

1 **NORTH OGDEN CITY COUNCIL MEETING MINUTES**

2  
3 January 13, 2015

4  
5 The North Ogden City Council convened in an open meeting on January 13, 2015 at 6:30 p.m. in  
6 the North Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and  
7 agenda of the meeting was delivered to each member of the City Council, posted on the bulletin  
8 board at the municipal office and posted to the Utah State Website on January 8, 2015. Notice of  
9 the annual meeting schedule was published in the Standard-Examiner on December 21, 2014.

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11
- |                   |                    |                                     |
|-------------------|--------------------|-------------------------------------|
| 12 PRESENT:       | Brent Taylor       | Mayor                               |
|                   | Kent Bailey        | Council Member                      |
|                   | Lynn Satterthwaite | Council Member                      |
|                   | Cheryl Stoker      | Council Member                      |
|                   | Phillip Swanson    | Council Member                      |
|                   | James Urry         | Council Member                      |
| 18                |                    |                                     |
| 19 STAFF PRESENT: | Bryan Steele       | Finance Director/City Administrator |
| 20                | Annette Spendlove  | City Recorder                       |
| 21                | Craig Giles        | Public Works Director               |
| 22                |                    |                                     |
| 23 VISITORS:      | Joan Brown         | Brock Parkinson                     |
| 24                | Tacoma Sorensen    | Ryan Packer                         |
| 25                | Nick Newton        | Teancum Price                       |
| 26                | Jeff Pendergast    | Kellan Muno                         |
| 27                | Teague Muno        | B Goold                             |
| 28                | Eric Thomas        | Rachel Trotter                      |
| 29                | Steve Rasmussen    |                                     |

30  
31 Mayor Taylor welcomed those in attendance.

32  
33 Council Member Bailey offered the invocation and led the audience in the Pledge of Allegiance.

34  
35 **ACTIVE AGENDA**

36  
37 **1. PUBLIC COMMENTS**

38  
39 Kelon Nehol, 584 E. 3600 N., stated he is a Boy Scout in Troop 534 and he is working on his  
40 Citizenship in the Community merit badge.

41  
42 Dakota Sorenson, no address given, stated he is a Boy Scout in Troop 435 and he is working on  
43 his Communications merit badge.

48 **2. PLANNING COMMISSIONER JOAN BROWN RECOGNITION**

49  
50 Mayor Taylor stated Joan Brown served on the Planning Commission for 12 years as well as  
51 participated in other committees in the City. He stated Ms. Brown has resigned from the  
52 Planning Commission and he wanted to publicly thank her for her service and everything she has  
53 done for the City. He stated the Planning Commission is a very important body that lays out the  
54 vision for the City relative to transportation and development and Ms. Brown has been a big part  
55 of that with one of the longest tenures on the Planning Commission. He presented Ms. Brown  
56 with a token of the City's appreciation. Ms. Brown received a round of applause from those in  
57 attendance.

58  
59  
60 **3. CIVIC LEAGUE RECOGNITION**

61  
62 Mayor Taylor reported this item will be included on the next City Council meeting agenda.

63  
64  
65 **4. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR SMITH'S**  
66 **FOOD AND DRUG CENTER**

67  
68 A staff memo from Building Official Kerr explained Smith's has submitted a renewal application  
69 for the store's 2015 Beer License. A BCI background check has been completed for the  
70 corporate entity and the store manager and this information has been provided to Chief Warren  
71 for his consideration. The Chief reviewed the application and background checks and has signed  
72 off on the application. Staff recommends Council approval for Smith's 2015 Beer license.

73  
74 Ms. Spendlove reviewed the staff memo.

75  
76 **Council Member Swanson motioned to approve a beer license for Smith's Food and Drug**  
77 **Center. Council Member Stoker seconded the motion.**

78  
79 **Voting on the motion:**

80  
81 **Council Member Bailey            aye**  
82 **Council Member Satterthwaite    aye**  
83 **Council Member Stoker            aye**  
84 **Council Member Swanson        aye**  
85 **Council Member Urry              aye**

86  
87 **The motion passed unanimously.**

88  
89  
90  
91  
92

93 **5. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR LEE'S**  
94 **MARKETPLACE**

95  
96 A staff memo from Building Official Kerr explained Lee's has submitted a renewal application  
97 for the store's 2015 Beer License. A BCI background check has been completed for the  
98 corporate entity and the store manager and this information has been provided to Chief Warren  
99 for his consideration. The Chief reviewed the application and background checks and has signed  
100 off on the application. Staff recommends Council approval for Lee's 2015 Beer license.

101  
102 Ms. Spendlove reviewed the staff memo.

103  
104 Council Member Bailey reported that according to State Law the City Council must approve a  
105 beer license application as long as the applicant meets all laws and regulations. Ms. Spendlove  
106 reiterated City staff has conducted and reviewed a background check for all beer license  
107 applicants prior to recommending approval of the application.

108  
109 **Council Member Urry motioned to approve a beer license for Lee's Marketplace. Council**  
110 **Member Swanson seconded the motion.**

111  
112 **Voting on the motion:**

113  
114 **Council Member Bailey** aye  
115 **Council Member Satterthwaite** aye  
116 **Council Member Stoker** aye  
117 **Council Member Swanson** aye  
118 **Council Member Urry** aye

119  
120 **The motion passed unanimously.**

121  
122 **6. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR 7-**  
123 **ELEVEN**

124  
125 A staff memo from Building Official Kerr explained 7-Eleven has submitted a renewal  
126 application for the store's 2015 Beer License. A BCI background check has been completed for  
127 the business owners and the store manager and this information has been provided to Chief  
128 Warren for his consideration. The Chief reviewed the application and background checks and has  
129 signed off on the application. Staff recommends Council approval for 7-Eleven's 2015 Beer  
130 license.

131  
132 Ms. Spendlove reviewed the staff memo.

133  
134 **Council Member Satterthwaite motioned to approve a beer license for 7-Eleven. Council**  
135 **Member Bailey seconded the motion.**

139 **Voting on the motion:**

140

141 **Council Member Bailey** aye

142 **Council Member Satterthwaite** aye

143 **Council Member Stoker** aye

144 **Council Member Swanson** aye

145 **Council Member Urry** aye

146

147 **The motion passed unanimously.**

148

149 **7. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR**

150 **WALGREEN'S**

151

152 A staff memo from Building Official Kerr explained Walgreen's has submitted a renewal  
153 application for the store's 2015 Beer License. A BCI background check has been completed for  
154 the corporate entity and the store manager and this information has been provided to Chief  
155 Warren for his consideration. The Chief reviewed the application and background checks and has  
156 signed off on the application. Staff recommends Council approval for Walgreen's 2015 Beer  
157 license.

158

159 Ms. Spendlove reviewed the staff memo.

160

161 **Council Member Stoker motioned to approve a beer license for Walgreen's. Council**  
162 **Member Swanson seconded the motion.**

163

164 **Voting on the motion:**

165

166 **Council Member Bailey** aye

167 **Council Member Satterthwaite** aye

168 **Council Member Stoker** aye

169 **Council Member Swanson** aye

170 **Council Member Urry** aye

171

172 **The motion passed unanimously.**

173

174 **8. DISCUSSION AND/OR ACTION TO CONSIDER A BEER LICENSE FOR WATAMI**

175 **SUSHI**

176

177 A staff memo from Building Official Kerr explained Ru Zhou, owner of the Watami Sushi  
178 Bistro, has submitted an application for a Restaurant Beer License (Class "B" beer license). This  
179 is not a renewal. Ms. Zhou has just recently open her sushi restaurant just north of Taco Time in  
180 the little strip mall next to Sun Touch Tanning. Ms. Zhou has submitted the required background  
181 checks and application. Chief Warren has reviewed her paperwork and has signed off  
182 recommending this application be approved. Staff recommends that the Council approve this  
183 beer license.

184

185 Ms. Spendlove reviewed the staff memo.

186

187 **Council Member Swanson motioned to approve a beer license for Watami Sushi. Council**  
188 **Member Satterthwaite seconded the motion.**

189

190 **Voting on the motion:**

191

192 **Council Member Bailey** aye

193 **Council Member Satterthwaite** aye

194 **Council Member Stoker** aye

195 **Council Member Swanson** aye

196 **Council Member Urry** aye

197

198 **The motion passed unanimously.**

199

200

201 **9. DISCUSSION AND/OR ACTION TO APPROVE CHANGE ORDERS FOR THE**  
202 **NEW PUBLIC WORKS FACILITY; ANIMAL KENNEL CONDUIT; GENERATOR**  
203 **PAD; SITE WATER MANAGEMENT; DETENTION BASIN TREE**

204

205 A staff memo from Finance Director/City Administrator Steele summarized the change orders  
206 for the Public Works Facility project that have been presented for Council consideration:

207

- 208 1) Stubbing Electrical and Water lines out the west side of the office building for future  
209 animal control building. The current animal shelter is at the Public Works Building.  
210 When that property is sold the animal shelter will have to be moved. This is installing the  
211 conduit now to prepare for that time. The cost of this changer order is \$6,102.
- 212 2) Cost to pour a 12'x 12' x12" thick Generator pad with a traffic rated electrical box.  
213 Currently the conduit for the electrical is run but terminates below the asphalt. Later  
214 down the road to add the pad for the generator, the asphalt would have to be cut and  
215 removed and the electrical box added. When the time comes to set the generator, all the  
216 prep work for it would be completed if we do this now. The cost of this change order is  
217 \$2,739.
- 218 3) Site water drainage pipe and observation wells installation. This would be to drain water  
219 off of the south part of the site and to help determine if the area is dry enough to have the  
220 potential wetland classification removed. The cost of this change order is \$14,721.
- 221 4) Removal of 3 trees and 4 stumps at the site of the new detention basin. There are several  
222 trees and stumps that need to be removed in the area where the bank of the new detention  
223 basin will need to be built up. The cost of this change order is \$3,950.

224

225 The staff memo also included two spreadsheets; one showing the status of the Public  
226 Works Building budget and the other showing the status of the City's contingency amount for  
227 the Public Works Building project.

228

229 Mr. Steele reviewed his staff memo as well as the attached spreadsheets.

230

231 Council Member Bailey inquired as to whether staff anticipates additional special inspections  
232 will be needed for the project. Public Works Director Giles answered yes; he noted the only item  
233 remaining that will need a special inspection is the structural steel work. Mayor Taylor added  
234 that approximately one-third of the original budget for special inspections will be unspent.  
235

236 Council Member Bailey noted the cost to stub the water line on the project site seems high and  
237 he asked for more information about that aspect of the project. Mr. Giles stated electrical and  
238 water lines must be tied into the office buildings and it is necessary to bore through a wall to  
239 connect to plumbing infrastructure. He stated the water pipe to be installed is eight inches in  
240 diameter. Council Member Bailey reiterated the cost seems too high and he asked if the City has  
241 solicited bids from additional contractors. Mr. Giles answered no and stated that the contractor  
242 for the project, Lundahl, provided the bid which is based on prices they have received from their  
243 subcontractors. The Council had a general discussion regarding possible alternatives to the  
244 scope and cost provided by Lundahl, with a focus on performing some of the work in-house. Mr.  
245 Giles stated the work must be performed by a general contractor. Council Member Bailey asked  
246 if staff can question the cost and indicate the Council expressed their feelings that the cost  
247 seemed high. He added he would also recommend that the Council take action to approve the  
248 electrical component of the change order, but hold off on the plumbing component, since it  
249 seems to be the reason for the higher costs. Council Member Swanson suggested that the cost  
250 may be high because the project requires the use of commercial copper tubing, which is \$20 per  
251 foot; the high cost may be associated with the increased cost of the plumbing materials needed  
252 for the job. Planning Commission Chairman Thomas added that the plumbing portion of change  
253 order number one will be more labor intensive than the electrical portion. Council Member  
254 Bailey stated he would support a decision to approve the plumbing costs as well.  
255

256 Council Member Satterthwaite stated it is his opinion that Lundahl has been very trustworthy and  
257 reliable to this point in the project. Council Member Swanson agreed and stated he is  
258 comfortable with the cost recommended for change order number one. Council Member  
259 Satterthwaite added that it is his opinion that some of the costs associated with changer order  
260 four could be classified as community development area (CDA) costs that could be reimbursed at  
261 a later date. Mayor Taylor agreed and stated once funds are available in the CDA they could be  
262 used to reimburse the City for those costs.  
263

264 Mr. Steele continued his review of his staff memo.  
265

266 Council Member Urry referenced change order number three and inquired as to where the water  
267 drains to. Mayor Taylor stated it drains to the south end of the site and crosses Pleasant View  
268 Drive into the storm drain system that runs to the basin on 2600 North; the essential component  
269 of this change order is the replacement of the pipe that was damaged during excavation. He  
270 stated that the City Engineer and a wetlands consultant feel that by next summer it may be  
271 possible to remediate all potential wetlands on the site and finish construction of the larger basin.  
272

273 Mr. Steele continued his review of his staff memo.  
274

275 Council Member Satterthwaite asked if the work covered by change order four could be  
276 completed in house by staff. Mr. Giles stated he was concerned about the proximity of the tree

277 stumps to nearby power lines. He added the stumps are also larger than any saw or stump  
278 grinder the City has; it would be necessary to rent equipment to complete the work. The Council  
279 agreed the cost for the tree removal change order is reasonable, with Council Member Urry  
280 emphasizing the need to make sure the contractor that will be completing the work is insured.

281  
282 Mayor Taylor then provided a brief update regarding the potential future development of a  
283 detention basin located on 2600 North using tools afforded to a CDA; the development of the  
284 property will require the City to make other accommodations for storm water detention, which is  
285 why a detention basin will be constructed on the Public Works Facility site and CDA funds can  
286 be used for that portion of the project.

287  
288 **Council Member Swanson motioned to approve the change orders for the new Public**  
289 **Works Facility: Animal Kennel Conduit; Generator Pad; Site Water Management; and**  
290 **Detention Basin Trees, with the condition that the City be reimbursed by the CDA for the**  
291 **costs of the Detention Basin Trees change order. Council Member Satterthwaite seconded**  
292 **the motion.**

293  
294 **Voting on the motion:**

295  
296 **Council Member Bailey**                    **aye**  
297 **Council Member Satterthwaite**       **aye**  
298 **Council Member Stoker**                **aye**  
299 **Council Member Swanson**             **aye**  
300 **Council Member Urry**                   **aye**

301  
302 **The motion passed unanimously.**

303  
304 Mayor Taylor then used the aid of a PowerPoint presentation to provide the Council and visitors  
305 with an update regarding the overall progress of the Public Works Facility project. He stressed  
306 the project is on budget and he is pleased with the work that has been performed to date.

307  
308 Council Member Satterthwaite inquired as to whether the situation with the wells at the top of  
309 the property has been resolved. Mayor Taylor answered no and stated discussions regarding that  
310 situation were put on hold over the holiday season. He then referenced landscaping costs and  
311 noted that the City has received bids for that portion of the project and staff is reviewing those  
312 bids to determine what work can be performed by staff versus what work should be performed  
313 by a contractor. Council Member Swanson asked if volunteers can assist in the landscaping  
314 portion of the project, to which Mayor Taylor answered yes and noted additional information  
315 regarding the landscaping component of the project will be provided in the near future.

316  
317  
318 **10. PUBLIC COMMENTS**

319  
320 There were no public comments.

321  
322

323 **11. COUNCIL/MAYOR/STAFF COMMENTS**

324

325 Council Member Swanson asked that the Police Department pay close attention to motorists  
326 ignoring the stop sign at 3100 North and 1050 East during the morning commute.

327

328 Council Member Urry referenced the work being done by the General Plan Steering Committee  
329 (GPSC) and noted that he heard from a property owner in the City that would like to be involved  
330 with the Committee; he provided the individual's information to Council Members Bailey and  
331 Swanson. He then asked about a development that has been approved on Dale Chatelain's old  
332 property. Planning Commission Chairman Thomas stated the Planning Commission has only  
333 considered the rezone request for the property and noted a recommendation will be forwarded to  
334 the Council in the future. Council Member Urry stated that he has heard from a resident that is  
335 concerned about road configuration and design of the development and he passed that  
336 information on to Mr. Thomas.

337

338 Council Member Satterthwaite stated it is worth mentioning that the Mayor has done a good job  
339 to apply for funding and prioritization of the Monroe Boulevard and 150 West. He thanked the  
340 Mayor for his efforts.

341

342 Council Member Stoker thanked the Public Works Department for their work to assist a resident  
343 that lost a large pine tree during a recent wind storm.

344

345 Council Member Bailey re-addressed the landscaping component of the Public Works Facility  
346 project and suggested that Council Member Satterthwaite attend the next construction meeting to  
347 learn more information regarding that subject. He then asked if there has been any follow-up on  
348 the City's part with Pineview Water regarding the Valley View Estates project. Mayor Taylor  
349 stated he sent Pineview a letter and has not yet received a response.

350

351 Ms. Spendlove provided the Council with information regarding the Utah League of Cities and  
352 Towns (ULCT) Spring Conference.

353

354 Mayor Taylor provided the Council with information regarding the open house meeting  
355 scheduled for tomorrow night at the Senior Center to discuss the Monroe Boulevard project. He  
356 added a General Plan Open House will also be held January 20. He stated he is very excited  
357 about the work being done by the GPSC. He concluded a transportation meeting was held to  
358 look at the regional transportation plan for the City and that issue will be discussed again soon in  
359 more detail with the Council.

360

361

362 **12. ADJOURNMENT**

363

364

365 **Council Member Bailey motioned to adjourn. Council Member Swanson seconded the**  
366 **motion.**

367

368



369 **Voting on the motion:**  
370  
371 **Council Member Bailey** aye  
372 **Council Member Satterthwaite** aye  
373 **Council Member Stoker** aye  
374 **Council Member Swanson** aye  
375 **Council Member Urry** aye

376  
377 **The motion passed unanimously.**  
378

379  
380 **The meeting adjourned at 7:32 p.m.**  
381

382  
383  
384 \_\_\_\_\_  
385 Brent Taylor, Mayor  
386

387  
388 \_\_\_\_\_  
389 S. Annette Spendlove, MMC  
390 City Recorder  
391

392 \_\_\_\_\_  
393 Date Approved

NOT APPROVED