

Minutes of the Joint Work Session of the Ogden City Council, also acting as the Redevelopment Agency and Municipal Building Authority, held on Tuesday, May 16, 2017 at 4:00 p.m., in the Council Work Room on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Marcia L. White
 Vice Chair Richard A. Hyer (*participated electronically after 7:53 p.m.*)
 Council members Bart E. Blair
 Neil K. Garner (*arrived at 4:08 p.m.*)
 Luis Lopez
 Ben Nadolski (*arrived at 4:02 p.m.*)
 Doug Stephens

Council Executive Director Janene Eller-Smith
Council Deputy Director Glenn Symes
Council Policy Analyst Amy Sue Mabey
Communications Manager Brittany Griffin

Also present: Chief Administrative Officer Mark Johnson
 Management Services Department Director David G. Buxton
 Management Services Department Deputy Director Shawn Choate
 Public Services Department Director Jay Lowder
 Chief Deputy City Attorney Mara Brown
 Assistant City Attorney Mark Stratford
 Planning Manager Greg Montgomery
 Police Chief Randy Watt
 Deputy Police Chief Eric Young
 Fire Chief Mike Mathieu
 Paramedic Scott Atkinson
 Fire Captain Casey Wettstein
 Fleet Manager Monica Kapp
 Treasurer Brandee Johnson
 Comptroller Lisa Stout
 Deputy Finance Director Camille Cook
 Deputy City Recorder Julia LaSeure
 Weber State University Vice President for University Advancement Brad Mortensen

The purpose of the Joint Work Session was to review the agendas for the City Council, Special Redevelopment Agency, and Special Municipal Building Authority meetings scheduled to begin at 6:00 p.m.; receive a presentation from Weber State University regarding future campus plans; discuss a proposed amendment defining and creating standards for Student Housing; discuss proposed amendments to the Southeast Ogden Community Plan; discuss proposed rezone of properties near 3850 Harrison Boulevard; hear from Employee Groups; discuss specific issues in the FY2018 Proposed Budget for the following: Police Department, Fire Department, and Management Services (Information Technology, Fleet and Facilities, Revenues, and Compensation Plan); hear Council, Board, and Trustee comments; and discuss Council and Board business.

Agenda Review

Chair White and members of Council staff briefly reviewed the agendas for the City Council, special Redevelopment Agency (RDA) and special Municipal Building Authority (MBA) meetings scheduled to begin at 6:00 p.m.

Presentation from Weber State University regarding future campus plans

Council Policy Analyst Symes introduced Weber State University (WSU) Vice President for University Advancement Brad Mortensen and indicated he is here to present information regarding the school's plans for housing expansion. He noted Mr. Mortensen provided a similar presentation at a community open house held last month. This presentation will provide an informative introduction to the proposal for the amendment of the definition of student housing and subsequent changes to the Southeast Ogden Community Plan.

Mr. Mortensen made a PowerPoint presentation to discuss the school's plan for off-campus student housing. He reviewed the vision of the College Town Initiative Charter as follows: "Our community is known as a unique and vibrant place where Ogden City and Weber State University mutually pursue economic, educational, recreational, social, and cultural initiatives. This effort creates pride and tradition that binds college and town together." He indicated that WSU would not be what it is today without the support of Ogden City. In 1954 many community leaders led a state-wide petition drive to prevent the school from

being turned over to the Church of Jesus Christ of Latter-day Saints rather than remaining a State school. WSU enjoys the relationship it has with Ogden City and views this issue as a critical juncture for allowing the school to continue to maintain its viability while serving the needs of residents. He reported that enrollment at WSU in the fall of 2016 was 26,809, the school has over 225 degrees and programs, 13 of which are graduate degrees. WSU occupies a total of 638.9 acres, 410.1 are located in Ogden and 69 buildings occupy this acreage. The school employs 2,539 full and part-time staff with an average starting salary of \$48,800. The school's total Fiscal Year (FY) budget was \$334,303,045. Mr. Mortenson showed an aerial view of the campus and surrounding neighborhoods; he identified the property owned by WSU and the locations of on-campus housing. University Village is apartment style housing and has 496 beds with a 95 percent occupancy rate. Wildcat Village is community style housing, meaning there is no kitchen in the unit, there are 505 beds at this facility with a 76 percent occupancy rate. He reviewed a rendering from the Campus Master Plan to illustrate future plans for additional housing and other projects. Housing at the southern end of the campus will be eliminated once it has met its useful life. This will make way for expansion of athletic facilities, including the football stadium. The housing units will be reconstructed in another location and will increase the bed capacity to 1,500 on-campus. He stated this is a 25-year plan but at this time, there is an opportunity to construct student housing at a property currently located off-campus. Initially, WSU was opposed to the construction of off-campus housing given that on-campus housing was not at capacity but after further consideration, the University feels that off-campus housing may be more attractive to out-of-state recruits for a variety of reasons. He noted that since 2015, WSU President's Council has been working to address what they refer to as WSU's big challenge, which includes issues associated with non-resident tuition, out-of-state recruiting, and the University's overall recruiting strategy (or lack thereof). The percentage of WSU's budget funded by tuition has doubled over the past 20 years. Of the students enrolled during fall 2016, 9.9 percent were from out-of-state which does not compare well with other area universities. There is potential for WSU to attract out-of-state recruits and increase the tuition revenue stream. The Council engaged in discussion with Mr. Mortensen regarding a graph comparing the number of out-of-state students attending WSU and other universities in the State. There was a focus on possible reasons WSU's percentage of out-of-state enrollment is lower than others, with one of the reasons discussed being fewer housing options. Mr. Mortenson indicated that to address the issue, the school has developed a Strategic Enrollment Five-Year Plan. They staffed four subgroups to focus on recruitment and enrollment, international recruitment, retention, persistence, graduation, and fiscal health. A strengths, weaknesses, opportunities and threats (SWOT) analysis was completed and key performance indicators were established in the Plan. Additionally, WSU has retained a leading consultant to develop targeted market and discounting strategies, implemented customer relationship management (CRM) software, implemented Starfish software for the tracking and referral of students, and improved academic departments' understanding of student experiences. He indicated some of the objectives for off-campus housing are to foster student recruiting through a variety of housing options that appeal to potential non-resident and resident students, enhance the on-campus student experience, and promote student proximity to campus to ease transportation and parking challenges.

There was general discussion regarding the evolution of the college education model and whether online enrollment will increase to the point that demand for classroom capacity is reduced. Mr. Mortensen indicated that studies have shown the most successful model is the classroom model, though some experience success using the online model. It is his belief that a hybrid model, with both classroom and online options being used, will be most prevalent in the long term. Projections are that WSU will be a 40,000 student institution in the next 20 years.

Mr. Mortensen stated that WSU is interested in providing off-campus housing options and is willing to work with private developers/investors to that end. Upon conducting research regarding other successful models, he has found communities where universities and municipalities have worked together to craft zoning regulations that would provide for this type of development. WSU is cognizant of the potential impacts off-campus housing could have on existing neighborhoods near the school and that is why he held an open house on April 12, 2017. WSU continues to reach out to residents to ensure their needs are met; however, the long-term viability of the school must be considered. He is hopeful the City Council will look favorably on his proposal as well as the recommendations provided by the Planning Commission to create a definition of student housing that will allow for more than three unrelated people per housing unit. He briefly summarized the feedback he received during the April 12, 2017 open house where residents expressed concerns regarding the following:

- Traffic on Taylor Avenue
- The potential of additional housing and retail development along the Harrison Boulevard corridor
- The impact student life will have on neighborhoods
- Development of the Avondet property
- The future use of the University Village site
- The impact a Bus Rapid Transit system could have south of the WSU campus
- Parking on north campus with the closure of Birch Street

Council member Nadolski thanked Mr. Mortensen for engaging and interacting with the community and for being willing to listen to the concerns of residents. He noted that the areas surrounding WSU are part of his district and initially his constituents were concerned that the school would not be willing to listen to or work with them but that perception has changed.

Proposed amendment defining and creating standards for Student Housing;
Proposed amendments to the Southeast Ogden Community Plan; and
Proposed rezoning of properties near 3850 Harrison Boulevard

Planning Manager Montgomery reviewed the recommendation from Planning Commission regarding the proposal to

amend standards for student housing, subsequent amendments to the Southeast Ogden Community Plan, and the proposal to rezone properties near 3850 Harrison Boulevard. He reviewed the history of Planning Commission discussion of the issues that began in May of 2016. The Planning Commission first considered the petition to rezone property and the related Community Plan amendment, and later considered the proposed text amendment to the number of unrelated people that can live in a single housing unit. Regarding the text amendment, it is important to understand the definitions of family and dwelling unit. Family is defined as “single housekeeping unit-relationship by blood, marriage, two individuals and their children, or up to three unrelated.” Dwelling unit is defined as “residence for a family with complete independent facilities.” The issue of unrelated individuals in a unit has had a significant past in Ogden. Prior to 2004, the definition of family included the allowance of up to five (5) unrelated individuals in a single dwelling unit. This resulted in homes rented to students and other groups that were not acting as a single housekeeping unit as intended with a residential dwelling unit. This created some instability in the City’s housing stock. In order to address this, in 2004 the definition was amended to allow up to three (3) unrelated individuals in a unit. In addition, recent changes to state law have set limits for how cities can define and regulate the number of unrelated individuals in a unit. Utah State Code §10-9a-505.5 states that a city cannot adopt a limit of less than four (4) unrelated individuals in a unit unless there is a state or private university with a student population of at least 20,000 within its borders. In this case, a city may set the maximum at three (3) unrelated individuals per unit. This means that Ogden can limit the number of unrelated individuals in a unit to three because WSU is within its boundaries. Otherwise, the City would have to allow up to four unrelated individuals per unit. Mr. Montgomery reviewed other types of housing permitted in Ogden City in the past, such as bachelor or bachelorette dwellings permitted from 1964-1998, boarding houses, lodging houses, and accessory dwelling units (ADUs). He noted ADUs were the most recent housing type considered by the Planning Commission and City Council in an attempt to provide a provision to encourage home ownership and owner occupancy, while allowing a homeowner to rent a portion of their home. He noted the off-campus student-housing concept is not new to the City as there have been petitions submitted in the past to allow up to five unrelated individuals to live together in a dwelling unit. Those petitions were denied based on concerns regarding how the use would impact single-family neighborhoods surrounding the campus. The petitioner is again seeking City approval of a text amendment to allow more than three unrelated individuals to live in a dwelling unit. Some changes to the student-housing concept include the movement toward single beds per bedroom to provide increased privacy for occupants, multiple bedrooms with shared kitchens, living areas, and bathroom facilities, and the potential seasonal fluctuation of the number of residents in a unit. Planning staff has conducted research to determine housing provisions in other university cities/towns. Logan, Provo, and St. George each allow up to six unrelated individuals in a unit depending on the location of the unit. Cedar City allows up to four unrelated individuals per unit. Some special provisions provided by these other cities include credits for parking and additional residents based upon the distance between the school and the housing unit. He concluded that the petitioner is proposing the City allow at least four unrelated individuals in a dwelling unit based upon zoning with a minimum of 10 units, the number of bedrooms determining maximum occupancy, and specific design standards. He reviewed maps of the cities mentioned above to provide the Council with context regarding the relationship between other cities and the schools within their boundaries. He compared this to the map of Ogden, and specifically the location of WSU to identify the different manner in which WSU and surrounding areas were developed. Development is linear with greater frontage on the main corridor of Harrison Boulevard, which provides greater opportunity for transit connections. Physically, the WSU campus is much different from many other campuses in the State, mainly due to the surrounding topography and the division between the school and surrounding neighborhoods created by Harrison Boulevard. He concluded the Planning Commission voted 6-0 to recommend that Council create a definition for student housing to allow four unrelated people in a unit and that the use be limited to the C-2 or R-5 zoned properties fronting Harrison Boulevard between 35th and 48th Streets. He reviewed a map identifying the present locations of C-2 and R-5 zoned properties. The Planning Commission recommendation also includes requirements of a minimum of 10 student dwelling units per building, 0.7 parking stalls per bedroom, two-person bedrooms, a minimum bedroom square footage of 130 square feet, and that new construction have a minimum of 50 percent exterior brick surface.

Mr. Montgomery facilitated a discussion among the City Council regarding the implications of the proposed text amendment, with a focus on other issues such as building height restrictions, overall density increases, and other land uses allowed in the C-2 and R-5 zones.

Mr. Montgomery spoke next about the petition to amend the Southeast Ogden Community Plan, which was adopted in 1987. He reviewed the character of the neighborhood at the time the Plan was adopted. He mentioned that the definition of family previously allowed up to five unrelated individuals in a dwelling unit, the R-4 and R-5 Zones allowed office uses, duplexes were allowed in the area west of Harrison Boulevard and north of WSU, and there were many issues associated with homes that had been converted to student housing. He discussed changes in land use patterns in the area over the decades and reviewed a map to illustrate zoning changes that have taken place since the Plan was adopted. In 1992, the R-5 Zone was renamed Professional Institution (PI) and a portion of the property that the petitioner would like to use for off-campus housing carries this zoning designation. In 1992, the PI Zone allowed indoor spas, professional and business offices, hospitals, daycares, social clubs, wedding chapels, accessory retail sales with office buildings, churches, schools, nursing homes, and dwelling units with up to 26 dwelling-units-per-acre density restricted to three stories in height. In 2003, the PI Zone was revised and the dwelling unit provision was removed while other standards remained the same. He showed an aerial photograph of the specific location of the property the Community Plan amendment relates to. One property spans from Brinker Avenue to Harrison Boulevard and there are questions regarding how to deal with this property in particular given that it fronts a main corridor, but is also part of a single-family neighborhood. Planning Commission considerations of the initial 2016 Plan amendment request included the proposed density, which equates to 56 dwelling units-per-acre based upon a concept of 130 units in a five-story tall building. The present proposal includes a decrease in the number of units to 41 in a four-story building with one of the stories being underground. This

equates to 22.7 dwelling units-per-acre. The Planning Commission recommended conditions on the number of units, building height, and building materials as well as the recommendation for property specific conditional overlay zoning. The conditional overlay allows the City to limit the land use on the property. If an applicant is not willing to comply with those limitations, the property would not be rezoned. Mr. Montgomery listed additional specific conditions recommended by the Planning Commission:

- No access on Brinker Avenue
- Building needs to be oriented to Harrison Boulevard
- Heavily landscaped/bermed setback of sufficient distance shall be provided along Brinker Avenue and 3800 South Street frontages
- All required parking underground

Mr. Montgomery noted the Planning Commission felt these conditions would result in less neighborhood disruption, create massing along Harrison Boulevard, and provide a better buffer distance for the homes to the west. They recommended approval of the Plan amendment upon these conditions being met. Council Policy Analyst Symes indicated there may be some opportunities to adjust the text amendment language proposed by the Planning Commission to ensure readers of the Plan can easily understand the intent. He indicated he will work with Mr. Montgomery to make these adjustments prior to the Council's final consideration of this item. Mr. Montgomery added that staff does not support the condition that all parking be underground as that condition was recommended based upon the first development proposal rather than the second.

Mr. Montgomery reviewed Petition 2016-2 to rezone property from the PI and R-1-6 Zones to the R-5/CO Zone with a development agreement. He showed an aerial photograph of the location of the properties subject to the rezone request. The Planning Commission felt the rezone must be consistent with their recommended Community Plan amendments and that the conditional overlay zone should be considered because the petition is project specific. Zoning policies in the General Plan were also considered. Some policies conflicted with one another and the Planning Commission worked to determine which policies were most appropriate for the project. Zoning policies that were considered include lots being divided by zoning, frontage across a local street, isolation of neighborhood, and transition of uses. They felt the proposed use would be consistent with the policies relating to transition of uses and isolation of neighborhoods. Mr. Montgomery presented a rendering of the proposed development and mentioned issues with the proposal related to sewer infrastructure, access onto Harrison Boulevard and 3850 South Street, power load through the Rocky Mountain Power infrastructure, storm water runoff, potential wind damage due to the proposed orientation of the buildings, view obstruction and encroachment of other types of uses into the neighborhood. Mr. Montgomery stated that, upon consideration of these issues, the Planning Commission ultimately recommended approval of the petition subject to the following conditions:

- 44-foot height limit
- Maximum of 41 units
- 3rd party traffic study
- Address adequacy of screening along north property line
- Berms with shrubs and trees to screen perimeter
- 1 tree per unit and 5 shrubs per unit
- Decorative wrought iron fence on Brinker Avenue setback 20 feet
- Minimum 20-stall bike rack on property
- 14-foot tall light pole and lights have shields to direct light away from neighbors
- Signage only on Harrison Boulevard
- On site manager
- No pedestrian access on Brinker Avenue and 3800 South Street

The meeting recessed at 5:59 p.m. to allow the Council to convene in their regularly scheduled meeting at 6:00 p.m.

The meeting reconvened at 7:35 p.m.

Mr. Symes facilitated discussion among the Council regarding their feelings about the recommendations made by the Planning Commission. There was a focus on community outreach efforts. The Council concluded they would like Council staff to work with Planning staff to address concerns raised this evening. The substantive changes to be made relate to parking, access onto Brinker Avenue for emergency purposes only, setbacks and building heights, neighborhood buffering, Harrison Boulevard frontage, and potentially limiting off-campus housing to specific sites and areas. Upon completing the ordinance revisions, Council staff should work with Council leadership to determine whether it is necessary to schedule an additional work session or include the ordinance on a business meeting agenda for action.

Employee Groups

Paramedic Scott Atkinson, President of Local 552 Union, introduced Fire Captain Casey Wettstein, Vice President of Local 552 Union. Mr. Atkinson stated that the Union wishes to express gratitude to the Council and City Administration for the pay increase implemented in FY2017 and plans to implement an additional increase in FY2018. Compensation has been an issue in the Department in the past and there were problems retaining and recruiting quality employees. With recent changes, many employees have committed to the Ogden Fire Department for their career and there has been an overall shift in morale. Additionally, equipment upgrades have given staff confidence in the ability to complete their jobs professionally and thoroughly. There are still some concerns among the staff of the Fire Department. Regarding staffing, over the past 10 years the Department's call volume has increased annually, specifically for inner-facility transfers. Most of these transfers are for mental health patients and occur in the middle of the night. This is very taxing on the Department and is actually a statewide problem for most agencies.

At the same time there has been an increase in call volume, there has been a decrease in operations personnel because of the modification to the County's paramedic program. Fire Administration has been creative in developing solutions to address the staffing needs as well as the needs of the community and they have developed a staffing plan that would use seasonal full-time employees in conjunction with a decrease in the utilization of vacation leave for permanent full-time employees to allow the Department to operate another full-service ambulance in July. The Union would like the full-time ambulance funded permanently in the future, though they recognize the significant fiscal impact associated with this recommendation. He stated another concern expressed by Department staff relates to inevitable increases for health insurance benefits. While employees are grateful for the programmed pay increase, it is likely the entire increase will be offset by increasing benefits costs. He expressed appreciation to the City Council and City Administration for their support and ongoing efforts to improve the Fire Department.

Discuss Specific Issues in the FY2018 Proposed Budget

FY2018 Proposed Budget: Council Executive Director Eller-Smith made a presentation introducing the FY2018 proposed budget. She indicated four public hearings have been tentatively scheduled to give the public an opportunity to provide input regarding the City budget and other fiscal issues. A public hearing is set for June 6, 2017 for consideration of adopting the tentative City budget. The Redevelopment Agency (RDA) and Municipal Building Authority (MBA) will also hold public hearings on June 6, 2017 to consider final budget adoption. A public hearing is set for June 20, 2017 for consideration of adopting an operating budget for the City and indicating the Council's intent to proceed through the Truth-in-Taxation process to consider a tax increase. A public hearing regarding utility transfers is set for June 20, 2017. The Truth-in-Taxation hearing and consideration of the final budget can follow the final public hearing scheduled for August 8, 2017. She added that the Council will hold up to 10 work session meetings relative to budget issues. Six work sessions will focus on budgetary discussions and review and four additional works sessions can be held if the Council decides to move forward with the Truth-in-Taxation process. She expounded on some of the key changes included in the Mayor's proposed budget. With regard to staffing, the budget contemplates funding 606 full-time positions. Five positions have been eliminated, six positions have been added (for a net increase of one), two positions have been reclassified, three positions have been benchmarked, and two position titles have been changed. Relative to step increases for public safety employees, the action taken by the Council when adopting the FY2017 budget created four percent steps for public safety personnel and that is why the proposed merit increases for non-sworn personnel is proposed to be four percent. The recommended non-sworn employee adjustments of one percent per year of service during which no raises were given with a cap of four years carries a fiscal note of \$310,675. She reviewed a slide to illustrate the portion of the City's general fund revenues and expenditures represented by salaries and benefits. Regular salary increases have the potential to quickly outpace City revenues projected through FY2040. She reviewed a graph illustrating the history of the City's tax rate, noting that it has decreased steadily since the year 2000. City Administration is proposing that City Council consider maintaining the current certified tax rate of .003103, which must be advertised as a property tax increase. The purpose of this action is to recognize revenue of approximately \$350,000 from two expiring redevelopment areas. She pointed out that last year the City Council approved a 31 percent tax increase, but the approved certified tax rate was still lower than in the previous FY. She noted that State Law regarding property taxation is flawed and it can be difficult to communicate to residents that what is being proposed is not actually a tax increase, but rather an action to maintain the rate to keep pace with inflation. She noted that not included in the Mayor's proposed budget is a utility rate fee adjustment, as the City's Utility Model Study is not scheduled to be updated until the fall of 2017. She summarized changes to the Mayor's tentative budget identified in Schedule A of the document. Those changes include the following:

- Shifting Business Depot Ogden (BDO) Lease Revenue Funds in the amount of \$1,365,000 from the Capital Improvement Plan (CIP) to the RDA for property purchases in the Trackline Economic Development Area (EDA) and Ogden River Redevelopment Area (RDA)
- Reducing the CIP and total budget by \$1,365,000
- Increasing revenues to cover additional public noticing costs and Planning Commission meals
- Moving graffiti removal costs to Public Services
- Reducing Business Information Center (BIC) Revenues and Community Development Block Grant (CDBG) expenses

Police Department: Police Chief Watt approached the Council and made a presentation regarding the proposed budget for his Department. He discussed major successes in the Department over the past FY related to crime reduction, narcotics regulation, and implementation of the body camera. There have also been challenges with implementing the City's body camera program as well as continued challenges with recruitment and retention of quality police officers. Deputy Chief Young discussed the implementation of the new Public Safety Employee Appeals Board and indicated that it has improved and streamlined the hiring process for new police officers. The length of time it takes to complete the hiring process has been reduced by nearly a month due to the elimination of the Civil Service Commission. He reported the total calls for service handled by the Department over the past year is 105,400 and the department issued 12,197 total citations.

Chief Watt expounded on the efforts of the Crime Reduction Unit (CRU), which is a unit designed to target specific problems in the east central neighborhood of the City. The CRU offers seven-days-per-week coverage with two sergeants and six officers, but staffing is currently down four officers. The Unit works to address Part 1 crimes, which include homicide, arson, rape, aggravated assault, robbery, burglary, motor vehicle theft, and larceny. Deputy Chief Young reviewed a graph to illustrate an eight percent reduction in Part 1 crimes City-wide over the previous year. He noted there has been a steady decline in Part 1 crime in the CRU target area since 2010. In 2016, Part 1 crimes were at the lowest they have been in the City in nine years. The

Unit has been successful in large part due to the Department's partnership with the State's Adult Parole and Probation program. The partnership places an emphasis on high-risk parolees and probationers due to the high recidivism rate among these offenders. There were 501 parolee and probationer checks completed from March 31, 2016 to March 31, 2017. Chief Watt reported the CRU and Gang Task Force collaborated in 2016 on a summer-long project targeting gang members and gang activity. The project known as the "Hammer of Justice" had an overall goal to reduce the number of gang-involved crimes that often spike during summer months, with a secondary goal to send a message that the Ogden City Police Department is not tolerant of gang activity. Three gang members identified as "Public Enemy #1" were located and arrested. Deputy Chief Young briefly discussed the success of the CRU K9 program. From March 31, 2016 to March 31, 2017, the K9 found drugs or paraphernalia in 84 percent of his deployments.

Chief Watt stated that the CRU will continue to focus on parolees and probationers in FY2018, target gang members and gang activity, focus on central Ogden, and become a much more target focused unit. "Operation White Noise" is an example of one of those focused targets. This program has been a joint effort between the Strike Force and CRU in the past to address larger, organized crimes in Ogden City and the community at large.

Deputy Chief Young reviewed statistics for the Real Time Crime Center (RTCC), which provides information and resources to Ogden City officers and officers from other agencies. The RTCC receives federal funding through the Terrorism Prevention Act, which provides for the facilitation of information for other agencies outside Ogden. There are plans to reorganize and reinvigorate the RTCC in the coming year. He discussed the Animal Services Division and plans to transition from a staffing model using part-time employees to one that utilizes full-time employees to provide more consistency and quality response. There is a proposal to hire a clerk to network with all animal control officers to facilitate this quality response. He also discussed school resource officers stationed at each of the junior high and high schools. The officers have a great relationship with the administrations of their respective schools and are very engaged with the youth programs geared toward reducing crime among this demographic. The Department also employs 39 part-time crossing guards with five alternate crossing guards. There is much turnover in this type of job, but the employee responsible for crossing-guard coordination is very proficient and ensures that a high level of service is provided to the community.

Chief Watt discussed staffing of the Department in general. He has performed some restructuring of the Department and he reviewed an organizational chart to illustrate the changes. The goal of the restructuring was to provide for more leadership positions in the Department and strategic planning opportunities. He facilitated a discussion among the Council regarding the organization of the Department, with an emphasis on career mobility and training opportunities for different staffing positions. This led to discussion about recruitment and retention of employees in the Department. The City is moving from a hiring paradigm to an actual recruitment paradigm and a team of key employees will be selected to work together on quality recruitment. Additionally, Department leadership is focused on diversity affairs and attracting potential employees from the City's diverse population. Community Outreach Coordinator Diana Lopez has been tasked with diversity relations and she attends career fairs, speaks to numerous community groups, the Citizens Academy, and other entities to work with them to identify quality candidates for employment with the Department.

Deputy Chief Young spoke about the body camera program currently funded by beer tax revenues collected by the Utah Commission on Crime and Criminal Justice. Officers have been thoroughly trained on the program and have become accustomed to wearing the body cameras.

Chief Watt concluded by discussing goals for the Department for FY18, including completion of the organizational review, redeveloping expectations for all employees and officers, and adjusting outdated policies. Additionally, new employment positions for the RTCC will be filled, the Reserve Corps will be revitalized, and training programs will be redesigned. He noted that he left his employment with Ogden City and returned after a five-year period. Upon his return, he was absolutely impressed by the teamwork environment that now exists across Departments. In his previous employment with the City, he never saw that type of relationship between Department Directors.

There was general discussion regarding the proposed Police Department budget centering on issues associated with halfway houses and the homeless population in the City, achieving a fully staffed Department and the fiscal implications associated with being fully staffed, citizen complaints regarding speed and traffic enforcement, and the Police Management Study programmed for completion in FY18.

Fire Department: Fire Chief Mathieu approached the Council and responded to questions included in the Council packet regarding operations and the proposed budget for his Department. He reviewed successes in the Department during FY2017. Successes include the following:

- Completion of Fire Station #3
- Restoration of a step compensation program for employees
- Delivery of safety tools and training through the Boots and Bunker Program
- Fire Safety Training Trailer
- Improvements of seven Emergency Support Functions in the Emergency Operations Plan
- Completion of planning for a mock mass casualty incident at the Ogden FrontRunner Station on June 28, 2017

Chief Mathieu discussed challenges facing the Department, including ongoing difficulties in replacing turnout gear for firefighters. He indicated he would like to implement a 10-year replacement schedule, but previous replacements were funded by federal grants that may not always be available. Regarding the functionality of the Public Safety Employee Appeals Board, he indicated he is still hiring personnel from the last list approved by the Civil Service Commission. He is not in a position to address how dissolving that body will affect his hiring process, but there has not yet been a need for the Appeals Board as it was created

primarily to handle disciplinary action. He reviewed a report of fire and ambulance calls handled by the City, and discussed the timeline for improvements/upgrades to Fire Station #4, which would be a Capital Improvement Plan (CIP) project programmed for the next FY. He explained the need to improve Station #4 is closely related to increased flights at the airport, but even though there is an increased need for standby service at the airport, there has not been an increase in emergency calls placing a demand on Station #4. He stated that he anticipates renovating Station #4 rather than building a facility at the airport. Chief Mathieu noted the proposed new fire captain position is a response to the Fire Management Study recommendation for an additional training officer. This position would provide the Department with someone that can focus on standardized departmental training for firefighters and emergency medical services (EMS) personnel as well as assist with recruiting. He explained the reasoning for moving a firefighter position from the general fund to medical services and noted it relates to the modification of the vacation policy for firefighters. The modification has allowed the Department to manage its human resources fully and essentially realize an additional employee on staff during the eight months of the year when vacation use is not as high. This person will be deployed on the additional ambulance to be staffed by the Department and he believes it is appropriate to charge the costs associated with that arrangement to the medical fund. He spoke about the proposal to fund the replacement of two ambulances and indicated this is closely related to an 82 percent increase in transport call volume – specifically inner-facility transfers. In 2015, the Department handled 611 behavioral related transfers and in 2016, that number increased to 1,071, which is a 75 percent increase. The ambulances operated by the Department are on the road more than any other fleet vehicle in the City. Each ambulance travels approximately 50,000 miles per year; however, the fleet rate paid by the Fire Department has not been high enough to facilitate the purchase of the two new ambulances and it has become necessary to use cash on hand to execute the purchases soon after July 1, 2017. He discussed medical and mental health transfers and explained he is working with service providers in the area to modify the manner in which mental health requests are put into the traditional medical transport system. He will be able to report detailed information regarding this at a future date. Regarding the anticipated \$50,000 increase to the Medicaid assessment in FY2018, he explained there are two reasons for the change. The total number of transports in the State compared to the total number of transports by all providers as well as the number of clients transported by ambulance that have the benefit paid for by Medicaid. The assessment is directly related to the costs for transports. He concluded by giving an update regarding items from the Fire Department Management Study that have been completed during the year and any items that are intended to be addressed in the proposed budget. He stated he already reviewed some of those items when he discussed the successes of the Department over the past FY, including completion of Fire Station #3 and increased response time. He explained that over the next year he hopes to grow the City's Reserve Corps, restrict medical transfers to between the hours of 11:00 p.m. and 6:00 a.m., and develop a program that would allow a paramedic, police officer, and mental health worker to be dispatched to a scene to address a mental health issue rather than place a person directly into the mental health system. He added that the proposal to add the fire captain position to the budget will meet the recommendation of the Study to have a full-time training and safety officer position in the Department. Finally, Chief Mathieu addressed compensation issues connected to continually increasing call volume in the Department. He is cognizant of the need to be creative in increasing staffing levels in order to reduce the fiscal impact on the City.

Council member Stephens asked about plans to replace the fire-training tower on 12th Street near Business Depot Ogden. Chief Mathieu replied there are many factors to consider relative to that project. City Administration has expressed interest in the past in marketing the property for economic development opportunities. Replacement of the tower will require capital and he is investigating options for generating the money needed to proceed.

Chief Mathieu reported on improvements to the program to flow-test all fire hydrants in the City. The Fire Department has worked closely with the Water Utility Division to perform tests and 631 hydrants were tested in 2016.

Management Services – Revenues: Management Services Director Buxton made a presentation to provide an overview of the proposed budget for his department and to respond to questions included in the Council meeting packet regarding his budget. He is projecting a two percent growth in revenue in FY2018 due to increases in various tax sources and some decreases in other revenue sources. He indicated the proposed property tax increase is expected to generate \$557,625, which includes \$350,000 in expected growth from two expiring Redevelopment Agency districts. He added that he is hopeful there will be an opportunity to work with the State Legislature during the 2018 session to change property taxation laws and the truth in taxation process. He reviewed successes by the Fleet and Facilities Division during FY2017 that include the following:

- Establishment of an accurate fleet replacement list
- Implementation of an on-call schedule for mechanics during the winter season
- Provision of ongoing training for fleet mechanics, reduction of inventory of the central store
- Surplus of unused fleet and facilities items
- Implementation of preventive maintenance program in the Fleet Division

Mr. Buxton reviewed challenges faced by the Department and stated they relate largely to a lack of funding for capital needs and basic operations as well as insufficient staff to handle current workloads. Successes of the Department include:

- An increased bond rating for the City
- Refunding of bonds
- Implementation of internal control policies relating to purchasing
- Consolidation of bank accounts
- Completion of the Enterprise Resource Planning (ERP) project
- Receipt of the Government Finance Officers Association (GFOA) awards for budgeting and finance reporting
- Certifications received by various employees
- Participation in the Weber County vote-by-mail election

- Completion of the re-branding project

Management Services Deputy Director Choate responded to a question regarding the proposal from Administration relative to employee benefits and how the wellness program factors into the cost of such benefits. She explained that the benefits renewal proposal from the City's service provider initially called for an 18 percent increase. City Administration negotiated with the service provider to reduce that amount and ultimately arrived at a two percent decrease. Each employee enrolled in the benefits program will experience a decreased premium cost, due to plan changes such as deductible and out-of-pocket maximum increases, specifically for emergency room utilization. She addressed questions regarding risk management and provided a general overview of the City's workers compensation program. Workers compensation claims have decreased over the past two years, but the claims that have been filed have been costly, which can be reflected as an overall increase in costs. She outlined the City's relationship with the Utah Risk Management Mutual Association (URMMA), noting the entity is the City's liability insurance provider and they handle the majority of the City's insurance claims. Costs increased in the last FY due to costly claims that the City agreed to settle.

Management Services – Information Technologies (IT): Mr. Buxton noted that the recommendations of the IT Management Study have been implemented to the fullest extent possible short of the completion of the ERP project. Once the ERP project is complete, all recommendations of the Study will have been met. He discussed the proposed increase in IT contract maintenance and explained the increase of \$423,960 is related to the shift in licensing costs from other accounts to the maintenance account, licensing costs increases and new software purchases.

Management Services – Fleet and Facilities: Fleet and Facilities Manager Kapp noted the Fleet and Facilities Management Study included 48 recommendations and she has been working to implement those recommendations based on a priority ranking. She would like to complete all of the recommendations within the next two years before her division begins using new software associated with the ERP project. She noted one large task is the completion of standard operating procedures (SOPs), which have not been used in the division in the past. She has set a goal to complete development of the SOPs by October of 2017. She added that she is also working to establish performance measurements for mechanics and facilities maintenance technicians. Additionally, she will be sending a customer satisfaction survey to the different departments in the City to gauge their satisfaction with the level of service provided by her division. The feedback will be used to streamline procedures and address concerns. She reported that a committee has been created to oversee equipment replacement and new purchases. The proposal for the FY18 budget is to spend approximately \$751,000 on equipment purchases. \$276,000 will be funded through the Medical Fund to purchase two new ambulances and the remaining amount will cover the costs for 10 new police units, as well as vehicles for the Water and Golf Divisions. Mr. Buxton added that the proposed Fleet and Facilities budget includes \$500,000 to perform general facilities maintenance throughout the City.

Management Services – Non-departmental: Deputy Finance Manager Cook reviewed the airport contribution from the General Fund, which is proposed to be \$323,925 in FY18. Of the total amount, \$100,000 will be programmed in an Airport CIP project for a \$1 million grant match and the remaining amount will be used for operational costs. She added there is an interfund transfer of road funds to the CIP of \$160,000 and remaining road funds are used for general operational costs in the general fund. Relative to active transportation, the proposed budget includes a transfer of \$875,000 to the CIP for transportation related projects that will be reviewed in detail in future budget work session meetings. She discussed the IT cloud storage line item that has been included in past budgets and noted that line item has been included in the IT data processing line item for consolidation purposes. She concluded a new line item for a contribution to Your Community Connection (YCC) is included in the proposed budget, with a budgeted amount of \$35,000. Ms. Eller-Smith asked if the YCC contribution is one-time funding or ongoing. Chief Administrative Officer Johnson replied that the current proposal is for a one-time contribution, but he expects the YCC will ask that the contribution be ongoing.

Ms. Cook reviewed transient room tax (TRT) funds and indicated she anticipates revenues of \$130,000 in the FY18 budget. A total of \$30,000 will be dedicated to administrative support of the Get Out and Live (GOAL) Foundation, \$39,000 to the Convention and Visitors Bureau (CVB), \$35,000 for marketing through the CVB, \$10,000 to Snowbasin for sponsorship of the Xterra event, and \$10,000 to the Ogden Weber Chamber of Commerce. This will leave \$7,000 that can be contributed to fund balance. She briefly reviewed transfers between various funds and provided the Council with background on the purpose of the utility fund transfers to cover general fund support of the utilities.

Comptroller Stout discussed proposed wage increases and indicated the total cost associated with the increases is just over \$1.2 million. She also provided additional information regarding transfers among funds, focusing briefly on the transfer of BDO lease revenue of \$9.4 million. She indicated that \$6.8 million will be reinvested to fund infrastructure needs at BDO according to the business plan developed by The Boyer Company.

Mr. Buxton concluded that he is grateful for the division managers and staff that make up the Management Services Department. He stated they do a great job for the City and provide high quality service.

Chair White thanked City Administration and staff for the information presented this evening. She thanked Council staff and the Council for participating in a longer meeting to avoid the need to schedule an additional work session to review the information discussed tonight.

The meeting adjourned at 10:19 p.m.

JULIA M. LASEURE, MMC
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: August 8, 2017

Minutes of the Regular Meeting of the Ogden City Council held on Tuesday, May 16, 2017 at 6:03 p.m., in the Council Chambers on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Marcia L. White
 Vice Chair Richard A. Hyer
 Council members Bart E. Blair
 Neil K. Garner
 Luis Lopez
 Ben Nadolski
 Doug Stephens

Council Executive Director Janene Eller-Smith
Council Deputy Director Glenn Symes
Council Policy Analyst Amy Sue Mabey
Communications Manager Brittany Griffin

Also present: Mayor Michael P. Caldwell
 Chief Administrative Officer Mark Johnson
 City Attorney Gary Williams
 Chief Deputy City Attorney Mara Brown
 Planning Manager Greg Montgomery
 Comptroller Lisa Stout
 Deputy Finance Manager Camille Cook
 Police Chief Randy Watt
 Deputy Police Chief Eric Young
 Public Services Director Jay Lowder
 Deputy City Recorder Julia LaSeure

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by Council member Garner.
A moment of silence was observed.

Proposed Joint Resolution 2017-5 affirming the protection of civil liberties, religious freedoms and dignity of all residents, immigrants and refugees throughout the City

A joint resolution regarding the City's commitment to a safe and inclusive community came before the Council for consideration. Council member Lopez read the Spanish version of the joint resolution, while Mayor Caldwell read the English version of the document, after which **COUNCIL MEMBER LOPEZ MOVED TO APPROVE THE JOINT RESOLUTION. MOTION WAS SECONDED BY COUNCIL MEMBER STEPHENS, ALL VOTING AYE.**

Chair White then presented the joint resolution to Reverend Shelly Page representing Ogden's Interfaith Council and Azenett Garza, President of Latinos United Promoting Education and Civic Engagement (LUPEC).

Council member Lopez recognized Cirilo Franco of Americans Coming Together for Immigrants in Ogden and Nationwide (ACTION) for his efforts to affirm civil liberties. He asked members of the Ogden Diversity Commission to stand and be recognized. He commented on the importance of the action taken tonight and thanked everyone that played a role in efforts to provide a safe and inclusive community.

Council member Garner recalled the first time he attended a LUPEC meeting and said at that time it was a small group of people with big dreams. They have given great support for this cause and he believes that everyone who has offered support has done so because they care.

Council member Stephens thanked Council member Lopez and former Council member Jesse Garcia for spearheading this effort. He explained he was raised in Ogden and is wearing a Scottish tie tonight in honor of his ancestors who came to this country from Great Britain and the British Isles. He mentioned that many people have ancestors that came to this country as immigrants and were given the opportunity to obtain freedom. He stated many of the people present this evening are part of that core. They are also part of what makes Ogden a vibrant community and he is proud to be associated with them. He commented that different cultures and nationalities increase the richness of the City. Everyone should have the opportunity to enjoy fairness in this country, and in the City they live. He thanked everyone for what they add to the fabric of the City of Ogden.

Vice Chair Hyer indicated he has come to know many people who worked on this cause and has learned the things that make them and their heritage unique. He reported that everyone has come together for a common goal and purpose which is to provide inclusiveness and recognize the value that each of us contribute to the society. He declared today is a great day.

Council member Blair stated the Council takes many different actions to try to provide a better City, but this type of action is the kind that can truly bless the lives of everyone in the City. It allows everyone to feel welcome and to be safe is what makes this community a home. He is honored to share this community with each person in attendance tonight. He recited the following quote by author and businessman Max De Pree: “We need to give each other the space to grow, to be ourselves, to exercise our diversity. We need to give each other space so that we may both give and receive such beautiful things as ideas, openness, dignity, joy, healing, and inclusion.” He indicated that the takeaway for him this evening is that we all get to live and grow together and he is excited about where this City is going.

Council member Nadolski thanked Council member Lopez for his leadership on this issue. He stated what inspires him tonight is the emotion of those present. The emotion is very real and transcends the words included in the joint resolution. Politics has a way of dividing people but in Ogden, politics is one way of uniting the citizenry. He is proud to lend his vote to the joint resolution and his voice to the spirit of the joint resolution and he hopes everyone will join him in that endeavor. He stated it is more important to put action into living each day what was communicated in the joint resolution.

Chair White thanked Council member Lopez for promoting this issue. She stated there are many issues on which the Council does not see eye to eye, but on this issue there was a great collaborative effort to develop the joint resolution. She appreciates knowing that members of the community feel represented by different members of the City Council. One of the things that is unique about tonight is that the Mayor was invited to participate in the reading of the joint resolution. It was important to the Council to communicate that City Administration played an important role in developing this joint resolution and creating a united front to provide inclusivity.

Mayor Caldwell explained that thousands of hours have gone into promoting and spearheading a joint resolution addressing the issue of inclusivity. The current political climate can be difficult for many from different backgrounds, but in these times, he relies upon one of his favorite quotes from Dr. Martin Luther King, Jr.: “Darkness cannot drive out darkness – only light can do that. Hate cannot drive out hate – only love can do that.” The action taken tonight is a great example of the message of that quote and he is grateful to everyone that worked together on this effort.

Azenett Garza, LUPEC President, thanked Mayor Caldwell, Police Chief Watt, and the City Council for listening to the needs of the community and taking action. This concrete action is very meaningful and powerful for the community. She stated that the City acted very quickly to respond to the call from the community for this joint resolution and she is proud to live in a City where everyone looks out for one another.

Reverend Page, representative of Ogden’s Interfaith Council, stated that the interfaith community absolutely supports the provision of a safe and wonderful community for everyone. While there has been a focus on certain nationalities this evening it is important to remember that there are smaller groups of residents from other nationalities or religions and this public action will be understood by those people as well. She looks forward to continued work with the City to communicate the message that Ogden welcomes everyone.

Proposed Joint Resolution 2017-4 establishing governing financial principles relating to general financial management, user fees, capital improvements, debt, investments and reserves

A memo from Council staff came before the Council to consider a joint resolution establishing financial principles. The memo stated each year the Council and Mayor jointly adopt financial principles to guide and direct budgetary and financial management decisions throughout the fiscal year (FY). Prior to FY2015, the Principles were adopted with the budget. Beginning in FY2015, the Council began adopting the Principles prior to receiving the Mayor’s budget as a way to provide additional guidance during preparation of the Mayor’s proposed budget. Council and Administrative Staff are recommending adoption of the Financial Principles prior to preparation of the FY2018 Budget in order to establish the financial policies that will guide preparation of the budget. The proposed FY2018 Financial Principles include several changes from the FY2017 Financial Principles; however, most of the changes are incidental, non-substantive changes relating to grammar and punctuation. Headings were added to paragraphs, there are several changes that clarify or remove redundant language, and sections addressing the same policy were combined. There are three substantive changes proposed:

General Principles

11. Strategic Planning. Beginning in FY2018, the City will use a rolling five-year financial model for the General Fund budgeting, which will be used to project future budget needs and revenues, thus informing a long-term, sustainable and strategic budgeting process.

City Debt

4. Bond Ratings. The City will monitor financial, economic and demographic indicators that impact bond ratings and make every effort to assure the highest rating possible. The City will maintain effective communication with bond rating agencies regarding its financial condition and will follow a policy of full disclosure on every financial report and bond prospectus.

The memo explained the third establishes a goal for the City’s fund balance or reserve as follows:

Reserve Policies

General Fund

2. Operating Reserve. The City will maintain an operating reserve in the General Fund of at least 5% of annual General Fund revenues as required by Utah Code, Section 10-6-116(4). The minimum 5% and the maximum 25% include amounts reserved in the unassigned, committed, and assigned categories of General Fund fund balance. Beginning in FY2018, revenues permitting, the City will set a goal to increase the minimum reserve

by an additional one percent per year until the reserve reaches at least 10 percent of annual General Fund revenues.

Council Executive Director Eller-Smith summarized the memo and read, for the record, the three substantive changes proposed as detailed in the staff memo above.

Chair White introduced in writing proposed Joint Resolution 2017-4, entitled:

“A joint resolution of the Ogden City Council and Mayor Michael P. Caldwell establishing governing financial principles relating to General Financial Management , User Fees, Capital Improvements, Debt, Investments, and Reserves.”

VICE CHAIR HYER MOVED THE JOINT RESOLUTION BE ADOPTED, AND THE CHAIR BE AUTHORIZED TO SIGN THE SAME. MOTION WAS SECONDED BY COUNCIL MEMBER GARNER, ALL VOTING AYE.

Proposed Ordinance 2017-23 adopting the tentative budget of Ogden City for Fiscal Year 2017-2018

A memo from Council staff regarding the tentative budget for FY2018 came before the Council for consideration. The memo stated each year during the first Council meeting in May the Mayor is required to present a proposed budget for the upcoming FY. The Council accepts the proposed budget for review and, through a series of work sessions, reviews the proposal over the next two months. A tentative budget is adopted after an initial public hearing is held. A second public hearing is held at the time of adoption of the final budget. During the budget hearings, the Council outlines their desired changes to the proposed budget and accepts public input. Once the final public hearing is closed, the Council makes its changes and adopts the final City budget. In accordance with State law, a budget must be adopted by June 22. An exception to the timing is allowed if a proposed property tax increase has been included in the budget. On May 2, 2017, the Mayor presented his FY2017-2018 Proposed Budget. The Council accepted the Mayor’s proposed budget for review. The Mayor’s budget included a proposed tax increase to ensure the City realizes the \$350,000 estimated to come from two retiring Redevelopment Areas. The proposed tax “increase” would simply maintain the current tax rate.

Council Executive Director Eller-Smith reported Mayor Caldwell presented City Administration’s proposed budget on May 2, 2017. Council staff has been reviewing the document since that time and has prepared a presentation to provide the Council with an overview of the budget prior to the scheduling of a public hearing to consider tentative adoption of the budget. Ms. Eller-Smith made a PowerPoint presentation and noted the total change between the FY2017 adopted budget and the FY2018 proposed budget is a decrease of \$14,779,475, or 7.41 percent. The proposed total FY2018 budget is \$184,613,375. Key changes to the budget include a proposed property tax increase estimated between two and four percent, step increases for public safety employees, salary adjustments for non-public safety employees, and merit increases for non-public safety employees. She reviewed the changes in major funds of the City, focusing on the significant decrease in the water fund of \$16,194,000 resulting from bonding action that occurred in FY2017. She also discussed changes in the enterprise funds between the FY2017 adopted and FY2018 proposed budgets. The airport fund is increasing by \$109,675 or 3.19 percent and the golf fund is decreasing by \$306,675 or 18.56 percent as result of the retirement of debt. She reviewed the process the City will follow regarding the adoption of a final budget. Four public hearings will be held to provide many opportunities for citizens to provide input regarding the budget, up to ten work sessions will be held, specifically if the Mayor’s recommended tax increase is considered by the Council. She reviewed the schedule for considering the proposed budgets for the various departments in the City, after which she noted Council staff has received a ‘Schedule A’ to the Mayor’s proposed budget including multiple changes as follows:

- Shift of Business Depot Ogden Lease revenue funds in the amount of \$1,365,000 from Capital Improvement Plan (CIP) to Redevelopment Agency – property purchases in Trackline Economic Development Area and Ogden River Redevelopment Area
- Reduce CIP and total budget by \$1,365,000
- Increase revenues to cover additional public noticing costs and Planning Commission meals
- Move graffiti removal costs to Public Services
- Reduce Business Information Center revenues and Community Development Block Grant (CDBG) expenses

Ms. Eller-Smith concluded that electronic budget documents can be accessed by the public through City Council meeting packets and a link on the City’s website.

Chair White thanked Council staff and Administration for their consideration of holding a greater number of public hearings on the budget than have been held in the past.

Chair White then introduced in writing proposed Ordinance 2017-23, entitled:

“An ordinance of Ogden City, Utah, adopting the Tentative Budget of Ogden City for Fiscal Year 2017-2018.”

A copy of the proposed ordinance was deposited with the Deputy City Recorder and ordered that the City Recorder have at least one copy available for public inspection in her office during all business hours.

The proposed ordinance was then read by long title.

COUNCIL MEMBER GARNER MOVED A PUBLIC HEARING ON THE PROPOSED ORDINANCE BE HELD IN THE CITY COUNCIL CHAMBERS ON JUNE 6, 2017, DURING THE CITY COUNCIL MEETING TO BE HELD AT 6:00 P.M. AND THAT THE CITY RECORDER BE DIRECTED TO PROVIDE NOTICE AS REQUIRED BY LAW. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.

Public Comments

Weber State University Chief Diversity Officer Adrienne Andrews referred to the joint resolution regarding the City's commitment to a safe and inclusive community and noted that the feeling in this room tonight is one of positivity. That is not a feeling she felt as a child living in Ogden, but she feels it regularly now because of the City's commitment to being open to and engaging with the community. She stated she feels the Council and Administration hear, see, and support the residents and she is forever grateful for the work they and other community members perform to actively seek ways to engage and find opportunities for building rather than creating chaos and confusion. She thanked the Council and Mayor for the action taken tonight, actions taken in the past, and any future efforts that will be made to continue moving Ogden on a trajectory that the world needs to be watching.

Jesse Garcia thanked the Council and Mayor for the action taken tonight and recognized Police Chief Watt's role in the action as well.

Speaker, no name given, stated it takes a lot of courage to do what has been done tonight, but this action will put many in the community, who feel they do not have a voice, at ease. It has been exciting to witness the level of engagement and commitment in the process and he thanked the Mayor and Council for their diligence.

Speaker, no name given, thanked the Mayor and Council for the courageous action they took tonight. It has brought a lot of relief to families, especially those that fear being separated from one another. He stated these people can feel that the City is on their side.

Diana Lopez stated that as an immigrant and employee of Ogden City she is very proud. She thanked Chief Watt, the Mayor, and Council, and said she is very proud to be able to work for the City's Police Department.

Taylor Knuth reported he sent an email to the Council and Council Executive Director Eller-Smith several weeks ago regarding the Oak Den Community. There are major issues relative to communication and correspondence between residents of the community and City staff, specifically concerning home warranty repair issues. He stated he wishes to speak specifically to concrete issues tonight. It would appear that at the beginning of the project, all the driveways were sealed, but as the project moved forward, that service was cut from the budget and that has led to cracking and spalling of cement in the driveways. The residents are getting the 'run-around' from both the City and the builder so he decided to bring this issue to the Mayor and Council because he thinks it is an important issue to consider as the City moves forward with other infill projects. He explained he does not want to see any other homeowner confronted with this problem.

Micky Larsen stated she is also a resident of the Oak Den bungalow community and she will speak about workmanship in general in the community. Yesterday she sent a survey to her fellow community members and most of them expressed the same concerns she had. She indicated she does not have one wall in her home that does not have issues, whether it is not straight, has drywall screws showing, or roughness. She reported her pillars have grout crumbling and falling out, her siding has warped, the wainscoting is rough and seams are showing, paint is peeling, every window has paint on it, her baseboards are pulling apart, all the doors have water damage or gaps that are too wide. She indicated that she has had constant problems with her furnace, all the gutters have snapped off at their base, and she experiences flooding issues in her yard each time it rains. She explained if she had contracted directly with a builder for the construction of her home, she could have gone back to that builder to demand the issues be fixed or that she be refunded. The bottom-of-the-line nature of the materials used in the home is very evident and, in general, it is a sloppy job. She said when she walked through the model home for the project she was amazed. The quality was superb and pristine and while she realizes that the model home will differ from the other homes, she wonders at what point that model can be considered a lie to the purchasers. The further along the project got, the more problems have arisen and her home was one of the last built. She owns a small business where she is a subcontractor for swimming pool construction and if she provided this type of service to her customers, she would expect to be called back and lose business. She loves her home and where she lives, but she does not love the poor quality. She stated the Oak Den development is a community and the residents there genuinely like one another. They also truly believe in Ogden and the fact that the City is working to create communities of desire as promoted, but some homes were built cheap, quick, and without consideration of the long-term value of the home or the homeowner's investment.

Josh Goodman indicated he also lives in the Oak Den community and he will expound on Mr. Knuth's reference of the communication issues between the City, contractors, and residents of the development. The residents continue to be referred to other parties and now their one-year warranty period has expired. It took six weeks of residents contacting the City to finally get someone to visit one of the homes and perform an inspection, but the issue was again passed along to someone else. He concluded that he is grateful to be in Ogden and loves the efforts that have been made to make the City a safe place.

Mayor Comments

Mayor Caldwell said he would like to meet with Mr. Knuth, Ms. Larsen, and Mr. Goodman following the meeting tonight. He would also like to hold a meeting with Chief Administrative Officer Johnson to discuss the issues they raised. He stated that since he received Mr. Knuth's email he has been investigating the issue and is committed to not 'kick the can down the road', but rather work to resolve the residents' frustrations. He then stated the Ogden Marathon events are to be held this weekend and invited everyone into downtown Ogden to participate in and celebrate robust, healthy lifestyles. He commented the Ogden Marathon is one of the top ten marathons in America and a community-wide party that gives visitors a chance to celebrate Ogden.

Council member Comments

Council member Stephens stated that the Mayor's Walk is held the night before the Ogden Marathon and he encouraged everyone to participate.

Council member Lopez mentioned the joint resolution passed tonight in support of Ogden's immigrant community and identified supporters present this evening that have been very involved in the efforts to promote the resolution.

Council member Garner echoed Council member Lopez's comments and added that the benefit the City has realized by developing a Diversity Charter was that several meetings were held during which the participants had the opportunity to express the needs of the many different cultures and nationalities represented in the community.

Council member Nadolski stated there are instances when he wonders if his time spent as a Council member is time well spent and tonight, because of the actions taken by the Council, he feels the time he spends away from his family in his service as a Council member is worthwhile and meaningful. The emotions expressed by those present this evening were evidence of the value of the actions taken tonight.

There being no further business to come before the Council, **COUNCIL MEMBER GARNER MOVED THE MEETING ADJOURN AT 7:12 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER BLAIR, ALL VOTING AYE.**

JULIA M. LASEURE, MMC
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: August 22, 2017

Minutes of the Special Meeting of the Ogden City Redevelopment Agency held on Tuesday, May 16, 2017 at 7:17 p.m., in the Council Chambers on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Marcia L. White
 Vice Chair Richard A. Hyer
 Board members Bart E. Blair
 Neil K. Garner
 Luis Lopez
 Ben Nadolski
 Doug Stephens

Board Administrator Janene Eller-Smith
Board Deputy Administrator Glenn Symes
Board Policy Analyst Amy Sue Mabey
Communications Manager Brittany Griffin

Also present: Executive Director Michael P. Caldwell
 Chief Administrative Officer Mark Johnson
 City Attorney Gary Williams
 Chief Assistant City Attorney Mara Brown
 Community and Economic Development Deputy Director Brandon Cooper
 Planning Manager Greg Montgomery
 Comptroller Lisa Stout
 Deputy Finance Manager Camille Cook
 Public Services Director Jay Lowder
 Deputy Police Chief Eric Young
 Deputy City Recorder Julia LaSeure

Proposed Resolution 2017-2 adopting the annual budget of the Ogden City Redevelopment Agency for Fiscal Year 2017-2018

A memo from Board staff regarding the proposed Fiscal Year (FY) 2018 budget came before the Board for consideration. The memo stated that each year the Mayor, serving as Executive Director of the Redevelopment Agency (RDA), presents the RDA Budget at a meeting in May as required by state law. State law also requires that the annual budget be adopted no later than June 22. The RDA Board is comprised of all members of the Ogden City Council as Board members. The Chair of the City Council serves as the Chair of the Board. The current proposal is to accept for review and set a public hearing on the proposed FY2017-2018 RDA Budget, totaling \$20,456,000, for June 6, 2016. The Mayor's proposed budget totaled \$17,267,000. The Administration has submitted a proposed 'Schedule A' that increases the budget \$20,456,000.

Comptroller Stout summarized the memo and stated the proposed RDA budget for FY2018 covers eighteen (18) redevelopment areas. The total budget, which includes the housing and general RDA funds, decreased by approximately \$840,000 when compared to the FY2017 RDA budget. She indicated the budget also includes tax increment for each of the eighteen (18) RDA areas, including the newest Kiesel RDA. The anticipated total property tax to be collected is just over \$9.7 million.

Chair White then introduced in writing proposed Resolution 2017-2, entitled:

“A resolution of the Board of Directors of the Ogden City Redevelopment Agency adopting the annual budget for Fiscal Year 2017-2018 as required by Section 17C-1-601.5, Utah Code Annotated, 1953.”

A copy of the proposed resolution was deposited with the Deputy City Recorder and ordered that the City Recorder have at least one copy available for public inspection in her office during all business hours.

The proposed resolution was then read by long title.

BOARD MEMBER GARNER MOVED A PUBLIC HEARING ON THE PROPOSED RESOLUTION BE HELD IN THE CITY COUNCIL CHAMBERS ON JUNE 6, 2017, DURING THE BOARD MEETING TO BE HELD AT 6:00 P.M. AND THAT THE CITY RECORDER BE DIRECTED TO PROVIDE NOTICE AS REQUIRED BY LAW. MOTION WAS SECONDED BY BOARD MEMBER STEPHENS, ALL VOTING AYE.

Proposed Resolution 2017-3 amending the Trackline Economic Development Project Area Budget to extend the collection of tax increment revenue from the project area until and including tax year 2045

A memo from the Community and Economic Development Department regarding a proposed amendment to the Trackline Economic Development Area (EDA) Budget came before the Board for consideration. The memo stated the Board is asked to

consider setting a public hearing on a resolution authorizing amendments to the Trackline EDA Plan and Budget. The proposal is to extend the length of the Trackline EDA an additional twelve (12) years from the original twenty (20) year period for a total of a thirty-two (32) year period. Extending the project area to 2045 will allow the project to generate an additional \$5.3 million in tax increment for use in future development for a total of more than \$18 million. The Administration is proposing to collect 100% of the tax increment, which amounts to an additional \$8 million for the Agency. The Taxing Entity Committee (TEC) reviewed and unanimously approved the proposal.

Community and Economic Development Deputy Director Cooper summarized the memo and provided a brief overview of the history of the creation of the Trackline EDA. He reviewed renderings to illustrate the improvements that have been completed in the Trackline EDA. Ogden City staff have worked together with a private developer to construct a 51-acre master planned Lifestyle Business Park. The completed work includes the following:

- clearing of land
- removal of debris and junk
- crushing of approximately 50,000 tons of concrete
- construction of the new road called Stockman Way
- reconstruction of the existing Exchange Road
- installation of all new utilities including a 24-inch waterline
- installation of a new electrical power backbone
- remediation of petroleum and heavy metal impacts to the soil
- general preparation of land to create sellable lots

Mr. Cooper continued that because of unforeseeable conditions associated with the above referenced work, it has become necessary to amend the Trackline EDA Plan and Budget to allow for an extension to the collection of tax increment. This proposed extension would allow the Agency to collect tax increment from 2013 to 2045 with a maximum collectable amount of \$18,253,475. He reiterated the TEC has met to consider the request and has unanimously approved the proposal from City Administration.

Chair White asked about the taxing entities represented by the TEC. Mr. Cooper replied the TEC represents all taxing entities, with the largest being the Ogden School District, Weber County, and Ogden City.

Chair White then introduced in writing proposed Resolution 2017-3, entitled:

“A resolution of the Redevelopment Agency of Ogden City amending the Trackline Economic Development Project Area Budget such that the Agency will receive tax increment revenue for the period until and including tax year 2045 with a maximum amount collectable not to exceed \$18,253,475.”

A copy of the proposed resolution was deposited with the Deputy City Recorder and ordered that the City Recorder have at least one copy available for public inspection in her office during all business hours.

The proposed resolution was then read by long title.

BOARD MEMBER GARNER MOVED A PUBLIC HEARING ON THE PROPOSED RESOLUTION BE HELD IN THE CITY COUNCIL CHAMBERS ON JUNE 20, 2017, DURING THE BOARD MEETING TO BE HELD AT 6:00 P.M. AND THAT THE CITY RECORDER BE DIRECTED TO PROVIDE NOTICE AS REQUIRED BY LAW. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.

There being no further business to come before the Council, **BOARD MEMBER LOPEZ MOVED THE MEETING ADJOURN AT 7:27 P.M. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.**

JULIA M. LASEURE, MMC
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: August 22, 2017

Minutes of the Special Meeting of the Ogden City Municipal Building Authority held on Tuesday, May 16, 2017 at 7:27 p.m., in the Council Chambers on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Marcia L. White
 Vice Chair Richard A. Hyer
 Trustees Bart E. Blair
 Neil K. Garner
 Luis Lopez
 Ben Nadolski
 Doug Stephens

Board Administrator Janene Eller-Smith
Board Deputy Administrator Glenn Symes
Board Policy Analyst Amy Sue Mabey
Communications Manager Brittany Griffin

Also present: President Michael P. Caldwell
 Chief Administrative Officer Mark Johnson
 City Attorney Gary Williams
 Chief Assistant City Attorney Mara Brown
 Community and Economic Development Deputy Director Brandon Cooper
 Planning Manager Greg Montgomery
 Comptroller Lisa Stout
 Deputy Finance Manager Camille Cook
 Public Services Director Jay Lowder
 Deputy Police Chief Eric Young
 Deputy City Recorder Julia LaSeure

Proposed Resolution 2017-1 adopting the annual budget of the Ogden City Municipal Building Authority for Fiscal Year 2017-2018

A memo from Board staff regarding the proposed Municipal Building Authority (MBA) Fiscal Year (FY) 2018 budget came before the Board for consideration. The memo stated that each year the Mayor, acting as President of the MBA, presents the tentative MBA budget at the first MBA meeting in May as required by state law. State law also requires that the budget be adopted no later than June 22. The Ogden City MBA was created as a nonprofit corporation on November 17, 1992 under the authority of the Utah Nonprofit Corporation and Co-operative Association Act and the Utah Municipal Building Authority Act. The purpose of the MBA is to acquire, improve or extend one or more projects and to finance the costs on behalf of the City. The governing board of the MBA is comprised of all members of the Ogden City Council as Trustees. The Chair of the City Council serves as the Chair of the MBA Board. The current proposal is to set a public hearing on the FY2017-2018 MBA Budget totaling \$549,125 as proposed.

Deputy Finance Manager Cook summarized the memo and stated the proposed MBA budget will decrease by less than one percent when compared to the adopted FY2017 budget. The budget is based upon debt obligations for outstanding MBA bonds totaling approximately \$3 million. The Public Works Facility Bond will be paid off in 2021 and the Raptors Stadium Bond will be paid off in 2028. She concluded all MBA budget documents will be posted on the City’s website May 17, 2017 by 10:00 a.m. for review by the public.

Chair White then introduced in writing proposed Resolution 2017-1, entitled:

“A resolution of the Board of Trustees of the Ogden City Municipal Building Authority adopting the annual budget for the Fiscal Year 2017-2018.”

A copy of the proposed resolution was deposited with the Deputy City Recorder and ordered that the City Recorder have at least one copy available for public inspection in her office during all business hours.

The proposed resolution was then read by long title.

TRUSTEE LOPEZ MOVED A PUBLIC HEARING ON THE PROPOSED RESOLUTION BE HELD IN THE CITY COUNCIL CHAMBERS ON JUNE 6, 2017, DURING THE BOARD MEETING TO BE HELD AT 6:00 P.M. AND THAT THE CITY RECORDER BE DIRECTED TO PROVIDE NOTICE AS REQUIRED BY LAW. MOTION WAS SECONDED BY TRUSTEE GARNER, ALL VOTING AYE.

There being no further business to come before the Council, **TRUSTEE LOPEZ MOVED THE MEETING**

ADJOURN AT 7:30 P.M. MOTION WAS SECONDED BY TRUSTEE BLAIR, ALL VOTING AYE.

JULIA M. LASEURE, MMC
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: September 29, 2017