176	22,650	13,683	22,650
10-58-650	Lease Payments	.00	5,000	3,334	6,000
10-58-700	Small Equipment	.00	1,563	1,563	.00
10-58-750	CAPITAL OUTLAY	.00	4,480	3,224	.00
Total INSPECTION SERVICES:		122,122	147,683	146,860	144,137
STREETS					
10-60-110	Salaries and Wages	215,879	228,447	202,628	239,351
10-60-112	Overtime	2,906	7,000	2,190	5,040
10-60-120	Temporary Employees	.00	10,605	.00	.00
10-60-130	Employee Benefits	94,506	102,960	90,239	106,847
10-60-210	Books, Subscrip. Memberships	1,115	1,500	86	1,500
10-60-230	Travel & Training	2,318	5,500	3,405	5,500
10-60-240	Office Supplies & Expense	946	1,000	171	1,000
10-60-245	Clothing/Uniform/Equip. Allow.	3,190	4,800	1,963	4,800
10-60-248	Vehicle Maintenance	23,302	25,000	19,271	25,000
10-60-260	Building & Grounds Maintenance	9,782	10,000	4,527	10,000
10-60-270	Utilities	44,439	50,000	43,844	50,000
10-60-280	Telephone	1,923	3,500	2,495	3,500
10-60-300	Gas, Oil & Tires	27,016	20,000	19,735	20,000
10-60-310	Professional	9,215	26,526	21,486	15,800
10-60-329	Computer Repairs	42	500	.00	500
10-60-400	Class C Maintenance	86,709	100,000	83,271	100,000
10-60-480	Special Department Supplies	21,455	22,000	20,233	22,000
10-60-600	Siemens Streetlight Lease	41,595	43,015	43,015	44,492
10-60-649	Lease Interest/Taxes	86	14,477	14,477	.00
10-60-650	Lease Payments	10,504	218,847	214,847	18,000
10-60-700	Small Equipment	1,327	7,000	1,965	7,000
10-60-725	Sidewalk Replacements	68,486	256,576	225,852	50,000
10-60-730	Street Light Maintenance	16,428	21,000	13,525	15,500
10-60-750	Capital Outlay	885,424	125,595	125,593	.00
Total STREETS:		1,568,592	1,305,848	1,154,817	745,830
PARKS					
10-70-110	Salaries and Wages	206,580	219,274	224,317	245,987
10-70-112	Overtime	4,646	5,000	4,039	5,000
10-70-120	Temporary - Parks	5,549	20,600	690	6,415
10-70-130	Employee Benefits	160,997	185,535	179,479	173,317
10-70-210	Books, Subscriptions & Mbrshps	710	1,200	785	1,200
10-70-230	Travel & Training	1,548	5,500	3,274	5,500
10-70-240	Special Dept. Supplies - Parks	39,195	36,500	30,772	41,500

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-70-244	Office Supplies Expense	533	1,000	.00	1,000
10-70-245	Clothing/Uniform/Equip. Allow.	2,480	7,200	1,947	5,000
10-70-248	Vehicle Maintenance	7,441	12,000	8,255	12,000
10-70-260	Building Maintenance	2,307	14,300	6,932	5,000
10-70-270	Utilities	45,027	46,000	11,337	47,039
10-70-275	Off Leash Dog Area	114,205	.00	.00	3,500
10-70-280	Telephone/Internet	3,942	6,000	3,810	6,000
10-70-300	Gas, Oil & Tires	9,307	7,000	11,427	7,000
10-70-310	Professional & Technical	9,184	21,040	10,303	11,000
10-70-320	Urban Forestry Commission	1,584	1,000	125	1,000
10-70-329	Computer Repairs	.00	500	.00	500
10-70-450	RAMP Grant Projects	.00	17,101	3,346	17,146
10-70-549	Construction Mgmt - Burch Creek	.00	.00	30,014	34,667
10-70-550	Burch Creek Park Constr	347,226	5,704,943	2,477,238	3,238,262
10-70-551	Parks Projects - Other	.00	150,000	45,590	163,755
10-70-552	Construction Mgmt - Club Heights	.00	.00	.00	24,970
10-70-553	Club Heights Park Constr	.00	.00	.00	682,902
10-70-600	Secondary Water Fees	22,738	27,500	29,142	29,800
10-70-649	Lease Interest/Taxes	270	5,680	5,680	.00
10-70-650	Lease Payments	19,698	84,985	82,985	6,000
10-70-700	Small Equipment	3,187	7,758	3,478	5,000
10-70-750	Capital Outlay- Parks	369,196	234,000	222,792	.00
Total PARKS:		1,377,551	6,821,616	3,397,759	4,780,460
RECREATION					
10-71-110	Salaries & Wages	50,033	52,960	58,921	58,421
10-71-125	Temporary - Recreation	72,505	75,819	58,859	23,610
10-71-130	Employee Benefits	38,515	41,961	43,491	37,269
10-71-210	Books, Subscriptions & Memberships	538	5,000	238	5,000
10-71-225	Concession Expenses	.00	1,100	.00	.00
10-71-230	Travel & Training	931	2,000	1,002	2,000
10-71-240	Office Supplies Expense	65	1,200	297	1,200
10-71-241	Comp League Expenses	15,581	10,000	5,158	3,000
10-71-242	Special Dept. Supplies	23,978	30,000	29,389	9,000
10-71-248	Vehicle Maintenance	13	1,000	142	1,000
10-71-250	Gym Facility Utilities/Operations	6,599	8,000	5,674	6,400
10-71-280	Telephone/Internet	3,439	3,500	1,658	3,500
10-71-300	Gas, Oil & Tires	.00	1,000	.00	1,000
10-71-310	Professional & Technical	9,286	9,000	7,094	9,000
10-71-329	Computer Repairs	.00	500	.00	500
10-71-350	Officials Fees	25,225	22,000	13,187	6,600
10-71-700	Small Equipment	2,752	2,500	.00	2,500
10-71-750	Capital Outlay	2,291	159,600	22,723	192,000
Total RECREATION:		251,750	427,140	247,833	362,000
TRANSFERS					
10-80-160	Reserve for Fund Balance	.00	829,429	.00	506,362
10-80-170	Transfer Prop 1 to CPF	276,876	269,160	246,730	281,499
10-80-190	Trans Utility F/F to CPF	.00	181,593	166,460	181,595
10-80-230	Trans to Capital Improv Fund	847,058	2,500,000	.00	.00
10-80-235	Trans to CPF - Class 'C'	331,104	310,707	284,812	262,576
10-80-240	Transfer Class 'c' to Debt Ser	242,508	242,901	222,651	242,191
10-80-250	Transfer to Debt Service Fund	839,988	942,623	762,443	1,041,207
10-80-251	Transfer to Ambulance Fund	.00	24,890	.00	24,890

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
10-80-260	CARES to Weber County	.00	.00	.00	459,226
10-80-275	Trnfr to South Ogden Days Fund	52,004	50,000	45,837	50,000
10-80-330	Transfer CDRA Sales Tax	.00	122,000	112,969	112,994
Total TRANSFERS:		2,589,538	5,473,303	1,841,902	3,162,540
Total Expenditure:		14,655,777	23,044,001	14,938,689	17,499,488
GENERAL FUND Revenue Total:		14,008,534	20,544,001	17,309,859	17,499,488
GENERAL FUND Expenditure Total:		14,655,777	23,044,001	14,938,689	17,499,488
Net Total GENERAL FUND:		647,243-	2,500,000-	2,371,170	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
South Ogden Days Fund					
Revenue					
12-30-200	Sponsor Donations	25,145	22,000	.00	.00
12-30-225	Vendor Booth Rentals	12,500	26,000	.00	.00
12-30-250	Carnival Ticket Sales	6,496	6,000	.00	.00
12-30-260	Pickleball Registration Fees	630	1,500	.00	.00
12-30-270	Advertising Fees	.00	7,000	.00	.00
12-30-300	Fun Run Entrance Fees	916	1,500	.00	.00
12-30-320	In-Kind Donations	971	.00	.00	.00
12-30-325	Miscellaneous Sales & Fees	2,267	.00	.00	.00
12-30-330	Mud Volleyball Fees	1,040	2,500	.00	.00
12-30-350	Golf Tourney Entrance Fees	4,680	4,600	.00	.00
12-30-400	Transfer in from General Fund	52,004	50,000	45,837	50,000
Total Revenue:		106,649	121,100	45,837	50,000
Total Revenue:		106,649	121,100	45,837	50,000
Expenditures					
12-40-112	S/O Days Overtime	11,076	12,000	.00	.00
12-40-300	Entertainment	13,860	18,000	1,227	.00
12-40-325	Fireworks	10,000	10,000	.00	.00
12-40-350	Printing & Banners	4,939	7,000	.00	.00
12-40-375	Equipment Rentals	43,203	40,000	.00	.00
12-40-380	Carnival Pay-Out	3,739	3,300	.00	.00
12-40-400	T-shirt Printing	3,342	2,400	.00	.00
12-40-410	Awards	1,118	3,000	.00	.00
12-40-425	Golf Tourney Fees	2,963	4,600	.00	.00
12-40-475	Miscellaneous Expenses	8,011	20,800	753	50,000
Total Expenditures:		102,249	121,100	1,980	50,000
Total Expenditure:		102,249	121,100	1,980	50,000
South Ogden Days Fund Revenue Total:		106,649	121,100	45,837	50,000
South Ogden Days Fund Expenditure Total:		102,249	121,100	1,980	50,000
Net Total South Ogden Days Fund:		4,400	.00	43,857	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
DEBT SERVICE FUND					
REVENUE					
31-30-150	Transfer in from Class 'c'	242,508	242,901	222,651	242,191
31-30-300	Transfer From General Fund	839,988	942,623	762,443	1,041,207
31-30-400	Proceeds from Bond Premium	.00	1,175,039	1,175,040	.00
31-30-410	Bond Proceeds	.00	5,200,000	5,200,000	.00
31-30-455	Interest Earned - Trustee Acct	8,061	2,999	3,118	.00
31-30-800	Appropriated Fund Balance	.00	270,515	.00	1,500
Total REVENUE:		1,090,557	7,834,077	7,363,252	1,284,898
Total Revenue:		1,090,557	7,834,077	7,363,252	1,284,898
EXPENDITURES					
31-40-100	Administrative & Professional	4,500	4,500	1,500	3,000
31-40-150	Bond Payment - Principal	862,000	7,412,233	7,412,232	896,000
31-40-200	Interest on Bond	218,991	417,344	417,343	385,898
Total EXPENDITURES:		1,085,491	7,834,077	7,831,076	1,284,898
Total Expenditure:		1,085,491	7,834,077	7,831,076	1,284,898
DEBT SERVICE FUND Revenue Total:		1,090,557	7,834,077	7,363,252	1,284,898
DEBT SERVICE FUND Expenditure Total:		1,085,491	7,834,077	7,831,076	1,284,898
Net Total DEBT SERVICE FUND:		5,067	.00	467,823-	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
CAPITAL IMPROVEMENTS					
REVENUE					
40-30-100	WACOG/CDBG Grants	.00	.00	.00	204,600
40-30-110	Traffic Impact Fees	44,132	17,000	25,192	15,000
40-30-120	Park Impact Fees	28,873	17,000	68,361	40,000
40-30-200	Interest	10,754	3,000	26,322	8,000
40-30-205	Interest Earned - Traffic I/F	2,064	300	389	500
40-30-210	Interest Earned - Park I/Fees	5,384	300	1,384	2,000
40-30-300	Transfer In G/F - Prop 1	276,876	269,160	246,730	281,499
40-30-400	Transfer In From General Fund	847,058	2,500,000	.00	.00
40-30-450	Trans From G/F- Class 'C' Rev	331,104	310,707	284,812	262,576
40-30-500	Transfer in Util F/F - G/F	.00	181,593	166,460	181,595
40-30-600	Transfer in RIF	508,125	557,132	506,916	537,132
40-30-800	Appropriate Fund Balance	.00	750,000	.00	3,250,000
40-30-805	Appropriate F/B - Class 'c'	.00	1,088,401	.00	.00
40-30-950	Non-Operating Capital Contrbtn	292,172	.00	.00	.00
Total REVENUE:		2,346,542	5,694,593	1,326,567	4,782,902
Total Revenue:		2,346,542	5,694,593	1,326,567	4,782,902
EXPENDITURES					
40-40-126	Nature Park - Phase III	308,136	.00	.00	.00
40-40-128	2019/2020 Road/sidewalk proj	.00	2,409,993	1,180,633	.00
40-40-129	2020/2021 Road/Sidewalk Proj.	.00	.00	.00	1,467,402
40-40-157	2018-2019 Road/Sidewalk Proj	389,811	.00	.00	.00
40-40-349	40th St. Widening - grant \$\$\$	432,722	.00	.00	.00
40-40-350	40th St. Betterments	10,440	.00	.00	.00
40-40-480	Transfer to General Fund	.00	750,000	.00	3,250,000
40-40-550	Park Impact Fee Projects	19,598	17,300	.00	42,000
40-40-700	Traffic Impact Fee Projects	.00	17,300	19,765	15,500
40-40-850	Transfer to Retained Earnings	.00	.00	.00	8,000
Total EXPENDITURES:		1,160,707	3,194,593	1,200,398	4,782,902
Total Expenditure:		1,160,707	3,194,593	1,200,398	4,782,902
CAPITAL IMPROVEMENTS Revenue Total:		2,346,542	5,694,593	1,326,567	4,782,902
CAPITAL IMPROVEMENTS Expenditure Total:		1,160,707	3,194,593	1,200,398	4,782,902
Net Total CAPITAL IMPROVEMENTS:		1,185,834	2,500,000	126,168	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
WATER FUND					
REVENUE					
51-30-100	Interest	60,979	29,375	49,062	29,375
51-30-105	Interest Earned I/Fees	3,014	1,000	1,969	1,000
51-30-150	Hydrant Rentals	200-	400	700	400
51-30-200	Water Sales	1,794,818	1,863,393	1,642,319	1,863,393
51-30-210	Connection Fees Water	550	1,500	5,950	1,200
51-30-220	Water Impact Fees	1,752	8,000	20,206	7,700
51-30-225	Late Fees	28,178	31,000	22,978	28,000
51-30-700	Contract Services	.00	3,000	.00	.00
51-30-800	Lease Financing	.00	97,000	80,607	.00
51-30-875	Transfer in from Storm Drain	.00	8,521	.00	8,521
51-30-890	Appropriation of Fund Balance	.00	641,645	.00	814,875
51-30-925	Misc. Revenue	5,491	80,533	1,479	79,641
Total REVENUE:		1,894,582	2,765,367	1,825,270	2,834,105
Total Revenue:		1,894,582	2,765,367	1,825,270	2,834,105
EXPENDITURES					
51-40-110	Salaries and Wages	207,228	222,087	227,491	249,646
51-40-112	Overtime	7,755	12,000	13,711	12,000
51-40-130	Employee Benefits	19,407-	92,874	101,622	97,795
51-40-140	Franchise Fee	52,697	111,803	98,526	111,804
51-40-210	Books, Subscript. & Membership	2,852	4,500	954	3,000
51-40-230	Travel & Training	5,772	8,000	5,804	8,000
51-40-240	Office Supplies	1,450	2,500	1,362	2,500
51-40-245	Clothing/Uniform/Equip. Allow.	2,618	4,800	2,123	4,800
51-40-248	Vehicle Maintenance	8,699	10,000	5,017	10,000
51-40-260	Gain/Loss on F/A sale	40,000-	.00	.00	.00
51-40-280	Telephone	3,387	6,000	2,298	5,000
51-40-290	Building Maintenance	7,829	7,500	352	7,500
51-40-300	Gas, Oil & Tires	5,426	10,000	3,569	10,000
51-40-310	Professional & Technical Servi	8,308	50,000	50,514	15,000
51-40-311	Bad Debts Expense	1,469-	.00	.00	.00
51-40-320	Blue Stake Service	1,862	2,000	2,089	2,000
51-40-329	Computer Repairs	.00	500	.00	500
51-40-330	Valve Repair	24,712	35,000	21,354	35,000
51-40-400	PRV Maintenance	19,513	20,000	5,325	20,000
51-40-480	Special Department Supplies	34,678	40,892	41,669	40,000
51-40-490	Water Sample Testing	10,306	8,000	4,274	8,000
51-40-550	Weber Basin Exchange Water	207,993	261,443	241,904	273,102
51-40-560	Power and Pumping	5,153	10,000	5,375	10,000
51-40-610	h2o Tank Inspection/Maint	3,527	57,700	57,618	10,000
51-40-649	Lease Interest/Taxes	136	.00	791	.00
51-40-650	Lease Payments	2,123	26,302	14,978	6,000
51-40-655	37th St Waterline	.00	.00	.00	182,400
51-40-656	675 East 4250 South	.00	150,000	.00	150,000
51-40-657	PRV Replace @ Panarama	.00	225,000	.00	225,000
51-40-665	Paint the Tanks Repairs	17,586	.00	.00	.00
51-40-667	Radio Read Maintenance	32,110	25,000	9,469	25,000
51-40-680	Charge for Services - G/F	237,084	244,457	224,081	247,070
51-40-701	Scada Upgrade	.00	141,101	2,120	138,980
51-40-702	4500 S - Monroe Blvd to end	.00	235,192	124,260	.00
51-40-703	Oakwood & Crestwood & culdesac	.00	436,716	23,812	412,904

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
51-40-749	Small Equipment	321	4,000	513	4,000
51-40-750	Capital Outlay	.00	97,000	80,607	.00
51-40-770	Water Impact Fee Projects	40,889	9,000	188	8,700
51-40-790	Transfer to General Fund	49,820	.00	.00	54,404
51-40-970	Depreciation	144,362	194,000	177,826	194,000
51-40-980	Contingency	.00	.00	10,604	250,000
Total EXPENDITURES:		1,085,320	2,765,367	1,562,201	2,834,105
Total Expenditure:		1,085,320	2,765,367	1,562,201	2,834,105
WATER FUND Revenue Total:		1,894,582	2,765,367	1,825,270	2,834,105
WATER FUND Expenditure Total:		1,085,320	2,765,367	1,562,201	2,834,105
Net Total WATER FUND:		809,262	.00	263,069	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
SANITARY SEWER					
REVENUE					
52-30-100	Interest Earned	32,780	18,500	19,570	18,500
52-30-200	Sewer Sales	2,086,069	2,159,437	1,980,577	2,159,437
52-30-250	Connection Fees Sewer	300	700	8,250	500
52-30-890	Appropriation of Fund Balance	.00	350,000	.00	1,007,151
52-30-925	Misc. Revenue	7,811	69,713	6,000	69,713
Total REVENUE:		2,126,960	2,598,350	2,014,397	3,255,301
Total Revenue:		2,126,960	2,598,350	2,014,397	3,255,301
EXPENDITURES					
52-40-110	Salaries and Wages	183,944	205,192	207,079	228,512
52-40-112	Overtime	4,769	12,000	9,056	12,500
52-40-130	Employee Benefits	186,367	146,289	147,088	139,338
52-40-140	Franchise Fee	62,205	129,567	118,835	129,567
52-40-210	Memberships	294	700	100	700
52-40-230	Traveling & Training	2,284	5,000	3,500	5,000
52-40-240	Office Supplies	947	5,600	1,409	4,000
52-40-245	Clothing/Uniform/Equip. Allow.	3,109	4,800	2,504	4,800
52-40-248	Vehicle Maintenance	1,453	5,000	2,432	5,000
52-40-280	Telephone	4,436	4,000	6,445	4,000
52-40-290	Building Maintenance	4,367	5,000	950	5,000
52-40-300	Gas, Oil & Tires	5,285	4,000	1,888	4,000
52-40-310	Professional & Technical	3,160	12,500	4,999	10,000
52-40-311	Bad Debts Expense	2,103	.00	.00	.00
52-40-315	Sewer Lines Cleaning Service	47,714	50,000	42,227	50,000
52-40-320	Blue Stake Service	.00	800	.00	800
52-40-400	Transfer to General Fund	9,540	.00	.00	10,418
52-40-480	Maintenance Supplies	9,042	15,100	2,415	15,100
52-40-550	Central Weber Sewer Pre-Trea	11,983	13,252	13,252	14,409
52-40-610	Central Weber Sewer Fees	1,059,896	1,083,395	1,063,886	1,082,010
52-40-650	Manhole Replacement	3,480	40,000	1,497	38,503
52-40-656	40th St Reline - FY 2021	.00	99,303	.00	700,000
52-40-665	Video & Fix Trouble Spots	28,333	25,000	4,907	25,000
52-40-680	Charge for Services - G/F	256,308	248,852	228,107	283,644
52-40-700	Small Equipment	321	5,000	295	5,000
52-40-705	Replace 700 E/H Guy Child	.00	350,000	.00	350,000
52-40-970	Depreciation	121,290	128,000	117,326	128,000
52-40-980	Sewer Contingency	9,885	.00	.00	.00
Total EXPENDITURES:		2,022,515	2,598,350	1,980,196	3,255,301
Total Expenditure:		2,022,515	2,598,350	1,980,196	3,255,301
SANITARY SEWER Revenue Total:		2,126,960	2,598,350	2,014,397	3,255,301
SANITARY SEWER Expenditure Total:		2,022,515	2,598,350	1,980,196	3,255,301
Net Total SANITARY SEWER:		104,445	.00	34,201	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
STORM DRAIN FUND					
REVENUE					
53-30-100	Interest	22,471	7,500	21,793	7,500
53-30-105	Interest Earned I/Fees	9,917	1,500	9,367	6,000
53-30-200	Storm Drain Revenue	1,121,031	1,146,163	1,073,837	1,146,163
53-30-220	Storm Drain Impact Fees	52,846	17,000	77,757	17,000
53-30-885	Approp. of I/Fee Fund Balance	.00	300,000	.00	.00
53-30-890	Appropriation of Fund Balance	.00	380,986	.00	680,474
53-30-925	Misc. Revenue	1,381	.00	.00	.00
Total REVENUE:		1,207,646	1,853,149	1,182,753	1,857,137
Total Revenue:		1,207,646	1,853,149	1,182,753	1,857,137
EXPENDITURES					
53-40-110	Salaries and Wages	207,542	237,386	227,895	259,688
53-40-112	Overtime	6,647	11,000	10,525	11,000
53-40-130	Employee Benefits	207,166	134,518	137,066	151,921
53-40-140	Franchise Fee	33,218	68,769	64,430	68,770
53-40-210	BOOKS,SUBSCRIPT. & MEMBERSHIP	1,980	4,000	4,269	4,000
53-40-230	Travel & Training	3,795	5,500	1,812	5,500
53-40-240	Office Supplies	617	1,500	1,030	1,500
53-40-245	Clothing/Uniform/Equip. Allow.	2,365	6,000	3,012	6,000
53-40-248	Vehicle Maintenance	3,093	6,000	2,196	6,000
53-40-280	Telephone	1,713	2,500	527	2,500
53-40-290	Building Maintence	4,284	10,000	553	8,000
53-40-300	Gas, Oil & Tires	10,270	6,500	5,821	6,500
53-40-310	Prof & Tech Services	2,848	21,650	14,359	21,650
53-40-311	Bad Debts Expense	90	.00	.00	.00
53-40-320	Blue Stake Service	.00	700	.00	700
53-40-400	System Maintenance Program	30,725	40,000	15,108	40,000
53-40-480	Special Department Supplies	5,119	6,000	2,776	6,000
53-40-649	Lease Interest/Taxes	.00	.00	1,229	.00
53-40-650	Lease Payments	.00	.00	17,307	.00
53-40-655	Transfer to Water Fund	.00	8,521	.00	8,521
53-40-656	Jefferson 36th to 38th	.00	210,905	.00	210,905
53-40-657	850 E 45th to Vista	.00	150,000	.00	150,000
53-40-658	Oakwood/Crestwood Project	.00	32,708	2,111	30,597
53-40-659	37th Street - CDBG	.00	.00	.00	107,385
53-40-670	Transfer to General Fund	13,780	.00	.00	15,048
53-40-680	Charge for Services - G/F	144,396	137,981	126,478	161,458
53-40-700	Small Equipment	.00	1,500	.00	1,500
53-40-706	4500 S - Monroe Blvd to end	.00	166,200	99,415	.00
53-40-710	40th Storm Drain - Phase II	.00	460,811	16,095	444,994
53-40-970	Depreciation	63,648	104,000	95,326	104,000
53-40-981	Impact Fee Projects	3,455	18,500	5,106	23,000
Total EXPENDITURES:		746,750	1,853,149	854,446	1,857,137
Total Expenditure:		746,750	1,853,149	854,446	1,857,137
STORM DRAIN FUND Revenue Total:		1,207,646	1,853,149	1,182,753	1,857,137
STORM DRAIN FUND Expenditure Total:		746,750	1,853,149	854,446	1,857,137

Account Number	Account Title	2018-19	2019-20	2019-20	2020-21
		Prior year Actual	Current year Budget	Current year Actual	Future year Budget
	Net Total STORM DRAIN FUND:	460,896	.00	328,307	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
GARBAGE FUND					
REVENUE					
54-30-100	Interest Earned	8,947	3,500	7,659	3,500
54-30-200	Garbage Fees	664,649	668,304	644,104	668,304
54-30-205	Recycling Fees	208,674	215,832	200,648	215,832
54-30-850	Misc. Rental	2,570	1,000	1,220	1,000
54-30-885	Lease Financing	.00	74,300	81,153	.00
54-30-890	Appropriate Fund Balance	.00	78,040	.00	39,305
54-30-925	Misc. Revenue	100	.00	100	.00
Total REVENUE:		884,940	1,040,976	934,885	927,941
Total Revenue:		884,940	1,040,976	934,885	927,941
EXPENDITURES					
54-40-140	Franchise Fee	26,200	53,047	50,685	53,049
54-40-230	Traveling & Training	.00	.00	246	.00
54-40-240	Office Splies	617	3,500	1,030	2,500
54-40-248	Vehicle Maintenance	4,095	3,000	3,239	3,000
54-40-280	Telephone	.00	2,300	.00	1,500
54-40-290	Building Maintenance	3,891	5,000	.00	5,000
54-40-300	Gas, Oil & Tires	2,504	3,000	500	3,000
54-40-310	Prof & Teach Services	208	1,000	263	1,000
54-40-311	Bad Debts Expense	81	.00	.00	.00
54-40-420	Allied Waste - Contract Svc.	443,585	468,000	426,538	468,000
54-40-425	Recycled Earth Contract	27,223	26,400	29,493	26,400
54-40-430	Tipping Fees	243,549	222,000	234,282	222,000
54-40-440	Additional Cleanups	10,266	7,400	7,499	7,400
54-40-450	Construction Materials Tipping	2,992	6,000	7,729	6,000
54-40-520	Tree Removal	12,660	15,000	960	15,000
54-40-615	Junk Ordinance Enforcement	.00	7,500	48	7,500
54-40-650	Lease Payments	.00	16,317	.00	.00
54-40-680	Charge for Services - G/F	117,996	120,712	110,649	100,092
54-40-700	Small Equipment	.00	.00	306	.00
54-40-750	Capital Outlay	1	74,300	81,152	.00
54-40-970	Depreciation	5,929	6,500	5,951	6,500
Total EXPENDITURES:		901,798	1,040,976	960,569	927,941
Total Expenditure:		901,798	1,040,976	960,569	927,941
GARBAGE FUND Revenue Total:		884,940	1,040,976	934,885	927,941
GARBAGE FUND Expenditure Total:		901,798	1,040,976	960,569	927,941
Net Total GARBAGE FUND:		16,858-	.00	25,684-	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
ROAD IMPROVEMENT FEE FUND					
REVENUE					
55-30-200	Road Improvement Fees	514,262	557,132	504,910	537,132
Total REVENUE:		514,262	557,132	504,910	537,132
Total Revenue:		514,262	557,132	504,910	537,132
EXPENDITURES					
55-40-311	Bad Debt Expense	342-	.00	.00	.00
55-40-550	Transfer RIF to CPF	508,125	557,132	506,916	537,132
Total EXPENDITURES:		507,783	557,132	506,916	537,132
Total Expenditure:		507,783	557,132	506,916	537,132
ROAD IMPROVEMENT FEE FUND Revenue Total:		514,262	557,132	504,910	537,132
ROAD IMPROVEMENT FEE FUND Expenditure Total:		507,783	557,132	506,916	537,132
Net Total ROAD IMPROVEMENT FEE FUND:		6,479	.00	2,006-	.00

Account Number	Account Title	2018-19 Prior year Actual	2019-20 Current year Budget	2019-20 Current year Actual	2020-21 Future year Budget
AMBULANCE FUND					
REVENUE					
58-30-100	Interest Earned	19	20	23	20
58-30-201	Ambulance Fees - S/O - DPS	453,689	486,599	509,721	486,599
58-30-210	Miscellaneous Revenue	11,846	14,043	14,274	7,200
58-30-870	Transfer from General Fund	.00	24,890	.00	24,890
58-30-890	Appropriate Fund Balance	.00	12,917	.00	.00
Total REVENUE:		465,554	538,469	524,019	518,709
Total Revenue:		465,554	538,469	524,019	518,709
EXPENDITURES					
58-40-110	Salaries and Wages	224,443	116,659	116,980	128,328
58-40-111	Part Time Wages	37,937	20,075	13,898	20,838
58-40-112	Overtime	47,428	23,012	24,901	10,915
58-40-130	Employee Benefits	109,314	82,617	66,592	59,544
58-40-210	Memberships	40	520	.00	520
58-40-230	Travel & Training	1,399	1,500	1,173	1,500
58-40-240	Office Supplies	218	750	253	750
58-40-245	Uniform Allowance	3,557	3,850	3,010	3,850
58-40-248	Vehicle Maintenance	5,481	15,843	12,057	9,000
58-40-250	Equipment Maintenance	2,393	4,800	1,177	6,500
58-40-270	EMS Billing Fees	17,890	19,000	19,070	19,000
58-40-280	Telephone	466	750	83	750
58-40-300	Gas, Oil & Tires	9,092	6,500	5,729	6,500
58-40-310	Professional & Technical	52,421	48,814	48,813	48,214
58-40-312	PMA Fees	46,548	51,000	54,829	51,000
58-40-329	Computer Repairs	429	.00	.00	.00
58-40-330	EMS Education	790	1,000	313	1,000
58-40-480	Special Department Supplies	240	3,095	2,437	3,095
58-40-490	Disposable Medical Supplies	22,372	28,100	28,907	27,000
58-40-680	Charge for Services - G/F	65,472	57,531	52,734	64,796
58-40-700	Small Equipment	953	.00	.00	.00
58-40-970	Depreciation	24,418	28,000	25,663	28,000
58-40-980	Retained Earnings	.00	25,053	.00	27,609
Total EXPENDITURES:		673,300	538,469	478,617	518,709
Total Expenditure:		673,300	538,469	478,617	518,709
AMBULANCE FUND Revenue Total:		465,554	538,469	524,019	518,709
AMBULANCE FUND Expenditure Total:		673,300	538,469	478,617	518,709
Net Total AMBULANCE FUND:		207,746-	.00	45,402	.00

Burch Creek Park Construction Costs

10-70-550

Hogan & Associates:

Contract Amount:

Change Order #1
Change Order #2
Change Order #3
Change Order #4
Change Order #5
Change Order #6

\$5,279,275.00
\$1,906.00
\$18,843.00
\$558,235.00
\$287,290.00
\$3,388.00
\$5,556.00

New Total Price =

\$6,154,493.00

Payments:

Request #	Date	Retained	Amount	dw
Request #1	1/15/2020	Retained	\$409,900.00	dw
Request #2	1/15/2020	Retained	(\$20,495.00)	dw
Request #3	2/21/2020	Retained	\$129,800.00	dw
Request #4	4/14/2020	Retained	(\$6,490.00)	dw
Request #5	4/28/2020	Retained	\$175,400.00	dw
Request #6	5/26/2020	Retained	(\$8,770.00)	dw
Request #7	6/25/2020	Retained	\$741,200.00	dw
		Retained	(\$37,060.00)	dw
		Retained	\$427,500.00	dw
		Retained	(\$21,375.00)	dw
		Retained	\$510,688.00	dw
		Retained	(\$25,534.40)	dw
		Retained	\$521,743.00	dw
		Retained	(\$26,087.15)	dw
		Contract Balance:	(\$145,811.55)	

\$3,238,262.00

Burch Creek Bond Drawdowns

Beginning Balance:

Date	Amount	dw
12/10/2019	\$4,300,000.00	
12/10/2019	\$15,424.43	
12/31/2019	\$5,951.92	
1/31/2020	(\$512,715.00)	
4/3/2020	(\$870,770.00)	
1/31/2020	\$8,076.76	
2/29/2020	\$6,407.89	
5/1/2020	(\$406,125.00)	
3/31/2020	\$5,398.87	
5/26/2020	(\$485,153.60)	
4/30/2020	\$3,706.51	
6/25/2020	(\$495,655.85)	

1/23/2020

\$512,715.00

Ck #90655

(\$409,900.00)

Club Heights commitment

2/26/2020

\$166,630.00

Ck #90859

(\$175,400.00)

Remaining Balance:

4/16/2020

\$704,140.00

Ck #91235

(\$741,200.00)

5/7/2020

\$406,125.00

Ck #91348

(\$427,500.00)

6/3/2020

\$485,153.60

Ck #91499

(\$510,688.00)

Ck #

(\$521,743.00)

\$3,384,073.55

Funding For Burch Creek Park Construction Costs

10-70-550

Contract Balance:	\$3,238,262.00
Funding:	
Bond proceeds	(\$1,274,546.93)
RAMP grant	(\$450,000.00)
RAMP grant	(\$373,350.00)
Outdoor Recreation grant	(\$150,000.00)
Fund Balance =	\$990,365.07
Constr. Mgmt. - Landmark	\$59,585.00
Paid Y-T-D	(\$24,918.00)
Constr. Mgmt. - Wasatch Civil	??????
Paid Y-T-D	(\$30,647.00)
Fund Balance =	\$1,025,032.07

Phase I

Club Heights Park Construction Costs

10-70-553

Constr. Mgmt. - Landmark	\$19,970.00
Phase I constructions cost estimates	\$682,902.00
Constr. Mgmt. - Wasatch Civil	????
	\$702,872.00

Funding:

Bond proceeds	(\$300,000.00)
RAMP grant	(\$190,000.00)

Fund Balance	\$212,872.00
--------------	---------------------

Road/Street Projects

* Finish Oakwood/Crestwood	\$988,964.00
* 37th Street - (CDBG grant)	\$656,363.00
* Skyline Dr./Ridgeline Dr. if monies are available	\$495,272.00
* Miscellaneous repairs/slurry/chip seal if monies are available	\$281,139.00
** all early engineer cost estimates	

\$2,421,738.00

FUNDING:

FY 2021 Budgeted monies	\$1,467,402.00
FY 2020 Carry-over monies	
* as of 6/30/2020	\$1,229,359.00

Total Available

\$2,696,761.00

Water Capital Projects

Account #		
51-40-656	* 675 E 4250 S	\$150,000.00
51-40-657	* PRV replace at Panarama	\$225,000.00
51-40-701	* Finish Scada Upgrade	\$138,980.00 #
51-40-703	* Finish Oakwood/Crestwood	\$412,904.00 #
51-40-655	* 37 Street (CDBG)	\$182,400.00 @
	* Unassigned	\$250,000.00
	** Reconnect 42nd Harrison tanks	
	** Service line disconnect reconnect	
	# - Current Y-T-D monies unspent	
	@ - preliminary engineer's estimate	
TOTAL		\$1,359,284.00

Sewer Capital Projects

Account #		
52-40-650	* Manhole replacement @ 36th St	\$38,503.00 #
52-40-656	* 40th St. re-line Adams to 950	\$700,000.00
52-40-705	* Replace 700 E/H Guy Child	\$350,000.00
TOTAL		\$1,088,503.00

* preliminary engineer's estimates

- Current Y-T-D monies unspent

Storm Drain Capital Projects

Account

53-40-656	* Porter 36th to 38th	\$210,905.00	
53-40-657	* 850 E 45th to Vista	\$150,000.00	
53-40-658	* Finish Oakwood/Crestwood	\$30,597.00	#
53-40-710	* 40th St. storm drain Phase II	\$694,716.00	#
53-40-659	* 37th Street (CDBG)	\$107,385.00	

* preliminary engineer's estimates

- Current Y-T-D monies unspent

TOTAL **\$1,193,603.00**



NOTICE AND AGENDA

SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

TUESDAY, AUGUST 4, 2020 – 5:00 P.M.

Notice is hereby given that the South Ogden City Community Development and Renewal Agency Board will hold a meeting on, Tuesday, August 4, 2020 beginning at 5:00 p.m. in the Council Chambers located at 3950 So. Adams Avenue, South Ogden, Utah. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the council may be attending the meeting electronically.

I. CALL TO ORDER – Chairman Russell Porter

II. CONSENT AGENDA

A. Approval of June 16, 2020 CDRA Minutes

III. DISCUSSION/ACTION ITEMS

A. Consideration of **CDRA Resolution 20-11 – Approving a Letter of Intent for Tax Increment Funding for Seasons on Riverdale**

IV. ADJOURN

Posted to the State of Utah Website July 31, 2020

The undersigned, duly appointed Board Secretary, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on July 31, 2020. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.



**MINUTES OF THE
SOUTH OGDEN CITY COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY BOARD MEETING**

TUESDAY, JUNE 16, 2020 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

BOARD MEMBERS PRESENT

Chairman Russell Porter, Board Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth Note: Board Member Smyth joined the meeting via the Zoom meeting app.

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Information Services Manager Brian Minster, and Recorder Leesa Kapetanov Note: City Attorney Ken Bradshaw, and Parks and Public Works Director Jon Andersen joined the meeting via Zoom.

CITIZENS PRESENT

No one else was present for this meeting

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.gov/document_center/Sound%20Files/2020/CC200616_1759R\(1\).mp3](https://www.southogdencity.gov/document_center/Sound%20Files/2020/CC200616_1759R(1).mp3)
or by requesting a copy from the office of the South Ogden City Recorder.

Motion from council meeting to enter CDRA Board Meeting:

00:49:21

Council Member Howard moved to recess city council meeting and open a Community Development and Renewal Agency Board meeting. Council Member Smyth seconded the motion. The voice vote was unanimous in favor of the motion.

I. CALL TO ORDER

Chair Porter called the meeting to order at 9:06 pm and moved to the consent agenda.

44
45 **II. CONSENT AGENDA**

46 **A. Approval of April 21, 2020 CDRA Minutes**

- 47
 - The chair asked if there were any questions concerning the minutes. Board Member Orr

48 made a comment concerning the previous meeting. Chair Porter then called for a motion.

49 03:04:56

50
51 **Board Member Strate moved to approve the April 21, 2020 CDRA Board Minutes. Board**
52 **Member Howard seconded the motion. All present voted aye.**

53
54
55 **III. PUBLIC HEARING**

56 To Receive and Consider Comments on Proposed Amendments to the FY2020 CDRA Budget

- 57
58
 - Chair Porter called for a motion to open the public hearing for the reason stated

59 03:05:38

60
61 **Board Member Stewart moved to enter the public hearing, followed by a second from Board**
62 **Member Strate. All present voted aye.**

- 63
64
 - Chair Porter announced that those wanting to comment electronically could do so until 9:15 pm.

65 No one else besides staff and the Board were present, so the chair called for a motion to close

66 the public hearing but leave the public record open until 9:15 pm.

67 03:06:04

68
69 **Board Member Smyth so moved. Board Member Orr seconded the motion. The vote was**
70 **unanimous in favor of the motion.**

71
72
73
74 **IV. DISCUSSION/ACTION ITEMS**

75 **A. Consideration of CDRA Resolution 20-09 – Amending the FY2020 CDRA Budget**

- 76
 - Staff overview 03:06:25
 - Discussion on whether the amendments could be adopted if they were not available to the

77 public 03:07:00

78
 - Motion 03:15:40

79

80
81 **Board Member Stewart moved to table CDRA Resolution 20-09. The motion was seconded**
82 **by Board Member Strate. There was no further discussion. The voice vote was unanimous**
83 **in favor of tabling the resolution.**

84
85
86
87 **B. Consideration of CDRA Resolution 20-10 – Approving the FY2021 CDRA Budget**

- 88
 - Staff overview and discussion on adoption

89 03:16:04

- Motion 03:17:46

Board Member Smyth moved to approve CDRA Resolution 20-10. Board Member Howard seconded the motion. Chair Porter asked if there was further discussion. Seeing none, the chair called the vote:

Board Member Strate -	Yes
Board Member Smyth -	Yes
Board Member Orr -	Yes
Board Member Stewart -	No
Board Member Howard -	Yes

CDRA Resolution 20-10 was approved.

- City Manager Dixon indicated the time for comment for the public hearing had passed and no comments had been received

V. ADJOURN

- Chair Porter called for a motion to adjourn 03:18:25

Board Member Strate moved to adjourn the CDRA Board meeting and reconvene as the South Ogden City Council, followed by a second from Board Member Stewart. All present voted aye.

The meeting adjourned at 9:20 pm.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Community Development and Renewal Agency Board Meeting held Tuesday, June 16, 2020.


Leesa Kapetanov, City Recorder, Board Secretary

Date Approved by Board

CDRA Resolution 20-11

A RESOLUTION OF THE SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY APPROVING A COMMITMENT LETTER REGARDING DEVELOPMENT WITHIN THE SOUTH OGDEN CITY CENTER COMMUNITY REINVESTMENT PROJECT AREA

WHEREAS, the South Ogden City Community Development and Renewal Agency (the “**Agency**”) is authorized to provide for project area development pursuant to Utah Code Ann. § 17C-1-101 et seq., the Limited Purpose Local Government Entities -- Community Reinvestment Agency Act (the “**Act**”); and

WHEREAS, the Agency created the South Ogden City Center Community Reinvestment Project Area (the “**Project Area**”); and

WHEREAS, the Agency is authorized by the Act to engage in project area development activities within the Project Area; and

WHEREAS, the Agency desires that property within the City be developed in a manner and within a timeframe most beneficial to the City and its residents; and

WHEREAS, a developer has proposed a multi-family residential development at the intersection of 36th Street and Riverdale Road (the “**Project**”); and

WHEREAS, the Project is a desirable development for that location; and

WHEREAS, the Agency desires now to authorize the execution of a commitment letter describing the terms of a potential property sale.

THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE SOUTH OGDEN CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY:

1. The Agency hereby finds that the development of the proposed Project will be beneficial to the City, its residents, and nearby businesses and will facilitate project area development within the Project Area.
2. The Agency finds that the use of Agency funds to encourage development of the Project is likely necessary to allow the Project to move forward.
3. The draft commitment letter (“**Letter**”) attached hereto as Exhibit A is hereby approved and shall be executed with the understanding that such Letter is not a binding contract and that the agreements contemplated by the Letter shall be presented to the Agency Board for approval.
4. Agency personnel, staff, and counsel are hereby authorized to take such actions as may be necessary to accomplish the purposes of this Resolution.

5. This Resolution takes effect immediately upon adoption.

APPROVED AND ADOPTED on the _____ day of August, 2020.

Russell L. Porter, Chair
*South Ogden City Community Development
and Renewal Agency*

Attest:

Leesa Kapetanov, Secretary

EXHIBIT A

Commitment Letter



Asvalo Real Estate
1463 W. Thomas Drive
Kaysville, UT 84037

July 31, 2020

Dear Sean:

This commitment letter outlines the basic terms of the preliminary proposal by the South Ogden City Community Development and Renewal Agency (the “**Agency**”) to offer assistance to Seasons on Riverdale, LLC (“**Developer**”) in connection with the proposed development on property on the east side of Lincoln Ave. between 36th Street and Riverdale Road adjacent to the existing Costco store.

The proposed development involves the construction of 180 apartment units along with corresponding amenities and site improvements on a total area of approximately 5.2 acres with a total capital investment of approximately \$34 million, which is expected to create new taxable value of approximately \$13.5 million for the City and the other taxing entities (the “**Project**”).

As detailed in a letter dated July 20, 2020, Developer requests assistance from the Agency through the use of a portion of the tax increment generated by the development of the Project. The Agency, together with outside financial consultants and legal counsel, has reviewed this request. Note that the Agency is already entitled to receive tax increment for a period of twenty years from development occurring within this area pursuant to interlocal agreements with South Ogden City, Weber County, and Central Weber Sewer Improvement District.

The Agency anticipates participating in the Project at a level of at least sixty percent—meaning that sixty percent of the tax increment generated by the Project and received by the Agency would be used to encourage the development of the Project, likely through the reimbursement of certain costs relating to development of this particular Project on this particular site. Based on the information provided by Developer, Agency participation at the sixty percent level would mean reimbursements or other assistance provided to support the Project totaling at least \$650,000. The level and type of participation by the Agency may change if details of the Project change from what has been presented to date.

The final terms of the assistance offered to the Project by the Agency will be established by a written participation agreement between Developer and the Agency, which will require approval of the Agency governing board. We anticipate that the participation agreement will, among other things, require the developer to

- construct the Project materially as has been presented, including number of units, parking areas, and other amenities;
- provide documentation of actual costs for certain expenses eligible for reimbursement by the Agency;

E mdixon@southogdencity.gov
O 801-622-2700
F 801-622-2718

3950 Adams Ave., Ste. 1
South Ogden, UT 84403

southogdencity.gov

- adhere to all applicable City land use ordinances and other regulations;
- make annual requests, with supporting documentation, for reimbursement payments from the Agency; and
- timely pay all applicable real and personal property taxes.

The participation of the Agency in this Project is conditioned on a demonstrated need for public assistance in the development of the Project and findings of sufficient economic and other benefits to the Agency and to the City and its residents. Developer has the burden of providing sufficiently detailed and transparent information about the project to allow the Agency to make an informed decision based on reliable information. The Agency may also utilize third-party services to evaluate the information provided about the planned development.

This letter shall not constitute a formal or binding agreement. This letter reflects the basic terms and conditions of the proposed support for the Project. We expect that the definitive agreements, which will be negotiated between the Agency and Developer with respect to these contemplated transactions, will be generally consistent with the forgoing paragraphs. This letter shall not, however, create any legal rights or obligations between the Agency and Developer. It is intended that all legal rights and obligations between the Agency and Developer will come into existence only when final agreements are signed and delivered by such parties. Partial performance by any party of the terms of this letter, or the efforts by any party to perform due diligence or carry out other acts in contemplation of consummating these transactions, shall not be deemed evidence of intent by any party to be bound by the terms of this letter. The subsequent approval or acknowledgement of an agreement by writing, email, text, or any other electronic communication service shall not be binding upon any party. The Agency's signature on this letter does not constitute or create a binding agreement. As this letter is not a binding agreement, any party involved in negotiations may terminate such negotiations at its sole discretion at any time.

The Agency is a separate legal entity from South Ogden City and nothing in this letter shall be read to waive any authority of the City as to land use, permitting, or other aspects of development.

If these basic terms are acceptable to Developer, please sign the counterpart of this letter enclosed and return it to the Agency. The Agency's willingness to proceed with the proposed transactions is conditioned upon receipt of a countersigned copy of this letter.

Sincerely,

**SOUTH OGDEN CITY COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY**

Russell L. Porter, Chair

AGREED AND ACCEPTED as of _____, 2020:

SEASONS ON RIVERDALE, LLC
a Utah limited liability company

By: _____
Name:
Title:

E mdixon@southogdencity.gov
O 801-622-2700
F 801-622-2718

3950 Adams Ave., Ste. 1
South Ogden, UT 84403

southogdencity.gov



Asvalo Real Estate

1463 W. Thomas Drive, Kaysville, UT 84037 Phone: (801)
882-2300 | Email: info@asvalo.com

July 20, 2020

Mr. Matthew Dixon, City Manager
South Ogden City
3950 Adams Avenue
South Ogden, UT 84403

Dear Matt,

Thank you for taking the time to consider a TIFF for the Seasons on Riverdale project. As you know, I am the third recent developer who has attempted developing a multifamily project on this site. After their analysis and due diligence, the two previous developers concluded that this project is not profitable enough to risk the investment and time it takes to build a beautiful, Class-A multifamily project and provide additional parking for Costco. Their proformas included revenue from Costco for parking, the benefit of a \$1.4M TIFF over 15 years, and assumed the vacation of Lincoln Avenue. For this project to be profitable enough for my group, I request a \$1.4M TIFF for the Seasons on Riverdale project. Below are a handful of reasons I believe a TIFF is justified for this project.

1. Benefit to Costco/South Ogden City:

- According to the South Ogden Costco store manager, when a new Costco is built, that new store has 200 more stalls than what is currently available at the South Ogden store.
- According to a different Costco representative, they are worried that without enough parking, they might need to look for a new location.
- In 2019, Costco's average sales per store was approximately \$182M. If improved parking generates an additional 2% of sales. The South Ogden store would increase sales by **\$3.64M**.
- Additional parking not only helps to keep Costco from moving but also helps increase their revenue thereby increasing South Ogden's revenue.

2. Costco Parking Lot:

- In order to accommodate Costco's parking needs, we have purchased two rental homes located at 3600 and 3602 Lincoln Avenue. Those rental homes will be torn down and we will build a parking lot with 97 stalls.
- The land and the improvement costs will total approximately **\$1,000,000**.

3. Site Conditions:

- Slope – There is a 43 foot drop from Riverdale Road to 36th Street. Because of the drastic slope down to the West and to the North, there are a variety of additional costs that make this project much more expensive to build than a flat site.

■

- Retaining Walls – There is approximately 1,470 lineal feet of retaining walls (highlighted in bright yellow on the Site Plan) (**\$470,000**)
- Foundation Walls – both the apartment building and the Clubhouse require a substantial increase in concrete for the foundation walls. As seen on the side elevation of the apartment building(included) (highlighted in blue). (**\$165,000**)
- Stepping the Building. Because of the slope, the building steps twice. Besides the foundation walls, there is additional cost in the floor and roof associated with the stepping of the building. (**\$50,000**)
- Ramping – in order to provide ADA access, we will need to build significant ramps throughout the property in order provide appropriate access while also following the building code. Please see site plan with ramping (highlighted in Red). (**\$20,000**)
- Bridging – In order to access the building from the parking lot, we will need to construct bridges from the parking lot to the building (highlighted in Green)
- Grading – Additional grading required due to slope. (**\$20,000**)
- Demolition – The site has many vacant, old, and dilapidated buildings, houses, offices, asphalt, concrete and trees that need to be removed. (**\$150,000**)
- According to Pentalon Construction, the estimated cost of retaining walls, foundation walls, steps in the building, ramping, bridging and grading specifically and exclusively due to conditions of this site that we wouldn't see on a relatively flat site without buildings is approximately **\$875,000**.

4. Land Cost

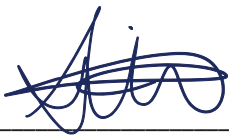
- Multifamily land in South Ogden is typically \$5.00 - \$8.00 per square foot. This land while it is on Riverdale Road, and would be expected to cost slightly more than other parts of the city, the best price we were able to negotiate was approximately \$12 per square foot. Unfortunately, we can't expect our rent to be much higher than other projects that only pay \$5.00-\$8.00 per square foot for the land. This is an additional factor that contributes to a need for a TIFF.

5. Improvement to the Area

- While Walgreens is a nice looking store, everything on the rest of the triangular block between 36th Street and Riverdale Road, with the exception of the Mt. Ogden Motors building, is old, vacant, run down, and generally an eye sore. The whole block looks and feels like a ghost town.
- The attractive, modern architecture and picturesque landscaping will dramatically improve this neighborhood. The nearby retailers will receive a boost in sales from not only the ~350 additional people living there but from the added beauty that is welcoming and comforting.

Thank you again for your consideration and please contact me with any questions.

Sincerely,



Sean Alibrando, President

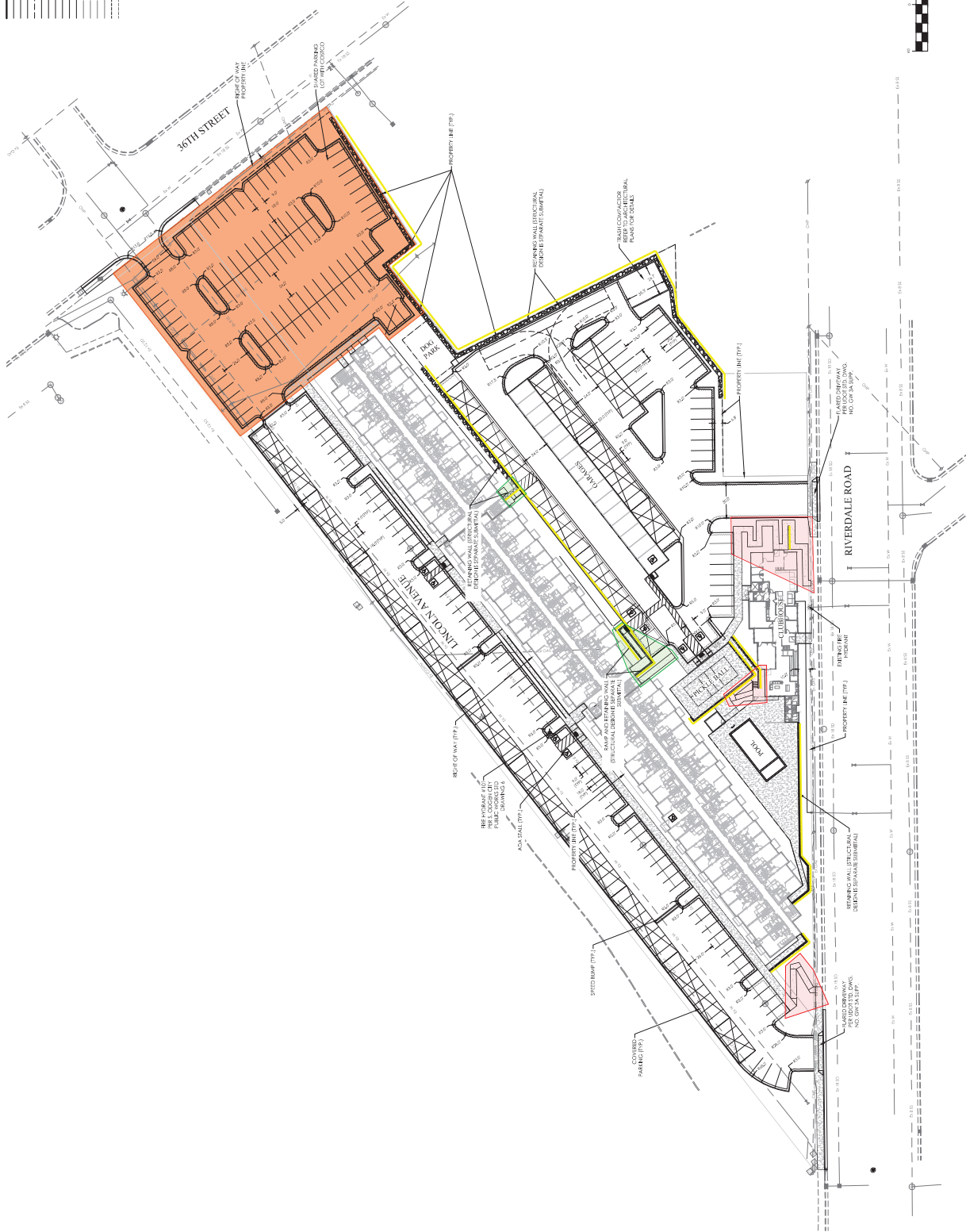
FOR
REVIEW
ONLY



ROW	BOUNDARY
1	CENTER LINE
2	LOT LINE
3	1" STORM DRAIN
4	1" SANITARY SEWER
5	8" B
6	8" W
7	8" W
8	1" SECONDARY WATER
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153	1" SECONDARY WATER
154	1" SECONDARY WATER
155	1" SECOND

SUN
 STREET LIGHT
 SO. MB. INLET, AND COMB.
 SEWER MANHOLE
 VALVE, TIE & BEND
 WATER BLOW-OFF
 FIRE HYDRANT
 STREET MONUMENT (TOUR)
 EXIST. STREET MONUMENT
 EXIST. SO. INLET & MB.
 EXIST. SEWER MB.
 EXIST. VALVE, TIE & BEND
 EXIST. FIRE HYDRANT
 SPOT ELEVATION

SITE TABULATION	
APARTMENT PROPERTY:	335 ACREs
IN LINCOLN AVENUE:	169 ACREs
LINCOLN AVENUE IS LEASED PROPERTY (FROM THE GOVERNMENT)	
TOTAL DISTURBANCE AREA:	232 ACREs
APARTMENT UNIT COUNTS	
STUDIO	24 UNITS
1-BEDROOM	48 UNITS
2-BEDROOM	180 UNITS
PARKING TABULATION	
EXISTING PARKING	198 STALLS
STUDIO (1.1 STALLS PER UNIT)	26 STALLS
1-BEDROOM	94 STALLS
2-BEDROOM (1.5 STALLS PER UNIT)	274 STALLS
TOTAL REQUIRED	
PARKING PROVIDED:	
OPEN PARKING	207 STALLS
COVERED PARKING	104 STALLS
TOTAL PARKING	357 STALLS
	97 STALLS
	COSTCO SHARED PARKING



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

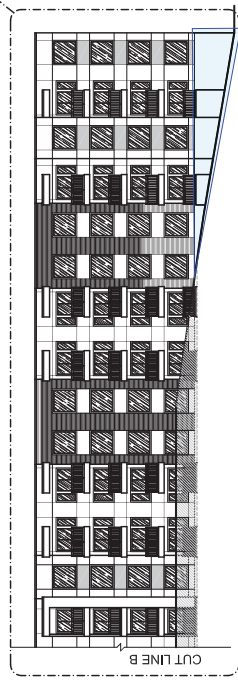
EXTERIOR ELEVATIONS
OVERALL

SEASONS ON RIVERDALE
3697 South Riverdale Road
South Ogden, UT

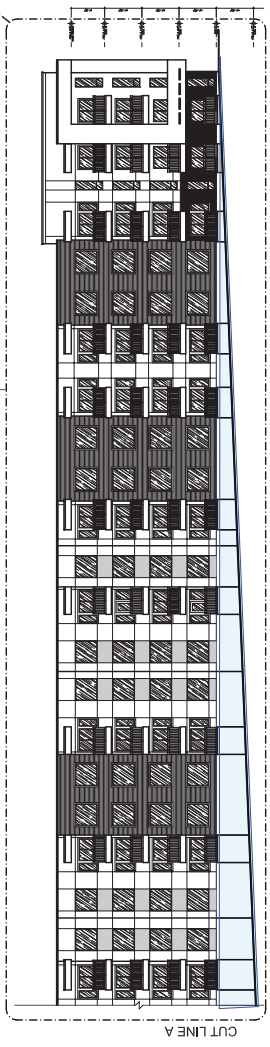


Tuffield and Associates, Inc.
ARCHITECTS
4111 100th Ave. SE
Suite 1000, Kent, WA 98148
PH: (206) 835-4444

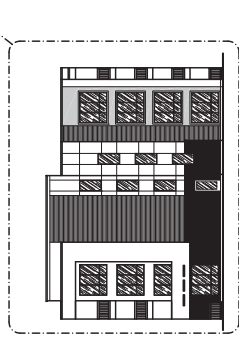
B. EAST ELEVATION
SCALE: 1/8"=1'-0"



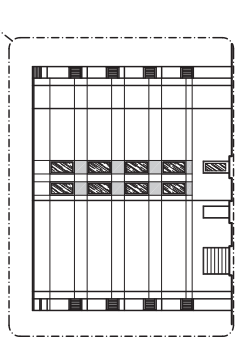
A. WEST ELEVATION
SCALE: 1/8"=1'-0"



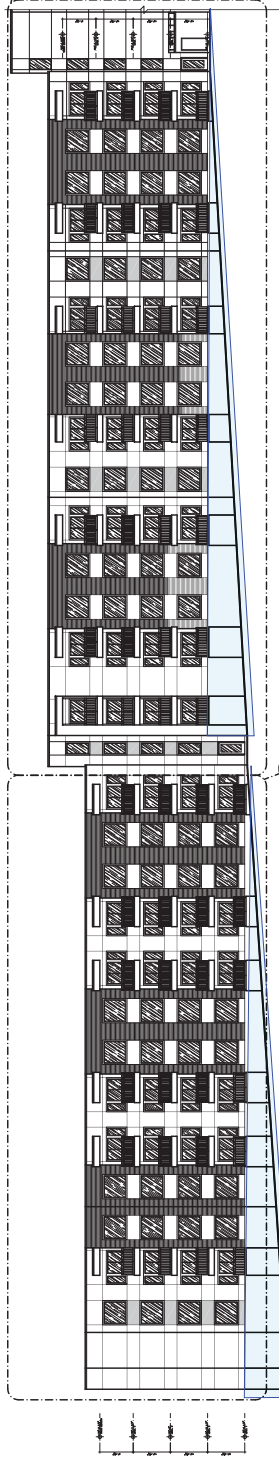
C. SOUTH ELEVATION
SCALE: 1/8"=1'-0"



D. NORTH ELEVATION
SCALE: 1/8"=1'-0"



A. CUT LINE A







NOTICE AND AGENDA SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, AUGUST 4, 2020

WORK SESSION – 5 PM

REGULAR COUNCIL MEETING - 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, August 4, 2020. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; however, the city will abide by all COVID-19 restrictions in place at the time of the meeting, including social distancing and number of people allowed to gather at one time. Some members of the council may be attending the meeting electronically.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

- A. **Call to Order** – Mayor Russell Porter
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Orr

II. PUBLIC HEARING

To Receive and Consider Comments on the Proposed FY2021 Budget Which Includes a Property Tax Increase

III. ADJOURN