



MINUTES OF THE SOUTH OGDEN CITY COUNCIL ANNUAL STRATEGIC PLANNING MEETING

FRIDAY, JANUARY 27, 2023 – 3:00-8:30 pm
CITY HALL, IN THE EOC
3950 ADAMS AVE.,
SOUTH OGDEN, UTAH, 84403

COUNCIL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

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

OTHERS PRESENT

Michelle Howard, Sheri Porter, Weber County Commissioners Jim Harvey and Sharon Bolos

Note: The time stamps indicated in blue correspond to various audio recordings of this meeting. A link to each recording will be given in the minutes. The recordings can also be found at southogdencity.com or requested from the office of the South Ogden City Recorder.

Link for audio recording of this section:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230127_1507.mp3

I. CALL TO ORDER/WELCOME

At 3:08 pm, Mayor Porter welcomed everyone and called for a motion to begin the meeting.

00:00:00

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

- The mayor excused Fire Chief Cameron West and thanked everyone for being present

00:00:31

II. TEMPERAMENT INTELLIGENCE TRAINING

- City Manager Matt Dixon introduced Tom Hanson, Washington Terrace City Manager, who

then began the training 00:02:29

- The training concluded at 4:30 pm, after which the group took a small break

When the break ended, a new recording was started. The following time stamps correspond to the new recording, which can be accessed by clicking the following link:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230127_1638.mp3

III. COUNTY UPDATE

- Weber County Commissioners James H. “Jim” Harvey and Sharon Bolos arrived shortly before 4:30
- At 4:38, the Mayor called the meeting to order, introduced the Commissioners, and turned the time to Commissioner Harvey for a presentation. The entire recording is Commissioner Harvey’s presentation, so there are no time stamps. As part of the presentation, Commissioner Harvey used visual aids, which can be seen as Attachment A to these minutes.
- Commissioners Bolos and Harvey left the meeting following the presentation

At this point, the group took a break to eat dinner. When they resumed, a new recording was started. The recording can be accessed by clicking the following link:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230127_1800.mp3

IV. REVIEW MISSION AND VISION STATEMENTS

- The mayor called the meeting to order and turned the time to City Manager Matt Dixon, who gave an overview of the strategic plan process
00:00:44
- Discussion on Mission Statement
00:08:51
- The Council determined the Mission Statement would stay the same until after a value statement was created
- Discussion on Vision Statement
00:22:22
- The consensus of the Council was to leave the Vision Statement as is.

V. S.W.O.T.

- City Manager Dixon began the discussion on Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) 00:28:04
- When it was time to break into group discussions, the recording was stopped. The recording resumed as each group presented what they had discussed.
- Strengths overview 00:28:28
 - Group presentations The recording of the ‘Strengths’ presentations was not captured; however, a picture of what each group came up with can be seen in Attachment B.
- Weaknesses and Threats were considered together
 - Group presentations 00:30:02 See Attachment B for picture
- Opportunities overview 00:37:13
 - Group presentations 00:37:50 See Attachment B for picture

VI. REVIEW/UPDATE STRATEGIC PRIORITIES

- Overview of tomorrow’s work on strategic priorities 00:54:52

VII. ADJOURN

- Mayor Porter thanked everyone for attending and called for a motion to adjourn 01:00:15

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

The meeting concluded at 7:45 pm.



MINUTES OF THE SOUTH OGDEN CITY COUNCIL ANNUAL STRATEGIC PLANNING MEETING

SATURDAY, JANUARY 28, 2023 – 8:00 am-2:00 pm
CITY HALL, IN THE EOC
3950 ADAMS AVE.,
SOUTH OGDEN, UTAH, 84403

COUNCIL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

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

OTHERS PRESENT

No one else attended this meeting

Note: The time stamps indicated in blue correspond to various audio recordings of this meeting. A link to each recording will be given in the minutes. The recordings can also be found at southogdencity.com or requested from the office of the South Ogden City Recorder.

Link for audio recording of this section:

https://files4.1.revize.com/southogden/document_center/Sound%20Files/2023/CC230128_0814.mp3

I. WELCOME

- Mayor Porter called the meeting to order at 8:15 am and called for a motion to begin

00:00:00

Council Member Howard so moved. Council Member Smyth seconded the motion. Council Members Orr, Strate, Howard, and Smyth all voted aye.

Note: Council Member Stewart was not in attendance for the vote. She arrived soon after at 8:16 am.

II. REVIEW/DISCUSS FY2024 INITIATIVES/PROJECTS

- City Manager Matt Dixon led these discussions. He began with an overview of the process

00:00:42

- Those present divided into groups and discussed all the initiatives to determine if they still wanted to keep them the same, add, or subtract any. Any time those attending divided into groups, the recording was stopped since many people were talking at once. The recording resumed once group times ended.
- Discussion on all Initiatives
00:08:49
- It was determined that all Initiatives should remain the same at this point
- The group took a break at 9:20 am and then began discussion on the first initiative.
- Photos of the charts created during the discussion of each of the following initiatives can be found in Attachment C.

MODERATE INCOME HOUSING

- Mr. Dixon gave an overview of this initiative and the goals listed under them. Everyone then divided into groups. 00:51:52
- Group reports/discussion 00:56:35

FISCAL SUSTAINABILITY

- Overview of Fiscal Sustainability
01:22:39
- Group reports/discussion 01:36:53

EMPLOYEES

- Overview of initiative 01:45:50
- At this point in the meeting, Council and staff took a short lunch break and then resumed discussion
- Group reports/discussion 01:51:00

INFRASTRUTURE

- Overview of initiative 02:16:20
- Group reports/discussion 02:29:17

ECONOMIC DEVELOPMENT

- The group felt comfortable with the existing list of goals under Economic Development, so the time was used for discussion and information
02:40:45

- During previous discussions, the Council decided to combine Initiative 5:Community Beautification with Initiative 6:Community Engagement, so they were discussed together under Community Engagement

COMMUNITY ENGAGEMENT

- Due to time constraints, group discussions were not held, rather everyone present discussed each goal under the combined initiatives together. No chart was made for this initiative.

03:04:00

III. ADJOURN

- At 2:01 pm, Mayor Porter called for a motion to adjourn

03:28:28

Council Member Howard moved to adjourn, followed by a second from Council Member Strate. The vote was unanimous to adjourn.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Strategic Planning Meetings held January 27 and 28, 2023.


Leesa Kapetanov, City Recorder

February 21, 2023
Date Approved by the City Council

Attachment A

Visual Presentation by Commissioner Harvey



WEBER COUNTY

Commissioner
James
"Jim" H.
Harvey

We're #WinninginWeber

Today's Topics

- Property Taxes & Financial Review
- Economic Development
- Golden Spike Event Center
- General & Master Plans
- Peery's Egyptian Theater
- Law Enforcement



Planning for an incredible future.

Weber County Master Plan



Western Weber General Plan



Upper Valley General Plan



Upper Valley Sewer & Water Study



Western Weber Sewer



Economic Development



01

Projects from Around the Globe

Projects this Month Alone:

- Project Stamper
- Project Fig
- VanTrust
- Pleasant View Industrial
- Project Imagine

02

BDO is Nearly FULL

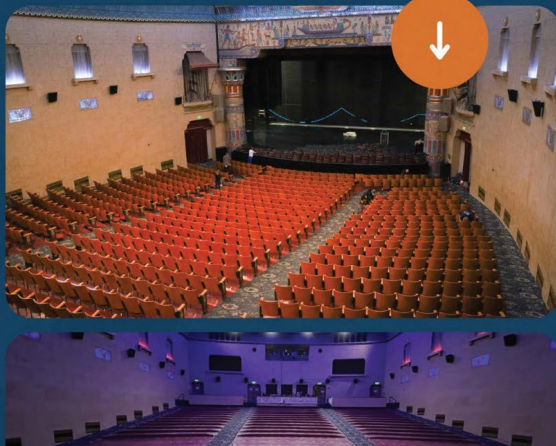
- 20 years ahead of schedule!

03

Horseshoe Pond



\$1.5 Million in Grants



Golden Spike Event Center



Victus Advisors

Weber County has engaged Victus Advisors to conduct a market feasibility study and long-term master plan for the Golden Spike Event Center/Weber County Fairgrounds



Community Input

Multiple open house events and a community survey in which 2,400 Weber County residents participated.



Our Objective

Developing a plan that will build upon the Complex's existing strengths and position it to be successful for the next 30 years.





Supporting Law Enforcement



Corrections

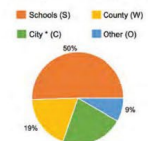
In a concentrated effort to reduce crime and build a strong community, we have DOUBLED the Corrections budget in the past four years.



Enforcement

With the population growing 25.4% in the last 20 years, the need to increase enforcement has been a logistical requirement. Over the past four years, we have increase the Enforcement budget by 50%.

Where Do Your Tax Dollars Go?



*If property is in an unincorporated area, services are provided by Weber County.



Ricky Hatch, CPA
Weber County Clerk/Auditor
2380 Washington Blvd., Suite 320
Ogden, Utah 84401

2022 Notice of Property Valuation and Tax Changes

See the back of this notice for explanations and important information

Deadline for Filing 2022 Appeals: September 15, 2022

This is not a bill - Do not pay

Parcel Number: [REDACTED] Tax Area: 27 Last Property Review: 2020

Property Type	Primary Property	Last Year's Market Value	Last Year's Taxable Value	This Year's Market Value	This Year's Taxable Value
RESIDENTIAL LAND W/ BUILDING		558,000	308,900	707,000	386,850
ABOVE GROUND SQUARE FEET	2,890				
BASEMENT SQUARE FEET	1,728				
BASEMENT PERCENT COMPLETE	90				
Total Property Values		558,000	308,900	707,000	386,850

Primary Property
Full time residential dwelling.
Taxed at 55% of market value.

Non-Primary Property
Taxed at 100% of market value.

Greenbelt Property
Active agricultural use.

Tax Information For This Property

Tax District	Tax Rate	Tax Amount (\$)	2021		2022		Changes If Proposed Budget Is Approved		Public Hearings For Tax Increase
			No Budget Increase	Proposed Budget Amount	No Budget Increase	Proposed Budget Amount	Amount	Percent	
S - Weber School District	(.001178)	358.09	358.09	358.09	358.09	358.09	139.87	13.11%	Aug 18/7pm - 5220 S Adams Ave/Phony Per 18295(2019)
S - Stansbury School District	(.001181)	669.76	669.76	669.76	669.76	669.76	94.20	17.92%	
S - State Charter School Levy Weber	(.000066)	22.28	22.28	22.28	22.28	22.28	17.89		
W - Weber County	(.001424)	437.02	437.02	437.02	440.23	440.23	440.23		
W - Weber County G O Bond Fund	(.001341)	41.37	41.37	41.37	42.39	42.39	42.39		
W - Library	(.001394)	140.17	140.17	140.17	146.15	146.15	155.00	10.5%	Hearing Was Held in Nov 2021
W - Weber / Morgan Health	(.000062)	25.17	25.17	25.17	25.68	25.68	25.68		
W - Paramount Fund	(.001186)	41.34	41.34	41.34	42.39	42.39	42.39		
W - Adams & Collett / County	(.002214)	85.88	85.88	85.88	87.27	87.27	13.61	84.89%	Hearing Was Held in Nov 2021
W - Weber County Flood Control	(.000046)	14.12	14.12	14.12	14.59	14.59	24.80	62.14%	Aug 25/6pm - 3800 Adams Ave/Phony Per 18295(2019)
C - South Ogden City	(.002210)	813.29	813.29	813.29	838.97	838.97	77.38	9.01%	Aug 25/6pm - 3800 Adams Ave/Phony Per 18295(2019)
C - Weber Basin Water Control	(.001132)	40.51	40.51	40.51	40.51	40.51	24.80	62.14%	Aug 25/6pm - 3800 Adams Ave/Phony Per 18295(2019)
C - Central Weber Sewer Dist	(.000003)	184.37	184.37	184.37	184.37	184.37	29.18	18.43%	Hearing Was Held in Dec 2021
C - Municipal Assessment Dist	(.001361)	25.78	25.78	25.78	26.84	26.84	8.82		
C - Mulhenny Adams & Collett	(.000010)	3.88	3.88	3.88	3.88	3.88	3.88		
C - Weber Area 911 And Env Serv	(.000216)	60.88	60.88	60.88	62.27	62.27	1.94	50%	Per 18141(2020) and 18295(2022)
Direct Charges									
Water Basin Wtr Chg	(.001771)	255.99	255.99	255.99	268.46	268.46	268.46		
Total Property Tax	.011678	\$1,046.28	\$1,046.28	\$1,076.47	\$1,102.22	\$1,131.48			

S = Schools W = Weber County C = Cities O = Other (See pie chart to the left)

An "X" in the box to the left indicates we have received your Tax Relief Application for this year.

Why an Increase?

Property Taxes and Financial Review



Truth in Taxation

While most tax entities experienced a Truth in Taxation hearing this year, Weber County did not.

Top 2% in the Nation

Triple AAA Bond Rating, this is given to only 72 out of 3,006 counties nationally.



More Progress

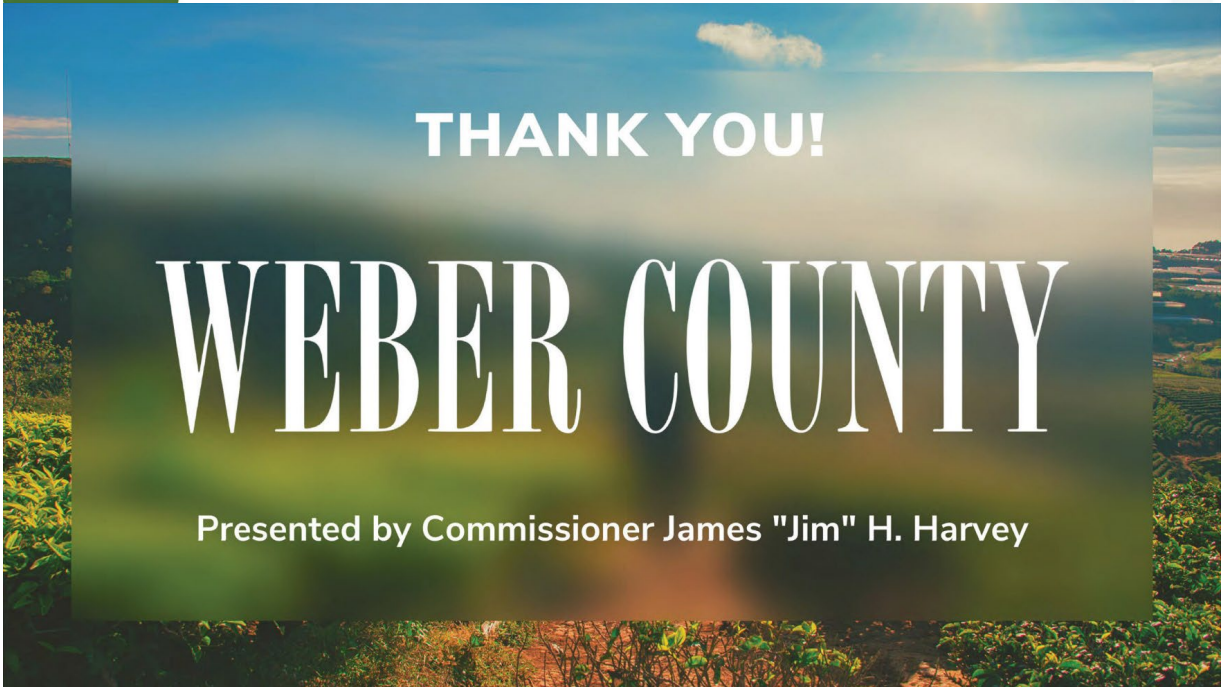
Programs streamlined.
Matching grants awarded.
\$5 million from the State Legislature.



Welcome, Commissioner Bolos!

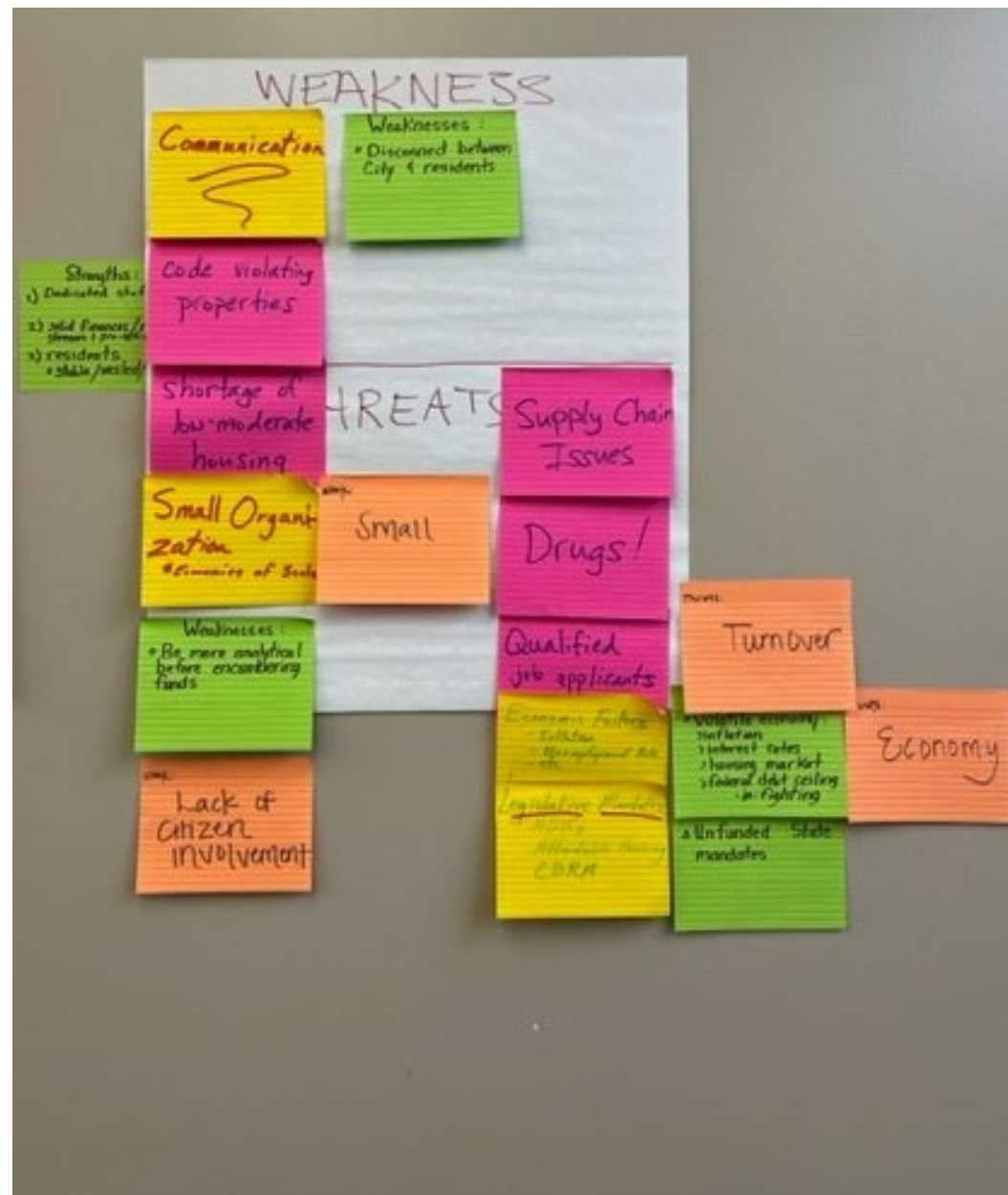
- Life-long Weber County resident
- Former Mayor of West Haven
- Accountant by profession
- Earned a Master of Public Administration from Southern Utah University.





Attachment B

Strengths, Weaknesses, Opportunities, and Threats



Opportunities

Redevelopment

Work with
developers
on L-Housing

Redevelopment

Take Advantage
of the
team we have

Take care of
- Employees
- Citizens

Opportunities
Δ Re-evaluate the
form based code:
- set backs
- ownership vs.
rentals

Garner
Citizen Involvement

New
residents

One time
\$

Financially Con-
servative
Fiscally Re-
sponsible

Opportunities:
Δ Seek federal,
State & local grants
with matching \$\$\$

Political
Engagement!
Keep Our Voice

Opportunities:
Δ Housing
Authority
Program

Attachment C

Initiatives as Presented by Each Group



KEY TO MODERATE INCOME HOUSING CHART

#1 Rezone for densities necessary to facilitate the production of moderate-income housing.

#5 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

#6 Zone or rezone for higher density or moderate income residential development in commercial or mixed use zones near major transit investment corridors, commercial centers, or employment centers.

#10 Implement zoning incentives for moderate-income units in new developments.

#11 Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund.

#16 Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

#18 Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.

#20 Ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing.

#23 Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

FISCAL SUSTAINABILITY

Improve
Financial
Planning

Prioritize Unfunded
Projects Against
Funds.

1.5

KEEP
1.1
(1.4 into 1.1)

1.5 Prioritize
Spending

PREPARE
SPENDING
FOR "ONETIME"

1.4
Increase revenue
through updated
Sustainability M
& Property taxes

1.4
Update
(over \$50,000?)

Increase Revs
thru
GRANT

EMPLOYEES

Improve
Employee
Satisfaction

Increase Employee
Engagement

- Low-cost/
no-cost benefits
- Work schedules

Explore Non Monetary
Employee benefits

Develop a plan
to retain
employees through
retirement benefits

Council
BBQ

Improve
Leadership/
Employee
Capacity

INFRASTRUCTURE

Upgrade City
Facilities

Remodel
City Shops

Trails?
(3.5 good)

Improve infr.
management
(i.e. G.I.S.)

Complete ^{update} underground
utility inventory

Parks survey
follow up ?'s
(3.1.1)

Remove: 3.4
3.7 3.8
3.9