



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

TUESDAY, MARCH 19, 2024

WORK SESSION – 5 PM IN EOC ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Jeanette Smyth, Doug Stephens, and Jeremy Howe

STAFF MEMBERS PRESENT

City Manager Matt 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, Communications and Events Specialist Jamie Healy, City Treasurer Jeannine Teal, and Recorder Leesa Kapetanov

OTHERS PRESENT

Ben Sehy, Ben Bailey

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

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/CC240319_1500.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 5:02 pm and entertained a motion to begin
00:00:00

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

II. REVIEW OF AGENDA

- Council Member Stewart asked about some items in the packet. Mayor Porter also related that Brock Thurgood would not be appointed to the Planning Commission.
00:00:19

III. PRESENTATIONS/DISCUSSION

A. Ben Sehy, Meeder Investments- Investment Diversification

00:01:06

- Mr. Sehy gave a visual presentation. See Attachment A.
- Discussion/Questions 00:13:06

B. Ben Bailey, Keddington and Christensen – Audit Overview/Q&A

00:37:31

- Comments by City Manager Matthew Dixon

00:41:11

IV. ADJOURN

- At 5:45 pm, Mayor Porter called for a motion to adjourn the work session

00:42:52

Council Member Smyth so moved, followed by a second from Council Member Howard. All present voted aye.

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Jeanette Smyth, Doug Stephens, and Jeremy Howe

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Communications and Events Specialist Jamie Healy, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Ben Bailey, Brian & Marie Smith, Bruce & Joyce Hartman, Andee Jewell, Georgia Spencer, R.J. Spencer

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

https://cms7files.revize.com/southogden/document_center/Sound%20Files/2024/CC240319_1558.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 6:06 pm and entertained a motion to begin
00:00:00

Council Member Howe so moved. The motion was seconded by Council Member Howard. In a voice vote Council Members Stewart, Howard, Smyth, Stephens, and Howe all voted aye.

B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Stephens led everyone in the Pledge of Allegiance

II. PRESENTATION

A. Farrah Bowthorpe, Youth Chair of Bonneville Communities That Care

- Mayor Porter explained the students from BCTC were presenting to several cities that evening, and had not yet arrived. He would have them present when they arrived.

00:00:50

B. Ben Bailey, Keddington and Christensen – Audit Report

00:01:05

III. PUBLIC COMMENT

- Brian Smith – asked that the City consider allowing fowl

00:03:14

IV. RESPONSE TO PUBLIC COMMENT

- Mayor Porter explained they would look through minutes to determine when the council had last discussed allowing chickens and who was on the prevailing side

00:08:44

V. CONSENT AGENDA

A. Approval of February 9-10 Strategic Planning Meeting and February 20 Council Meeting Minutes

B. Advice and Consent of the Appointment of Brock Thurgood to the Planning Commission

C. Proclamation Declaring March as Red Cross Month in South Ogden City

- Mayor Porter explained the appointment to the Planning Commission would not take place. He also announced that public comments would be taken until 6:15 pm

00:09:07

- The mayor read some parts of the proclamation

00:09:50

- The mayor called for a motion to approve the consent agenda Items A and C

00:11:18

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

VI. DISCUSSION/ACTION ITEMS

A. Consideration of Ordinance 24-02 – Amending South Ogden City Code 10-14-23 for ADU Setbacks

- Staff overview 00:12:00
- Discussion 00:13:56
- Mayor Porter called for a motion to approve Ordinance 24-02

00:14:28

Council Member Smyth so moved. Council Member Stewart seconded the motion. The mayor asked if there was further discussion, and seeing none, he made a roll call vote:

Council Member Stewart-	Yes
Council Member Howard-	Yes
Council Member Smyth-	Yes
Council Member Stephens-	Yes
Council Member Howe-	Yes

Ordinance 24-02 was approved.

B. Consideration of Resolution 24-02 – Approving an Agreement with WC3 for Plan Review Services

- Staff overview 00:14:47
- Discussion/Questions 00:15:50
- The mayor called for a motion to approve Resolution 24-02
00:17:41

Council Member Smyth so moved, followed by a second from Council Member Howard. After determining there was no further discussion, Mayor Porter called the vote:

Council Member Howe -	Yes
Council Member Stephens -	Yes
Council Member Smyth-	Yes
Council Member Howard -	Yes
Council Member Stewart -	Yes

The agreement with WC3 was approved.

C. Consideration of Resolution 24-03 - Approving the Annual Municipal Wastewater Planning Program Report

- Staff overview 00:18:00
- Discussion/Questions 00:19:34
- The mayor called for a motion to approve Resolution 24-03
00:21:46

Council Member Howe so moved. The motion was seconded by Council Member Smyth. There was no further discussion. Mayor Porter made a roll call vote:

Council Member Smyth -	Yes
Council Member Howard -	Yes
Council Member Stewart -	Yes
Council Member Howe -	Yes
Council Member Stephens -	Yes

Resolution 24-03 was approved.

- Mayor Porter asked staff if there had been any online public comments. He was told there had not. 00:22:04

D. Consideration of Resolution 24-04 – Amending the South Ogden City Purchasing Policy

- Staff overview 00:22:08
- Discussion/Questions 00:23:23
- The mayor called for a motion to approve Resolution 24-04 00:27:22

Council Member Smyth so moved. Council Member Howard seconded the motion. The mayor made a roll call vote:

Council Member Howard -	Yes
Council Member Stewart -	Yes
Council Member Stephens -	Yes
Council Member Howe -	Yes
Council Member Smyth -	Yes

The vote was unanimous in favor of the motion.

- At this point in the meeting, the group from Bonneville Communities That Care (BCTC) arrived. The mayor turned the time to Leann Povey, Director of Bonneville Communities That Care. 00:28:05
- Student leaders of BCTC spoke while giving a visual presentation. See Attachment B. The student leaders were Farrah Bowthorpe, Brooke Wardman, and Tim Christensen

E. Consideration of Resolution 24-05 – Approving an Agreement with Styles Haury for South Ogden Days Entertainment

- Staff overview 00:40:31
- Discussion/Questions 00:42:05
- Mayor Porter called for a motion to approve Resolution 24-05 00:43:59

Council Member Smyth so moved. The motion was seconded by Council Member Howard. The mayor called the vote:

Council Member Howe -	Yes
Council Member Smyth -	Yes
Council Member Stewart -	Yes
Council Member Howard -	Yes
Council Member Stephens -	Yes

Resolution 24-05 was approved.

F. Approval of Wording on Monument Two and Monument Four of Heritage Trail

- Staff overview 00:44:50
- Discussion/Questions 00:48:56
- During discussion, the council and staff pointed out several wordings or phrases on which they would like the advisory committee to check

VII. DISCUSSION ITEMS

A. Feasibility of Formation of a Southern County Fire District for Jurisdictions of South Ogden, Washington Terrace, Riverdale, and Roy

- Staff overview 00:54:07
- Discussion 01:00:41
- The consensus of the Council was staff should move forward with gathering proposals for a feasibility study 01:16:51

B. Moderate Income Housing (Strategic Plan 6.1)

- Staff overview 01:17:23
- Discussion 01:24:01
- A majority of the Council agreed staff should move forward with the house plan for 40th and Evelyn to see how much it would cost to build

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

- Council Member Howe- 01:30:05
 - Council Member Howe brought up the subject of chickens during his report. Staff provided information on the last time chickens had been discussed and what the correct process was to put it on the agenda. It was determined that the matter should go to the Planning Commission first since it was a land use issue. The Planning Commission would then make a recommendation to the City Council and the Council would make the final decision. At least three members of the Council were in favor of sending the matter to the Planning Commission.
- Council Member Smyth - 01:34:51
- Council Member Stewart - 01:36:01
- Council Member Howard - 01:36:27
- Council Member Stephens- 01:37:12

B. City Manager- 01:39:01

C. Mayor- 01:40:05

VI. ADJOURN

- At 7:41 pm, the mayor called for a motion to adjourn.

01:40:58

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

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Work Session and Council Meeting held Tuesday, March 19, 2024.


Leesa Kapetanov, City Recorder

May 7, 2024
Date Approved by the City Council

ATTACHMENT A

Presentation from Ben Sehy



PUBLIC FUNDS ADVISORY

Customized Investment Portfolios

Prepared for South Ogden, UT

PRESENTED BY:
BEN SEHY
DIRECTOR, ADVISORY SERVICES

MARCH 19, 2024



Firm Overview



1974 Founded in 1974. SEC Registered Investment Advisor serving public entities since 1990.



More than 350 public entity clients.



Customized solutions for states, counties, cities, schools, townships, libraries, higher education, and special districts.

\$48B

Over \$48 billion in public funds assets under advisement (12/31/22).



Seasoned Fixed Income Team specializes in working with public entities.



Focus on management of operating and project funds.

Firm Overview

We provide the following services to public entities



Investment Policy Review	The Investment Policy would be reviewed to ensure it is in line with state law.
Cash Flow Analysis/Modeling	Throughout the year we will help you monitor your cash flows to determine the proper amount to have invested compared to liquid in cash.
Investment Strategy	You will have access to our professional investment team that will strategically formulate a custom investment plan to meet your needs as well as the ever-changing interest rate environment.
Execution of Trades	We utilize our purchasing power and expansive broker network to ensure best price execution.
Monthly Reporting and Review	We provide consolidated reporting of your assets, including transactions summaries, monthly and quarterly reports, and custom reports for your board, council, or commissioners to keep everyone up to speed on changes in the portfolio and economy. Additionally, we will provide you with annual GASB reporting to aid you with your year-end processes.
Compliance Monitoring	We have a best-in-class compliance monitoring system. This allows us to build rules for your investment policy, state law, and any additional restrictions placed on the portfolio, allowing us to run both pre- and post-trade compliance monitoring.
Credit Research	Our in-house research team monitors corporate issuers in the marketplace, determining our approved issuer list and keeping you apprised of any changes.
Banking and Custody	In the event you would look to establish a new banking or custody relationship, we are here to provide assistance through the process.

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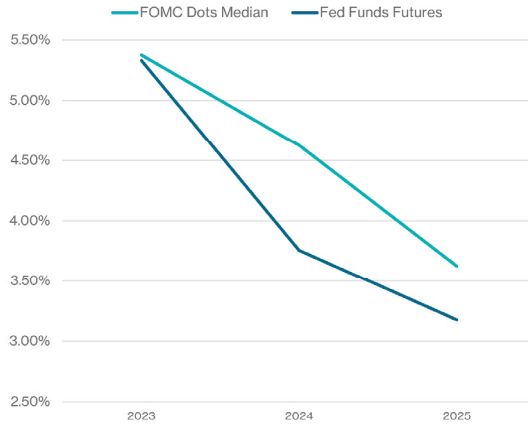


Review and Recommendations

ANALYSIS SPECIFIC TO YOU

Market Expectations

The Most Recent FOMC Meeting Saw A Dovish Pivot



- Chairman Jerome Powell took every opportunity at the December FOMC meeting to signal rate cuts in 2024
- Since the meeting, several FOMC members have stated they expect rate cuts in 2024

SOURCE: BLOOMBERG, FOMC

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FOR INFORMATIONAL PURPOSES ONLY. SEE IMPORTANT DISCLOSURES AT THE END OF THE PRESENTATION.

Hypothetical Illustration

Value of a long-term plan



Monthly Yield Comparison

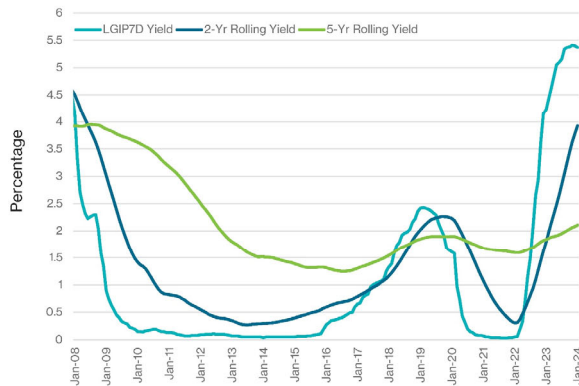
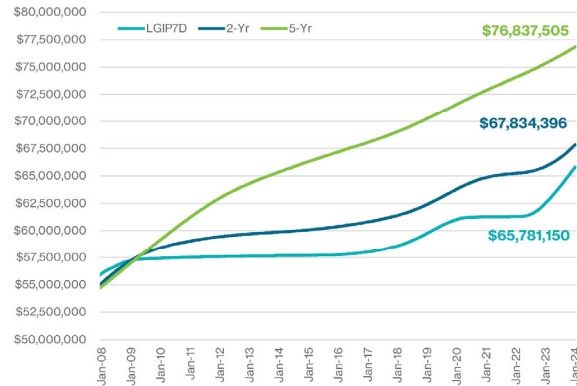


ILLUSTRATION IS HYPOTHETICAL IN NATURE, DOES NOT REFLECT ACTUAL INVESTMENT RESULTS, AND DOES NOT GUARANTEE FUTURE RETURNS. Charts illustrate the yield and related performance of three sample yield curves over time. Growth of \$50 million chart assumes reinvestment of monthly income. LGIP 7D Yield represents the S&P LGIP Index of rated LGIP programs that maintain a stable net asset value of \$1 per share. The 2 Yr and 5 Yr Rolling Yield figures represent the constant maturity yield on Treasury securities at the indicated maturity derived from the daily yield curve for non-inflation indexed Treasury securities

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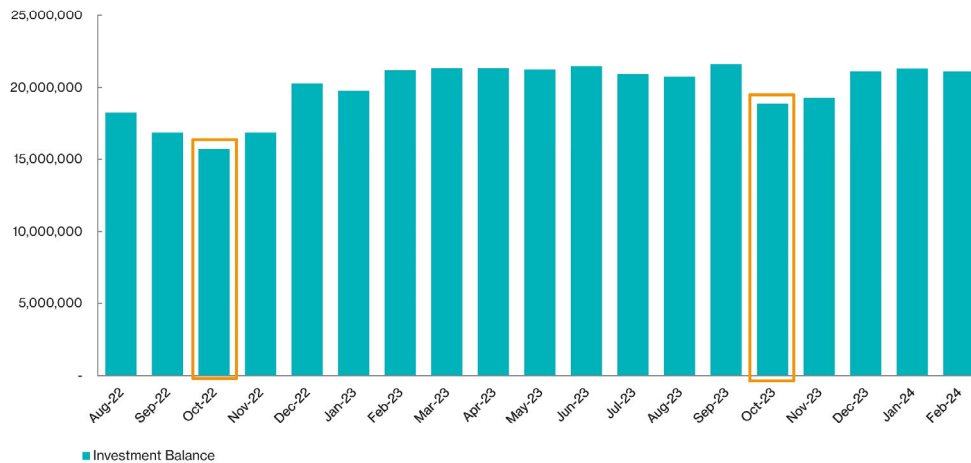
Growth of \$50 million



The hypothetical chart does not project investment income from any investment or portfolio and is intended solely to illustrate that portfolios comprised of longer duration securities will produce more income over time than portfolios utilizing shorter durations over the selected period. Yield assumptions were developed with the benefit of hindsight and the securities purchased for such an account may generate more or less than the illustrated yield. Clients cannot invest directly in these indexes and the actual yield for any portfolio invested consistently with the illustration will vary from the hypothetical data shown here. Unmanaged index returns do not reflect any advisory fees or expenses

1010-MPF-6/22/23

SOUTH OGDEN MONTHLY CASH FLOW ANALYSIS



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Hypothetical Portfolio Illustration



South Ogden City portfolio invested as of date 03/11/2024

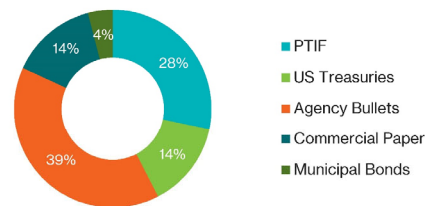
Sample Portfolio

Public Treasurer's Investment Fund	\$6,100,962
Securities	\$15,000,000
Total Portfolio	\$21,100,962

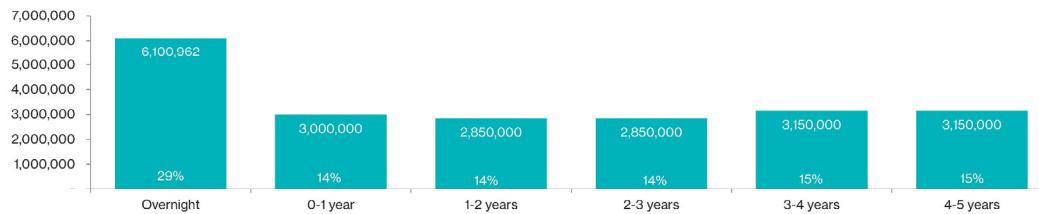
Sample Portfolio

Weighted Average Maturity 1.84 years

Sample Asset Allocation



Sample Maturity Distribution



PORTFOLIO ILLUSTRATION IS HYPOTHETICAL IN NATURE, DOES NOT REFLECT ACTUAL INVESTMENT RESULTS, AND DOES NOT GUARANTEE FUTURE RETURNS.

THE PORTFOLIO ILLUSTRATION PROJECTS THE WEIGHTED AVERAGE YIELD OF A HYPOTHETICAL PORTFOLIO INVESTED ON THE DATE SHOWN AND ALLOCATED ACROSS THE INDICATED ASSET CLASSES AND MATURITIES. THE ILLUSTRATION UTILIZES APPROPRIATE INDEXES AND BENCHMARKS TO PROJECT THE AVERAGE WEIGHTED YIELD OF THE ILLUSTRATED PORTFOLIO. CLIENTS INVESTED CONSISTENTLY WITH THE PORTFOLIO MAY HAVE EXPERIENCED INVESTMENT RESULTS MATERIALLY DIFFERENT FROM THOSE PORTRAYED IN THE ILLUSTRATION. ACTUAL YIELD FOR ANY PORTFOLIO INVESTED IN ACCORDANCE WITH THE ILLUSTRATION WILL VARY FROM THE HYPOTHETICAL DATA SHOWN HERE. NET INCOME REPRESENTS GROSS PROJECTED INCOME REDUCED BY THE PROPOSED INVESTMENT ADVISORY FEE OF .10% ON \$0 - \$25,000,000, .08% ON \$25,000,000 - \$50,000,000, .06% ON \$50,000,000 - \$100,000,000 AND .04% OVER \$100,000,000. FEES ARE INCLUSIVE OF PREFERRED CUSTODIAN

Disclosures

PAST PERFORMANCE IS NOT INDICATIVE OF FUTURE RESULTS.

Opinions and forecasts regarding markets, securities, products, portfolios or holdings are given as of the date provided and are subject to change at any time. No offer to sell, solicitation, or recommendation of any security or investment product is intended. Certain information and data has been supplied by unaffiliated third-parties as indicated. Although Meeder believes the information is reliable, it cannot warrant the accuracy, timeliness or suitability of the information or materials offered by third-parties.

Net interest income is illustrated net of investment advisory fees proposed for the assets under management. Fees are illustrated at the rate of 0.10% for the first \$25,000,000 under management, 0.08% for sums of \$25,000,000 to \$50,000,000 under management, .06% for sums of \$50,000,000 - \$100,000,000 and .04% for sums over \$100,000,000. Investment advisory fees include custody fee credit.

Estimates and illustrations of expected yield for illustrated portfolios is hypothetical in nature, does not reflect actual investment results, and does not guarantee future returns. Hypothetical illustrations are offered to illustrate the yield expected from classes of securities and do not reflect actual securities available for investment. Estimates of current yield are generated from indexes and other information deemed by the adviser to provide a reliable estimate of the current yield available from investments in that asset class. Securities indices are unmanaged and investments cannot be made directly in an index. Yield assumptions were developed with the benefit of hindsight and the securities purchased for such an account may generate more or less than the illustrated yield.

Investment advisory services provided by Meeder Public Funds, Inc.



Meeder Public Funds

6125 Memorial Drive
Dublin, OH 43017

901 Mopac Expressway
South, Building 1, Suite
300, Austin, Texas 78746

120 North Washington
Square, Suite 300,
Lansing, Michigan, 48933

111 West Ocean Blvd., 4th
Floor Long Beach, CA
90802

222 Main Street, 5th
Floor, Salt Lake City, UT
84101

10655 Park Run Drive,
Suite 120, Las Vegas, NV
89144

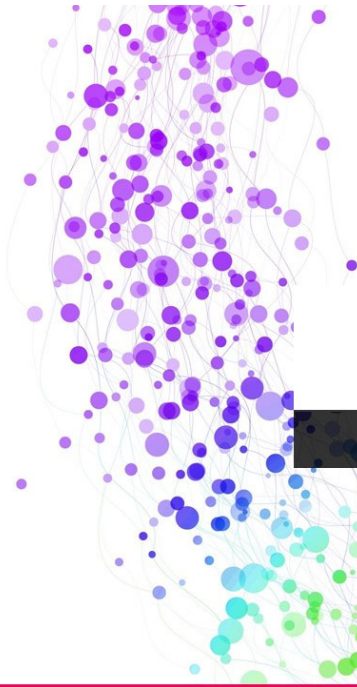
meederpublicfunds.com
866.633.3371



MeederPublicFunds.com

ATTACHMENT B

Presentation by Bonneville Communities That Care



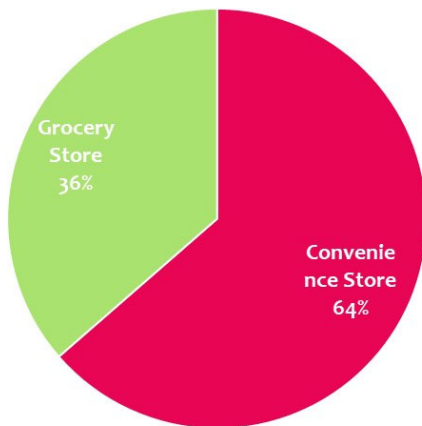
Environmental Scan

Of the Bonneville Cone

BONNEVILLE
COMMUNITIES THAT CARE

Stores Visited

11 Stores were surveyed



Location	Percent	Stores
Convenience Store	63.6%	7
Grocery Store	36.4%	4

- Neighborhood Walmart (2)
- Walgreens (2)
- Macys
- Ogden Fast Shop
- Chevron
- 7-Eleven
- Sinclair
- Sam's Club
- Speedway

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COMMUNITIES THAT CARE
YOUTH WORKGROUP

2

Availability

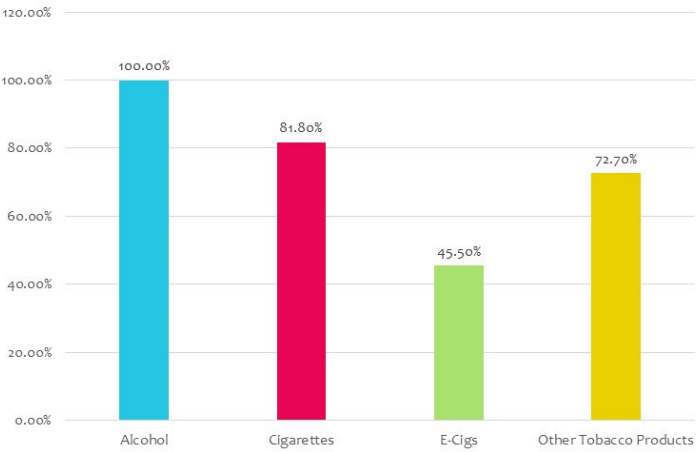
Every store was open 7 days a week
The average is open to the public for 16 hours

Stores	Hours Open
3	12
2	18
3	24/7
1	12 hours
1	13 hours
1	8

Add a footer

Items Sold

Item	Stores
Alcohol	11
Cigarettes	9
E-Cigs	5
Other Tobacco	8



Add a footer

All ELEVEN stores sold alcohol

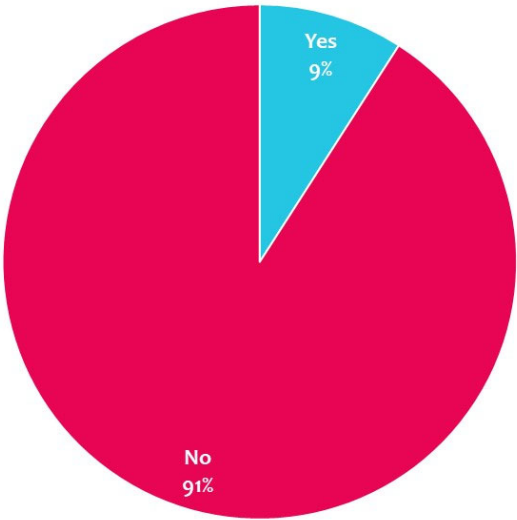
o allowed consumption on the premises

Sample of products sold	Yes		No	
Oversized Serving (i.e. 40oz beer)	2	18.2%	9	81.8%
Caffeinated Alcoholic Drinks	10	90.9%	1	9.1%
Flavored Alcoholic Drinks	11	100%	0	%

Add a footer

Extra Large Alcoholic Beverages

This data shows whether or not there was the selling of extra-large sizes of beer or other alcoholic beverages.



Add a footer

Underage Access

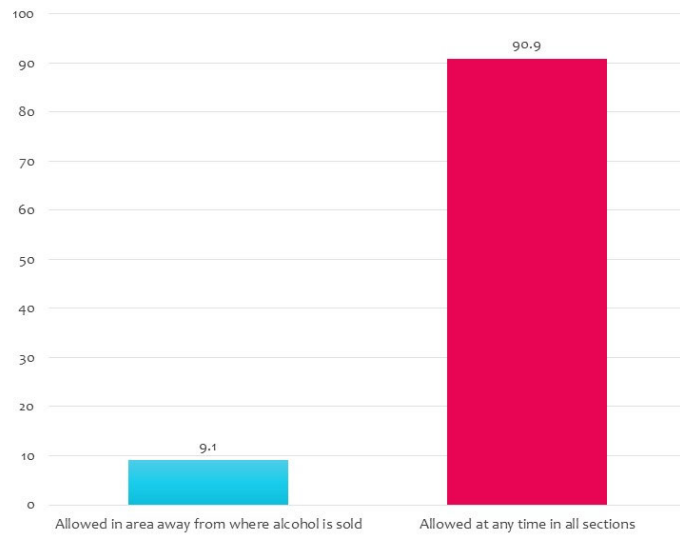
Shoulder tap is when a minor goes in to purchase alcohol under the direction of law enforcement to see if the store will follow protocol.

- No shoulder tap was seen in any of these stores

All of the business employees have received EASY training, which is related to selling alcohol.

Every store allows patrons under the age of 21 to enter this store.

- Only one store keeps those underage away from the alcohol section



Add a footer

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COMMUNITIES THAT CARE
YOUTH WORKGROUP

7

ID Checks

Every store scanned had the checkout area as the place where ID checks took place

- We were unable to observe if shoppers were being checked during checkout

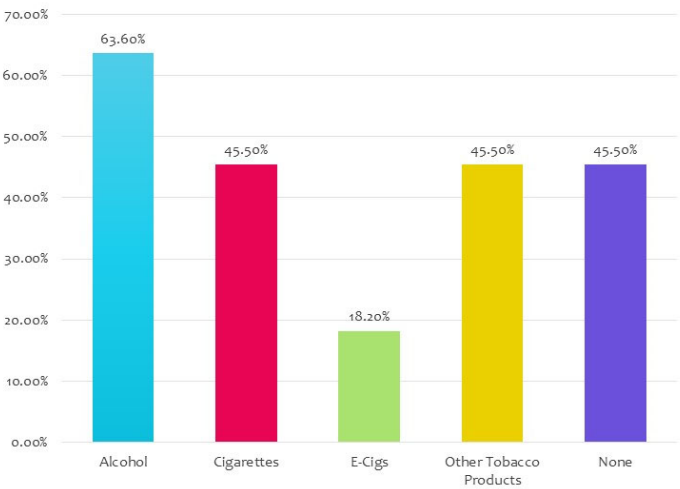
Add a footer

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8

Discounts and Sales

There are frequently sales on these products to encourage the purchase of multiple items



Add a footer

Observations Pertaining to Alcohol

Some alcohol is cheaper than energy drinks and comes in larger amounts

Alcohol was right down the aisle from soda, diagonal from snacks and right next to/in front of kid's juices

The tobacco is behind a counter but clearly visible from the snacks and juices

Everything looks to be on sale, the sign that says 21+ is very colorful and welcoming and it's right next to the water

There are a lot of exciting alcohol signs and some warnings for alcohol and other substances

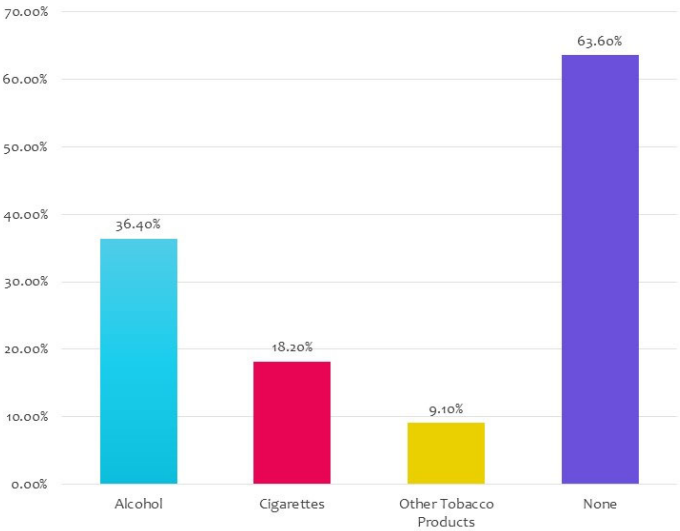
There are sales happening

The second you visit their website it tells you they have great beer deals and lots of advertisements for alcohol

Add a footer

Outside Advertising

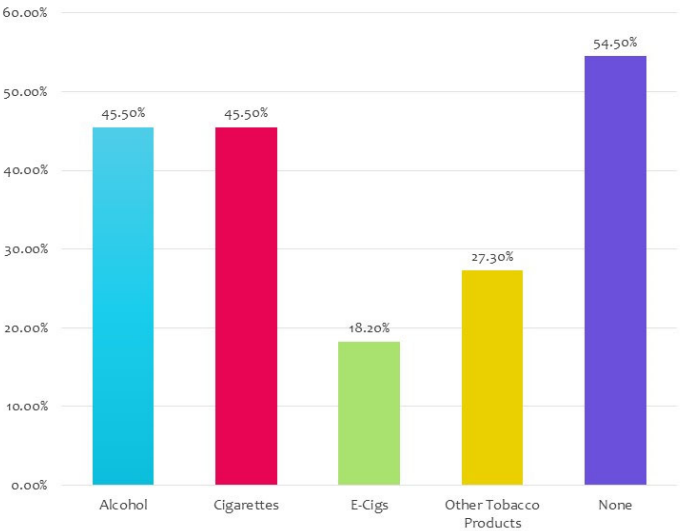
- Alcohol: 4
- Cigarettes: 2
- Other Tobacco Products: 1
- None: 7



Add a footer

Inside Advertising

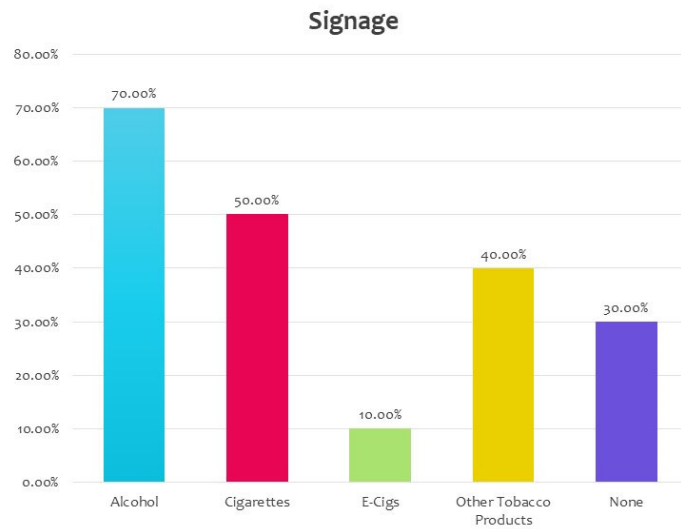
- Alcohol: 5
- Cigarettes: 5
- E-Cigs: 2
- Other Tobacco Products: 3
- None: 6



Add a footer

"No Sales to Minor"

- Alcohol: 7
- Cigarettes: 5
- E-Cigs: 1
- Other Tobacco Products: 4
- None: 3



Add a footer

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COMMUNITIES THAT CARE
YOUTH WORKGROUP

13

Conclusion

Overall, the feedback from our scans was positive.

Employees informed us that they had undergone EASY training, and we observed proper signage regarding ID checks and prohibiting sales to minors.

Tobacco products were appropriately secured behind counters, requiring assistance from someone over 21.

While alcohol placement varied, most stores ensured it was segregated from non-alcoholic beverages, although a few had them together.

Nevertheless, prominent signage reiterated the prohibition on minors purchasing alcohol.

Add a footer

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