



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

TUESDAY, JULY 6, 2021

WORK SESSION – 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

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, Assistant City Manager Doug Gailey, Finance Director Steve Liebersbach, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Special Events Coordinator Jamie Healy, and Recorder Leesa Kapetanov

CITIZENS PRESENT

No one else attended this meeting.

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

https://cms7.revize.com/revize/southogden/document_center/Sound%20Files/2021/CC210706_1703.mp3 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Mayor Porter called the work session to order at 5:03 pm and entertained a motion to open the meeting 00:00:00

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

II. REVIEW OF AGENDA

- Council Member Orr asked some questions about the easement agreement being created by Ordinance 21-06 00:00:20

III. DISCUSSION ITEMS

A. FY2022 Budget 00:02:08

- Finance Director Steve Liebersbach gave each member of the council a handout. See Attachment A
- The council did not finish their discussion on the budget. Mayor Porter called for a motion to recess the work session with the intention of reconvening it after council meeting.

IV. RECESS

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

00:57:48

The work session recessed at 6:01 pm.

V. RECONVENE WORK SESSION

Motion from City Council Meeting made at 7:20 pm:

Council Member Strate moved to recess City Council meeting and reconvene the work session. The motion was seconded by Council Member Orr. Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

01:21:44

VI. DISCUSSION ITEMS (continued)

A. FY2022 Budget 01:21:56

- Discussion on proposed lease
01:23:40
- During the lease discussion, the Council instructed staff to moved forward with preparing for a lease 01:35:12
- Discussion on certified tax rate
01:36:26
- Proposals from Council Member Strate on budget items
01:39:49
- Comments by Council Member Orr on budget items
01:55:13

VII. ADJOURN WORK SESSION, RECONVENE CITY COUNCIL MEETING, AND RECESS INTO A CLOSED EXECUTIVE SESSION

- Mayor Porter called for a motion

02:02:54

Council Member Strate moved to close the work session, reconvene City Council meeting, and recess into a closed executive session. Council Member Howard seconded the motion. All present voted aye.

The work session ended at 8:04 pm.

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, Assistant City Manager Doug Gailey, Finance Director Steve Liebersbach, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Special Events Coordinator Jamie Healy, and Recorder Leesa Kapetanov

CITIZENS PRESENT

Joyce & Bruce Hartman, Breanna Collard, Dr. Jeff Stephens, Lane Findlay

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

https://www.southogdencity.com/document_center/Sound%20Files/2021/CC210706_1802.mp3 or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

A. Call To Order

- At 6:02 pm, Mayor Porter called the meeting to order and asked for a motion to begin
00:00:00

Council Member Howard so moved. The motion was seconded by Council Member Stewart. 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 Howard led everyone in the Pledge of Allegiance.

II. PUBLIC COMMENTS

Breanna Collard 00:01:15
Joyce Hardman 00:03:59

- There were no online public comments

III. RESPONSE TO PUBLIC COMMENT 00:04:54

IV. PRESENTATION

Dr. Jeff Stephens, Superintendent of Weber County School District
00:05:44

- Dr. Stephens' presentation was about a possible upcoming School Bond election. He also presented a short video. A copy of the video may be obtained from the office of the city recorder.

V. CONSENT AGENDA

A. Approval of June 15, 2021 Council Minutes

B. Set Date for Public Hearings (July 20, 2021 at 6 pm or as soon as the agenda permits) to Receive and Consider Comments on the Following Items:

1. City's Intent to Continue Not Charging Itself for Water, Sewer, and Storm Drain Used For Normal City Operations During FY2022
2. Proposed Utility Franchise Fee Transfers from the Enterprise Funds to the General Fund

- The mayor read the consent agenda and asked if there were any comments. No one spoke, so he called for a motion to approve the consent agenda.

00:33:36

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

VI. PUBLIC HEARING

To Receive and Consider Comments on Proposed Amendments to SOCC Title 8, Removing 8-1-7 Concerning Watering Restrictions That Are Outdated and No Longer Reflect Current Practices

- Mayor Porter asked City Manager Dixon to give a brief overview of the reason for the public hearing 00:34:19

- Motion to enter into a public hearing 00:35:50

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

- Mayor Porter invited anyone in chambers or online to make public comment. No one present came forward. The mayor then called for a motion to close the public hearing but leave online comments open until 6:45 pm.

Council Member Smyth so moved. Council Member Howard seconded the motion. Council Members Orr, Strate, Stewart, Howard, and Smyth all voted in favor of the motion.

VII. DISCUSSION/ACTION ITEMS

A. Consideration of Previously Tabled Ordinance 21-06 - Approving a Storm Drain Easement Agreement With McJohnson Enterprises

- Staff Overview 00:36:37
- Council Member Stewart disclosed her husband works for the company who drew the easement plat, but had nothing to do with the design
- Discussion There was no discussion on this item
- Motion 00:39:15

Council Member Strate moved to adopt Ordinance 21-06. Council Member Smyth seconded the motion. The mayor asked if there was further discussion, and seeing none, he called the vote:

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

Ordinance 21-06 was adopted.

- Mayor Porter went to item C next, as the time for public comments about the easement had not concluded

C. Consideration of Resolution 21-24 – Amending the South Ogden City Purchasing Policy Concerning Notification Requirements and Bid Limits

- Staff overview 00:39:53
- Discussion 00:45:26
- Motion 00:51:47

Council Member Strate moved to adopt Resolution 21-24, followed by a second from Council Member Howard. Mayor Porter asked if there was any more comment. Council Member Orr stated that due to the high costs of most projects, she did not feel that raising the bid limit would cause any issues. The mayor then called the vote:

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

The motion stood.

- Mayor Porter stated no public hearing comments had been received online concerning the water restriction code changes

00:52:42

B. Consideration of Ordinance 21-07 – Approving Amendments to SOCC Title 8, Removing 8-1-7 Concerning Watering Restrictions

- Discussion 00:52:49
- Motion 00:56:10

Council Member Smyth moved to adopt Ordinance 21-07. Council Member Howard seconded the motion. Mayor Porter called the vote:

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

Ordinance 21-07 was approved.

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

- Council Member Orr - 00:56:32
- Council Member Howard - 01:02:06
- Council Member Smyth - 01:03:44
- Council Member Stewart - 01:05:05
- Council Member Strate- 01:06:30

- B. City Manager 01:09:58
C. Mayor Porter 01:18:37

IX. RECESS CITY COUNCIL MEETING AND RECONVENE WORK SESSION

- At 7:20 pm, Mayor Porter called for a motion to recess city council meeting and reconvene the work session 01:21:44

Council Member Strate moved to recess City Council meeting and reconvene the work session. The motion was seconded by Council Member Orr. Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

See Work Session Minutes.

X. ADJOURN WORK SESSION, RECONVENE CITY COUNCIL MEETING, AND CONVENE INTO A CLOSED EXECUTIVE SESSION

- Motion from Work Session at 8:04 pm:
Council Member Strate moved to close the work session, reconvene City Council meeting, and recess into a closed executive session. Council Member Howard seconded the motion. All present voted aye.

02:02:54

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

- The mayor and council remained in the council chambers while everyone else left.
- At 8:57 pm, the mayor called for a motion to adjourn the closed executive session, reconvene City Council Meeting, and adjourn

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

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Pre-Council Work Session and Council Meeting held Tuesday, July 6, 2021.


Leesa Kapetanov, City Recorder

July 20, 2021
Date Approved by the City Council

Attachment A

Handout from Finance Director Steve Liebersbach

SOUTH OGDEN CITY FY 2021 UTILITY RATES

	WATER USAGE PRICE RATE PER LEVEL		SEWER USAGE PRICE RATE PER LEVEL	WATER BASE FEE	SEWER BASE FEE	GARBAGE RATE PER CAN	RECYCLIN G RATE PER CAN	RESIDENTIAL STORM DRAIN FEE
WATER USAGE LEVELS	Rate per 1000 Gallons	SEWER USAGE LEVELS	Rate per 1000 Gallons	\$10.82	\$15.14	\$10.54	\$3.73	\$11.25
0- 3,999 GALLONS	\$1.35	0- 3,999 GALLONS	\$1.08					
4,000 - 7,999 GALLONS	\$2.97	4,000 - + GALLONS	\$4.50					
8,000 - 10,999 GALLONS	\$3.52							
11,000 - 15,999 GALLONS	\$4.05							
16,000 - + GALLONS	\$4.33							

No Utility Rate Increases

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

SOUTH OGDEN CITY FY 2022 UTILITY RATES

proposal

	WATER USAGE PRICE RATE PER LEVEL		SEWER USAGE PRICE RATE PER LEVEL	WATER BASE FEE	SEWER BASE FEE	GARBAGE RATE PER CAN	RECYCLIN G RATE PER CAN	RESIDENTIAL STORM DRAIN FEE
WATER USAGE LEVELS	Rate per 1000 Gallons	SEWER USAGE LEVELS	Rate per 1000 Gallons	\$11.14	\$15.59	\$10.86	\$3.84	\$11.59
0- 3,999 GALLONS	\$1.39	0- 3,999 GALLONS	\$1.11					
4,000 - 7,999 GALLONS	\$3.06	4,000 - + GALLONS	\$4.64					
8,000 - 10,999 GALLONS	\$3.63							
11,000 - 15,999 GALLONS	\$4.17							
16,000 - + GALLONS	\$4.46							

3% & 6% scenarios

DUPLEX STORM DRAIN FEE	4- PLEX STORM DRAIN FEE	COMMERCIAL STORM DRAIN PER ERU
\$17.38	\$23.15	\$11.59

\$1.43	\$1.14	\$11.47	\$16.05	\$11.17	\$3.95	\$11.93
\$3.15	\$4.77					
\$3.73						
\$4.29						
\$4.59				\$17.88	\$23.83	\$11.93

Road Improvement Fee Schedule

	Monthly Fee	3%	6%
Residential - Combined Residential	\$5.21		
Single Family Dwellings	\$5.70	\$5.37	\$5.52
Multi-Unit	\$3.50		
Non-Residential < 2 (Comm 1)	\$5.95	\$6.13	\$6.31
Dry cleaners - Laundry Mat			
Motel			
Theater - Live Stage			
Storage Warehouse, Mini Warehouse			
Lumber & Materials Storage, Storage			
Garage, Warehouse Food Storage and			
Showroom Store			
Group Care Home/ Home for Elderly			
Barber Shop/Hair Salon			
Office Bldg/Convention			
Center/Shell/Laboratory			
Non-Residential 2 - 4 (Comm 2)	\$16.51	\$17.01	\$17.50
Auto Dealership, Complete			
Retail Store, Nbhd Shopping Center			
Shell			
Mini-Lube Garage & Service Garage			
Dental Office/Clinic & Medical Center			
Health/Fitness Club			
Non-Residential 4 - 12 (Comm 3)	\$28.75	\$29.61	\$30.48
Veterinary Hospital			
Restaurant/Banquet Hall			
Bar/Tavern			
Car Wash - Automatic & Self Service			
Non-Residential 12 - 20 (Comm 4)	\$55.66	\$57.33	\$59.00
Day Care Center			
Non-Residential > 20 (Comm 5)	\$100.33	\$103.34	\$106.35
Bank			
Fast Food Restaurant			
Conven. Market/Mini-Mart Conv.			
Store			
Super Market/Discount Store (Comm 6)	\$301.07	\$310.10	\$319.13
Public Use	\$64.55	\$66.49	\$68.42
Elementary School or Classroom			
Elementary School			
Jr. High, Cemetery, Churches			

7/6/2021 3:14 PM

U:\Steve\Budget files\FY 2022\Utility rates

Steve

#1	Resident - current bill		3% increase		6% increase	
A. 1,500 gallons of water used:	Current		Proposed		Proposed	
	1 x \$1.35	\$1.35	1 x \$1.39	\$1.39	1 x \$1.43	\$1.43
	Base fee	\$10.82	Base fee	\$11.14	Base fee	\$11.47
	Total fee	\$12.17		\$12.53		\$12.90
B. 1,500 gallons of sewer used:	1 x \$1.08	\$1.08	1 x \$1.11	\$1.11	1 x \$1.14	\$1.14
	Base fee	\$15.14	Base fee	\$15.59	Base fee	\$16.05
		\$16.22		\$16.70		\$17.19
C. Storm drain fee:	\$11.25		\$11.59		\$11.93	
D. Road Improvement Fee:	\$5.21		\$5.37		\$5.52	
E. Garbage	\$10.54		\$10.86	\$1.77	\$11.17	\$3.54
Recycling	\$3.73		\$3.84		\$3.95	
	\$59.12		\$60.89		\$62.66	

#2	Resident - current bill		3% increase		6% increase	
A. 8,500 gallons of water used:	Current		Proposed		Proposed	
	3 x \$1.35	\$4.05	3 x \$1.39	\$4.17	3 x \$1.43	\$4.29
	4 x \$2.97	\$11.88	4 x \$3.06	\$12.24	4 x \$3.15	\$12.60
	1 x \$3.52	\$3.52	1 x \$3.63	\$3.63	1 x \$3.73	\$3.73
	0 x \$4.05	\$0.00	0 x \$4.17	\$0.00	0 x \$4.29	\$0.00
	0 x \$4.33	\$0.00	0 x \$4.46	\$0.00	0 x \$4.59	\$0.00
	Base fee	\$10.82	Base fee	\$11.14	Base fee	\$11.47
	Total fee	\$30.27		\$31.18		\$32.09
B. 8,500 gallons of sewer used:	3 x \$1.08	\$3.24	3 x \$1.11	\$3.33	3 x \$1.14	\$3.42
	5 x \$4.50	\$22.50	5 x \$4.64	\$23.20	5 x \$4.77	\$23.85
		\$0.00		\$0.00		\$0.00
	Base fee	\$15.14	Base fee	\$15.59	Base fee	\$16.05
	\$40.88		\$42.12		\$43.32	
C. Storm drain fee:	\$11.25		\$11.59		\$11.93	
D. Road Improvement Fee:	\$5.21		\$5.37		\$5.52	
E. Garbage	\$10.54		\$10.86	\$3.08	\$11.17	\$6.10
Recycling	\$3.73		\$3.84		\$3.95	
	\$101.88		\$104.96		\$107.98	

#3	Resident - current bill		3% increase		6% increase	
A. 16,500 gallons of water used:	Current		Proposed		Proposed	
	3 x \$1.35	\$4.05	3 x \$1.39	\$4.17	3 x \$1.43	\$4.29
	4 x \$2.97	\$11.88	4 x \$3.06	\$12.24	4 x \$3.15	\$12.60
	3 x \$3.52	\$10.56	3 x \$3.63	\$10.89	3 x \$3.73	\$11.19
	5 x \$4.05	\$20.25	5 x \$4.17	\$20.85	5 x \$4.29	\$21.45
	1 x \$4.33	\$4.33	1 x \$4.46	\$4.46	1 x \$4.59	\$4.59
	Base fee	\$10.82	Base fee	\$11.14	Base fee	\$11.47
	Total fee	\$61.89		\$63.75		\$65.59
B. 16,500 gallons of sewer used:	3 x \$1.08	\$3.24	3 x \$1.11	\$3.33	3 x \$1.14	\$3.42
	13 x \$4.50	\$58.50	13 x \$4.64	\$60.32	13 x \$4.77	\$62.01
		\$0.00		\$0.00		\$0.00
	Base fee	\$15.14	Base fee	\$15.59	Base fee	\$16.05
	\$76.88		\$79.24		\$81.48	
C. Storm drain fee:	\$11.25		\$11.59		\$11.93	
D. Road Improvement Fee:	\$5.21		\$5.37		\$5.52	
E. Garbage	\$10.54		\$10.86	\$5.15	\$11.17	\$10.14
Recycling	\$3.73		\$3.84		\$3.95	
	\$169.50		\$174.65		\$179.64	

#4	Commercial - current bill		3% increase		6% increase	
A. 146,000 gallons of water used:	Current		Proposed		Proposed	
	3 x \$1.35	\$4.05	3 x \$1.39	\$4.17	3 x \$1.43	\$4.29
	4 x \$2.97	\$11.88	4 x \$3.06	\$12.24	4 x \$3.15	\$12.60
	3 x \$3.52	\$10.56	3 x \$3.63	\$10.89	3 x \$3.73	\$11.19
	5 x \$4.05	\$20.25	5 x \$4.17	\$20.85	5 x \$4.29	\$21.45
	131 x \$4.33	\$567.23	131 x \$4.46	\$584.26	131 x \$4.59	\$601.29
	Base fee	\$10.82	Base fee	\$11.14	Base fee	\$11.47
	Total fee	\$624.79		\$643.55		\$662.29
B. 146,000 gallons of sewer used:	3 x \$1.08	\$3.24	3 x \$1.11	\$3.33	3 x \$1.14	\$3.42
	143 x \$4.50	\$643.50	143 x \$4.64	\$663.52	143 x \$4.77	\$682.11
		\$0.00		\$0.00		\$0.00
	Base fee	\$15.14	Base fee	\$15.59	Base fee	\$16.05
	\$661.88		\$682.44		\$701.58	
C. Storm drain fee: 20.82 ERU	\$234.23		\$241.30		\$248.38	
D. Road Improvement Fee:	\$28.75		\$29.61		\$30.48	
E. Garbage	\$0.00		\$0.00	\$47.26	\$0.00	\$93.09
Recycling	\$0.00		\$0.00		\$0.00	
	\$1,549.65		\$1,596.90		\$1,642.73	

FY 2022

Capital Equipment Lease

Based on a financed
amount of \$865,000

General	Ford Ranger - animal services	\$46,800			
	F-150 WTC a/c truck	\$46,800			
	Ford Escape XLT	\$31,452			
	Ford F-150	\$64,000			
	Ford F-150 - super crew	\$38,000			
	Elgin sweeper	\$320,000			
	Ford F-150	\$34,700			
			\$581,752	67.5%	\$122,082.53
Water	Ford F-150	\$34,000			
	Ford F-550 box w/trailer	\$108,750			
			\$142,750	16.5%	\$29,842.40
Storm	Ford F-150	\$34,000			
	Ford F-550 with plow	\$76,350			
			\$110,350	12.8%	\$23,150.46
Garbage	Roll-off bed	\$28,000			
			\$28,000	3.2%	\$5,787.62
			<u>\$862,852</u>	<u>100.0%</u>	<u>\$180,863.00</u>
5 year		1.50% Pymt	\$180,863		
		Interest	\$39,315		

