

## NORTH OGDEN CITY COUNCIL MINUTES

November 26, 2013

The North Ogden City Council convened in an open meeting on November 26, 2013 at 6:30 p.m. in the North Ogden City Council Chambers at 505 East 2600 North. Notice of time, place and agenda of the meeting was delivered to each member of the City Council, posted on the bulletin board at the municipal office and posted to the Utah State Website on November 25, 2013. Notice of the annual meeting schedule was published in the Standard-Examiner on January 30, 2013.

PRESENT:	Richard Harris	Mayor
	Kent Bailey	Council Member
	Justin Fawson	Council Member
	Cheryl Stoker	Council Member
	Brent Taylor	Council Member
EXCUSED:	Wade Bigler	Council Member
STAFF PRESENT:	Ronald F. Chandler	City Manager
	S. Annette Spendlove	City Recorder/ H.R. Director
	Jon Call	City Attorney
	Bryan Steele	Finance Director
	Tiffany Staheli	Community Services Director
VISITORS:	Sherry Bernard	Bill Bernard
	Brandon Tracy	Blake Welling
	Jim Urry	Rachel Trotter

Mayor Harris welcomed those in attendance.

City Manager Chandler offered the invocation and led the audience in the Pledge of Allegiance.

### **CONSENT AGENDA**

1. Consideration to approve the minutes of the November 12, 2013 City Council Meeting
2. Consideration to approve business licenses

**Council Member Bailey moved to approve the consent agenda. Council Member Taylor seconded the motion.**

**Voting on the motion:**

**Council Member Bailey**     **aye**  
**Council Member Fawson**   **aye**  
**Council Member Stoker**   **aye**  
**Council Member Taylor**   **aye**

**The motion passed unanimously.**

## **AGENDA**

### **1. PUBLIC COMMENTS**

Blake Welling, 1098 E. 3100 N., stated he has a comment regarding the grants the Parks Department is applying for. He stated documentation supporting the grant application indicates that a portion of grant funding would be used to fund an electronic sign and he does not think that is the best use of that funding. He noted the cost for the sign is \$25,000, but that sign will not reach all City residents. He stated it seems like a lot of money for a sign that many people will not ever drive past.

### **2. CITY TREASURER BILL BERNARD RECOGNITION**

Finance Director Steele stated that tomorrow is Mr. Bernard's last day with the City; he has chosen to retire after 42 years as a full time employee in the work force. He stated he would like to recognize Mr. Bernard for his work as the City's Treasurer for the past 12 and one half years; he has done a great job for the City and his knowledge, work ethic, and humor will be missed. He stated he wishes Mr. Bernard the best in the next phase of his life; Mr. Bernard has indicated he plans to travel, work on some home projects, and get caught up on his family history. He addressed Mr. Bernard and stated he hopes he finds joy and contentment. Mr. Steele then read the following quote: "When a man retires and time is no longer a matter of urgent importance, his colleagues generally present him with a watch." He stated the City does not have a watch for Mr. Bernard, but he turned the time over to Mayor Harris to provide him with an award. Mayor Harris welcomed Mr. Bernard and his wife Sherry and presented them with a token of appreciation and a service award from the City.

Mr. Bernard received a round of applause from those in attendance, after which he stated it has been an honor to serve the citizens of North Ogden City for the past 12 and one half years. He stated he has lived in the City for 28 years and it is a great place to live; the government and citizens make it that way. He stated he hopes each member of the City Council will continue to guide the City in the correct manner.

### **3. DISCUSSION AND/OR ACTION TO APPOINT A CITY TREASURER**

A memo from Mayor Harris explained a committee consisting of seven interviewers (Mayor Harris, Council Member Bailey, Council Member Taylor, Council Member Elect Urry, Ron Chandler, Bryan Steele, and Annette Spendlove) conducted interviews for the vacant position of City Treasurer. The committee ultimately selected Jamie Jones, who comes to North Ogden from South Weber where she currently serves as their Treasurer.

Mayor Harris reviewed his staff memo and provided a brief synopsis of the process used to select Ms. Jones.

**Council Member Bailey moved to approve the appointment of Jamie Jones as the new City Treasurer. Council Member Fawson seconded the motion.**

**Voting on the motion:**

**Council Member Bailey     aye**  
**Council Member Fawson    aye**  
**Council Member Stoker    aye**  
**Council Member Taylor     aye**

**The motion passed unanimously.**

Ms. Jones stated that she is excited to be appointed as the City's Treasurer and she thanked the Council.

**4. DISCUSSION AND/OR ACTION TO APPOINT A FINANCIAL ADVISOR**

A staff memo from Finance Director Steele explained that upon receiving direction from the City Council, staff initiated the process for the refunding (refinancing) of the 2004 Sales Tax Revenue Bonds. The first step in the process is to select a Financial Advisor for the transaction. A request for proposal (RFP) was sent to three different firms and two of those firms submitted proposals: Zion's Public Finance and Lewis, Young, Robertson & Burningham, Inc. (LYRB). Both firms have extensive experience in bond refunding, but there are two areas in which the firms differ. The first is cost; Zion's Public Finance submitted a bid of \$12,000 while LYRB submitted a bid of \$6,500. The second difference between the two firms is relative to their experience with the City. Zion's Public Finance assisted in the bonding process for North View Fire District Fire Station and made presentations to the City Council on bonding basics and bond refunding in 2013. LYRB was the City's Financial Advisor for Issuance of Sales Tax Revenue Bonds series 2004, conducted the City's Business License Fee Study in 2010, conducted the Utility Rate Study and served as the City's Financial Advisor for the beginning phase of bonding for the Public Works Building in 2011.

Mr. Steele reviewed his memo.

Council Member Bailey asked Mr. Steele to what he attributes the difference in the bids submitted by the two firms. He indicated the bid submitted by Zion's Public Finance is double the bid submitted by LYRB. Mr. Steele stated he is not sure as to the reason for the disparity between the two bids.

Mayor Harris inquired as to what the savings to the City will be if the bond is refunded. Mr. Steele stated the City stands to save between \$90,000 and \$100,000. Mayor Harris explained to the public that the bonds being considered for refunding are the bonds associated with the Aquatic Center.

Council Member Taylor asked when the selected firm will be paid; he asked if they will be paid even if the City chooses not to proceed with the refunding of the bonds. Mr. Steele stated the firm will not be paid unless the refinancing of the bond is completed. Council Member Taylor asked if the two firms have offered to provide different services or connections to bond data that would cause the difference in the two bid amounts. Mr. Steele answered no and stated the two firms are leaders in bond refinancing in Utah.

Council Member Fawson stated he typically favors the low bidder in these types of situations, but he wanted to recognize that Zion's Public Finance has made great contributions to the City in the past and he would like to maintain a good relationship with them.

Council Member Stoker agreed with Council Member Fawson about the fact that Zion's Public Finance has made great contributions to the City, but the difference in the two bids is significant. Council Member Bailey agreed, after which the Council briefly discussed the bid amounts and the process that was used to obtain the bids.

**Council Member Bailey moved to appoint LYRB as North Ogden City's Financial Advisor. Council Member Taylor seconded the motion**

**Voting on the motion:**

<b>Council Member Bailey</b>	<b>aye</b>
<b>Council Member Fawson</b>	<b>aye</b>
<b>Council Member Stoker</b>	<b>aye</b>
<b>Council Member Taylor</b>	<b>aye</b>

**The motion passed unanimously.**

#### **5. DISCUSSION REGARDING NORTH OGDEN SKATE PARK**

Mayor Harris stated that the City received a request from the family of Kit Collins to rename the Skate Park as Kit Collins Memorial Skate Park. He stated he wanted to have discussion regarding the request in order to respond to the Collins family. He stated his concerns: the Skate Park would have never been created without Jake Bybee's efforts and input. He suggested other ways to honor or memorialize Kit Collins and he suggested a few options: hosting a skate challenge during Cherry Days in his name; a memorial plaque placed on a piece of equipment in the park; plant a tree in his name; a memorial statue; that could be considered by the family and the City.

Council Member Fawson stated he has received input from residents who have shared their concerns about the request to rename the Park; they have been concerned that renaming the Park would be permanent in nature and could open the City to receiving request to renaming every facility owned by the City. He stated he does want to recognize Kit Collins somehow, but he is not sure that renaming the Park is the way to do it. Mayor Harris stated that he has received some of the same comments from some residents.

Council Member Stoker stated her experience has been similar to Council Member Fawson's and indicated that she likes Mayor Harris's idea of hosting an event during the Cherry Days celebration in memory of Kit Collins'. Council Member Bailey agreed.

Mayor Harris suggested that the City respond to the Collins family and continue to work with them to find ways to remember Kit Collins other than the renaming of the Skate Park.

## **6. DISCUSSION REGARDING GRANT PROJECTS AND AMOUNTS FOR 2014**

A memo from Parks and Recreation Director Staheli explained that at a past council meeting she presented to the Council the top five priorities from the Parks and Recreation Department and the North Ogden Parks, Trails and Open Lands Committee (NOPTOL). She has since worked with the City Engineer to determine cost estimates (provided in the Council packet) for each project as follows:

- 1) RESTROOM RENOVATION
  - a. Oaklawn Park: \$187,275.00
    - This restroom has an additional concession area.
  - b. Orton Park: \$139,480.00
  - c. Lomond View Park: \$139,480.00
  - d. Total Cost: \$466,235.00
  - e. Half Project Cost: \$233,117.50
    - Ramp requires North Ogden City put forth matching funds, some of which can be in the form of labor.
  
- 2) TRAIL EASEMENT
  - a. Acquire a trail easement from Fred Brown for a trail connection between Barker Park and Oaklawn Park.
    - NOPTOL was unable to get in touch with Fred Brown to discuss the connection.
  
- 3) PLEASANT VIEW DRIVE TRAIL (Cover the open canal west of Lee's Marketplace along Pleasant View Drive and make the connection to Pleasant View's portion of the trail. (#2 on the NOPTOL Map)).
  - a. Cost to pipe the canal: \$1,200,000.00
  - b. Cost to build the trail: \$85,000.00
  - c. Total Cost: \$1,285,000.00
  - d. Half Project Cost: \$642,500.00
  
- 4) PERMANENT ELECTRONIC INFORMATION SIGN (Bi-Centennial Park—Install a permanent electronic sign a Bi-Centennial Park on Washington Blvd. This would help us get information about city events and recreational programs out to residents.)
  - a. Cost for the Electronic Sign and Installation: \$25,000.00
  - b. Total Cost: \$25,000.00
  - c. Half Project Cost: \$12,500.00
  - d. This grant would qualify as a Regular Grant (\$2,001.00 to \$200,000.00) but not as a Major Grant (\$200,000.00 +)
  
- 5) NORTH OGDEN PARK GRANDSTAND RENOVATION (Improve the safety and appearance of the grandstand. Repair broken wood, replace metal clad wooden seats with aluminum seating, and replace railing and safety fencing. Repaint. Reconstruct concession area below grandstand, including water and sewer lines.)
  - a. Total Cost: \$65,110.00
  - b. Half Project Cost: \$32,555.00
  - c. This grant would qualify as a Regular Grant (\$2,001.00 to \$200,000.00) but not as a Major Grant (\$200,000.00 +)

The memo concluded the highest priority of the Parks and Recreation Department is the renovation of the restrooms at Oaklawn, Orton and Lomond View parks. The current restrooms do not meet ADA requirements for accessibility, and are not able to handle the current user load in our parks. Staff would

like to obtain the City Council's input on which projects they would like to fund and which to have the Parks and Recreation Department apply for RAMP grants.  
Ms. Staheli reviewed her staff memo.

Mayor Harris added the Council should be aware of a couple of issues with respect to the project that would connect the City's trail system to Pleasant View's trail system. He stated that Pleasant View is also applying for a grant to extend the trail from the point where it currently ends on the west further to the west. He stated it will be an important trail in the future for both cities and Weber County as a whole. He noted the City will need to do something sooner or later with the canal because it is a hazard and the banks continue to deteriorate; there is a lot of development occurring below the canal and in consideration of the safety of the citizens it is necessary to pipe the canal and eliminate that hazard from the City. He stated if the City can come up with the means of piping the canal, the opportunity to complete the trail will be much greater. He asked the Council to keep that in mind in the coming years. Council Member Bailey stated Ms. Staheli expressed that the project is not good for a RAMP grant application. Ms. Staheli stated the trail construction portion of the project would be good for a RAMP grant application, but the portion of the project that entails piping the canal would not be good for a RAMP grant application. Mayor Harris stated he is not suggesting that staff apply for a RAMP grant for the canal piping portion of the project; instead he is suggesting that the Council seriously consider approving a capital improvement project in the future to pipe the canal; that project would create opportunities to secure future RAMP grants to complete the trail on top of the piped canal. Council Member Bailey asked if there are other alternatives for funding the project to pipe the canal. He noted the City does not own the canal. Mayor Harris stated the City does not own the canal, but any damage resulting from a canal failure would be the City's responsibility. A short discussion regarding the liability issues associated with the canal ensued and Council Member Bailey asked if there is any possibility that the City could get assistance from the owners of the canal to pipe it. Mayor Harris stated that could be an option in the future, but is not guaranteed.

Council Member Taylor asked if the canal is a natural waterway. Mayor Harris answered no and stated it is manmade. He noted a large portion of the other canals in the City have been piped. He reiterated the subject canal will need to be piped before a trail can be constructed in that area because there are no other options for locating the trail in another area in the trail corridor, such as across the street.

Council Member Taylor then asked who makes up the RAMP grant approval committee. Ms. Staheli stated the committee is a County committee, though she is not sure if it is made up of County employees. A brief discussion about the makeup of the committee ensued. Council Member Taylor then stated he would move project five above project four on the priority list and noted he is very supportive of project one to upgrade restrooms at the parks. Ms. Staheli referenced the project to make improvements to the grandstand and noted that a project was completed several years ago to improve the safety of the structure; the current project being recommended would be mostly cosmetic in nature.

Council Member Bailey stated he is also very supportive of project one to upgrade restroom facilities at parks. He then asked if the City would be required to provide matching funds in the current fiscal year if the City is awarded RAMP grant funds that may potentially be applied for.

A short discussion regarding the options available to the City relative to providing matching funds ensued.

Council Member Bailey then asked if it is likely that the City will be able to secure the needed easements to proceed with trail construction. Ms. Staheli stated that a member of the NOPTOL committee was assigned to follow up on opportunities to secure trail easements, but she has not received feedback from him to date. She stated the Parks and Trails Master Plan does include the trail that connects the two parks. Council Member Bailey stated he feels it is a great project, but wants to be sure the easements are available. He then stated he supports Council Member Taylor's recommendation to prioritize the grandstand project above the electronic sign project.

Council Member Fawson stated he agrees project one is a necessity. He added he would move the grandstand project to number two on the priority list. He then asked about the funding needed to match a potential grant for the restroom project. Mr. Steele stated general fund revenues last year were higher than budgeted so there are some funds available to transfer to the capital projects fund to provide some matching funds. Mr. Chandler added that in January of 2014 he plans to follow through with the policy adopted during consideration of the current fiscal year budget that dictates that for any revenues that exceed expenditures in the budget, half would remain in the general fund and the other half would be transferred to the capital improvement fund. He stated he is anticipating that amount to be between \$150,000 and \$160,000.

## **7. DISCUSSION AND/OR ACTION TO CONSIDER RAMP GRANTS**

**Council Member Fawson moved to authorize City staff to apply for a RAMP grant to fund project number one, restroom renovation at three City parks. Council Member Bailey seconded the motion.**

Council Member Taylor asked if there are any opportunities to provide in-kind matching funds for the restroom project. Ms. Staheli stated the demolition could be done in house as could some infrastructure installation. Council Member Taylor asked how long the City would have to provide the matching funds. Ms. Staheli stated the grant application is due in January and would be awarded in April. She noted that the City would have until the following December to complete the project, but there are opportunities to file for extensions of the grant. Council Member Taylor asked if it would be more effective for the City to apply for more than one project at a time. Ms. Staheli stated she attended a recent meeting regarding RAMP grants and the committee expressed that they would like to see more cities submitting more applications for major grant funds. She stated they allot half of their parks and recreation funding for the major project category and they have only received three or four grant applications in the past, so the chances of being awarded major project funding is very good. She stated the other half of the funding is used to fund regular grants that range in price from \$2,000 and \$200,000. She added it is not likely that the City would receive funding for both a minor and major grant project. A discussion about opportunities to fund portions of a project ensued, after which Mayor Harris noted the City will receive the annual grant that is based on the City's population. Ms. Staheli stated that is correct and the City stands to receive a grant of \$17,000.

Council Member Taylor asked Ms. Staheli her opinion regarding whether the City will be successful in securing grant funding for the restroom project. Ms. Staheli answered yes and noted that she believes that if the project is not funded as a major project it will be funded as a minor project.

Council Member Bailey asked if it would be wiser to apply for the restroom project and the grandstand renovation project. Ms. Staheli stated Ogden City has applied for and received several regular grants and the question the Council must consider is whether it is possible for the City to provide matching funds for two projects if both applications are approved. Council Member Bailey stated he would be comfortable applying for both projects. A discussion regarding the number of applications to submit then ensued and Council Member Fawson expressed his concern that applying for two projects would give the committee the option of rejecting the application for the restrooms and only approve the application for the grandstand.

**Voting on the motion:**

**Council Member Bailey     aye**  
**Council Member Fawson    aye**  
**Council Member Stoker     aye**  
**Council Member Taylor     aye**

**The motion passed unanimously.**

**8. PUBLIC COMMENTS**

Jim Urry, 1615 N. Mountain Road, stated he is trying to understand the price of \$350,000 associated with the restroom renovation project. Mayor Harris stated that will cover three restrooms at three different City parks. He stated the types of structures that will be built are very expensive and they include more than just restroom facilities. Mr. Urry stated the price seems very high. Mayor Harris stated the projects will go out to bid, so the actual cost may be lower. Mr. Urry then referenced the earlier discussion regarding the North Ogden Canal Company and stated he believes they have enough money to participate in the project to pipe the canal. He then asked if it is a possibility to fence the canal rather than pipe it as has been done to other canals in the City. Mayor Harris stated there would not be room to construct the trail next to the canal. Mr. Urry suggested the canal be used for floating tubes or kayaks as has been done with areas of rivers in other cities.

**9. CITY COUNCIL, MAYOR AND STAFF COMMENTS**

Council Member Fawson wished everyone a Happy Thanksgiving as did Council Member Stoker and Mayor Harris.

**10. ADJOURNMENT**

**Council Member Bailey moved to adjourn the meeting. Council Member Stoker seconded the motion.**

**Voting on the motion:**

**Council Member Bailey**     aye  
**Council Member Fawson**   aye  
**Council Member Stoker**   aye  
**Council Member Taylor**   aye

**The motion passed unanimously.**

**The meeting adjourned at 7:25 p.m.**

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Brent R. Taylor, Mayor

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S. Annette Spendlove, MMC  
City Recorder

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Date Approved