

1 **NORTH OGDEN CITY COUNCIL MEETING MINUTES**

2  
3 August 9, 2011

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5 The North Ogden City Council convened in regular session on August 9, 2011 at 5:30 pm in the North Ogden  
6 City Council Chambers, 505 East 2600 North. Notice of time, place and agenda of the meeting was delivered to  
7 each member of the City Council, posted on the bulletin board at the municipal office and posted to the Utah State  
8 Website on August 5, 2011. Notice of the annual meeting schedule was published in the Standard-Examiner on  
9 January 1, 2011.

10  
11 **PRESENT:** Richard G. Harris Mayor  
12 Wade Bigler Council Member (arrived at 5:40pm)  
13 Ron Flamm Council Member  
14 Martha Harris Council Member  
15 Brent Taylor Council Member  
16 Carl Turner Council Member

17  
18 **STAFF PRESENT:** Annette Spendlove City Recorder/HR Director  
19 Edward O. Dickie III City Manager  
20 Dave Carlson City Attorney/Economic Development Director  
21 Debbie Cardenas Finance Director/Acting City Manager  
22 Dave Nordquist Community Services Director  
23 Mel Blanchard Public Works Director  
24 Julia LaSeure Deputy City Recorder

25  
26 **VISITORS:**

27  
28 Fern Barker Peggy Barker Barbara Rowley Amber Baker  
29 Pat Hayes Alice Green Shauna Boothe Sandy Paulovich  
30 Nanette Dixon Cheryl Stoker Dianne Clydesdale Cliff Clydesdale  
31 Linda Stoddard Douglas Stoddard Dale Anderson Julie Anderson  
32 David Al Harris June Harris Vanessa Jones Dennis Crezee  
33 Ann Crezee Annette Hymas David Hymas Ronda Gunther  
34 Richard Wurm Suzanne Bronson Brenda Perry Sara Fawson  
35 Roger Ostler James Mackley Jared Mackley Brian Crittenden  
36 Ken Spaulding Milena Spaulding Connie Roylance Sandra Salas  
37 Sandy Heiner Cal Heiner Lee Erickson Renee Erickson  
38 Amos Salma Udene Salma Dorris Calton John Vondrus  
39 Steve Stewart Carol Satterthwaite Keith Ashdown Jerry Allred  
40 Mrs. Jerry Allred Lynn Satterthwaite Mildred Thompson Keith Hogan  
41 Helen Hogan Slade Opheikens Jolyon Walker Vickie Walker  
42 Ken Johnson Margene Johnson Richard Hales Shirley Hales  
43 Kelly Rallison Verne Martin Nancy Martin Don Colvin  
44 Brian Russell Bob Napoli Dale Swenson Kay Dean  
45 Dennis Bingham David Parkinson Leisha Maw Mark A. Brown  
46 Nicole Finamore Bradley Finamore Ned Malan Nicole Thompson  
47 Susan Walters Loren Baguley Curtis Smout Dick Harrison  
48 Dale Stolrow Elmor B. Loser Robert W. Loser Kelsey Spaulding  
49 Brian Staples Staci Staples Bruce J. Hall Kaye Wilson  
50 Jay Thornock Guy Thornock Heidi Gross Michael Gross  
51 Seth Miller Shauna Miller Melanie Hill Julia Cole  
52 Jeff Cole Kathleen T. Ostler Dee L. Johnson Denny Dunlap

53	Rakel Elmer	Pete Carreola	Arlene Borgman	Gary Borgman
54	Pamela Crittenden	Linda Bolton	Doug Bolton	Michael Kincanon
55	Carolyn White	Gary Summerhays	Tiffany Turner	Harrison Spendlove
56	Myrl Chugg	Ben Albrechtsen	Nancy Albrechtsen	Taylor Spendlove
57	Florence Cox	Joan Brown	Don Brown	Charlene Veeder
58	Steve Quinney	Sherry Maw	Jim Suhr	Pam Trimble
59	Margaret Beus	Zelma Williams	LaVern Cottrell	Sue Dellos
60	Michael Dellos	S. Eva	Janice Smith	Doug Sparks
61	Jason Beal	Tyler Newey	Aaron V. Farr	Sherry Gould
62	Bob Gould	Nola Warner	Jolene Oyler	Larry Oyler
63	Virginia Heaton	Gary Rands	Thad Thorpe	Evelyn Wirick
64	Mirjam Barker	Mary Settlemire	Ron Harris	Marilyn Harris
65	Aaron Avner	Debbie Donlevy	Ashlee Hunt	Cyndi Hampton
66	Steve Hampton	Gary Sjoblom	Naomi Foulger	Rod Barker
67	Shan Hellstrom	Lawrence Residori	Stacey Giatras	Jonathon Giatras
68	Phillip Swanson	Raylyn Lyells	Gary Lyells	Cay Blackburn
69	Douglas Roylance	Tamara Briggs	Carol North	Gordon North
70	DeVere Eckersley	Donna Eckersley	Ryan Lewis	Mariam Smout
71	Stevan Ellis	Rita Ellis	Kathleen Flamm	Carol Zundel
72	Steve Zundel	Dave Hulme	Cynthia Summers	Karl Summers
73	Janneane Shupe	Wright Shupe	Rose Burton	George Burton
74	Vernon R. Ostlund	Stephen Kendell	Blake D. Cevering	Carl F. Jeerings
75	Jennifer Scovel	Richard Krebs	Pam Lawrence	John Lawrence
76	Justin Fawson	Wendell Harrop	Roselene Smith	David Smith
77	Gene Johnson	Jessie Johnson	Kent Swenson	Chris Stegen
78	Paul Harding	Wright Shupe	Jerry Shaw	Glenn Donnelson
79	Roger Howell	Bill Treadway	Gary Wolthius	Gary Attebery
80	Doug Anderson	Barbara Schuster	Kent Bailey	Scott Russell

81  
82 **WELCOME**

83  
84 Mayor Harris explained that due to the number of residents present exceeding the capacity of the Council  
85 chambers the meeting will be moved to the North View Senior Center.

86  
87 **Council Member Harris moved to recess and reconvene at the Senior Center. Council Member Turner**  
88 **seconded the motion.**

89  
90 **Voting on the motion:**

91 **Council Member Harris      yes**  
92 **Council Member Flamm      yes**  
93 **Council Member Taylor      yes**  
94 **Council Member Turner      yes**

95  
96 **Voting was unanimous. The motion passed.**

97  
98 The meeting recessed at 5:31 pm and reconvened at the Senior Center at 5:40 pm.

99  
100 Mayor Harris called the meeting to order at 5:40 pm and welcomed everyone in attendance. He explained that the  
101 City was required by law to convene in the City Council chambers because that is the location stated in the  
102 meeting notice. He said there are quite a few open chairs toward the center of the room.

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104 Edward O. Dickie III, City Manager, offered the invocation and led the audience in the Pledge of Allegiance.

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**CONSENT AGENDA.**

1. Consideration to approve Business Licenses.
2. Consideration and/or action to approve the minutes of the July 12, 2011 City Council meeting.
3. Set August 23, 2011 as the date to hold a public hearing regarding amendments to Section 11-22-8-1-C of the City's Zoning Ordinance to add vertical banners.

**Council Member Taylor moved to approve the Consent Agenda. Council Member Turner seconded the motion.**

**Voting on the motion:**

<b>Council Member Harris</b>	yes
<b>Council Member Flamm</b>	yes
<b>Council Member Bigler</b>	yes
<b>Council Member Taylor</b>	yes
<b>Council Member Turner</b>	yes

**Voting was unanimous. The motion passed.**

**4. PUBLIC COMMENTS.**

Mayor Harris asked the public to be brief and hold any comments regarding the public hearing until that time.

There were no public comments.

**5. DISCUSSION AND/OR ACTION REGARDING A PROPOSAL BY THE NORTH OGDEN HISTORICAL MUSEUM TO LEASE THE CITY BUILDING LOCATED AT 550 EAST 2700 NORTH.**

Edward O. Dickie III referred to a memo from Dave Carlson, City Attorney. He explained that staff has had several meetings with the North Ogden Historical Museum and the proposed terms have been incorporated into the lease which is now before the City Council for review and approval.

**Council Member Harris moved to approve the lease agreement between the City and the North Ogden Historical Museum for a building located at 550 E 2700 N. Council Member Taylor seconded the motion.**

**Voting on the motion:**

<b>Council Member Flamm</b>	yes
<b>Council Member Bigler</b>	yes
<b>Council Member Taylor</b>	yes
<b>Council Member Turner</b>	yes
<b>Council Member Harris</b>	yes

**Voting was unanimous. The motion passed.**

**6. DISCUSSION AND/OR ACTION TO ACCEPT AN ANNEXATION APPLICATION FOR 40.61 ACRES LOCATED AT APPROXIMATELY 175 EAST 2550 NORTH, NORTH OGDEN, UTAH.**

Annette Spendlove, City Recorder, referred to a memo and an application for annexation of property located at approximately 175 E 2550 N. She explained that tonight the Council is only accepting the application. This would come back at a later date for further action.

156 Council Member Taylor moved to accept the application for annexation. Council Member Bigler seconded  
157 the motion.

158 Voting on the motion:

159 Council Member Bigler yes  
160 Council Member Taylor yes  
161 Council Member Turner yes  
162 Council Member Harris yes  
163 Council Member Flamm yes

164

165 Voting was unanimous. The motion passed.

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167 **7. DISCUSSION AND/OR ACTION TO APPROVE A RESOLUTION APPOINTING ELECTION POLL**  
168 **WORKERS AND THEIR COMPENSATION.**

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170 Annette Spendlove, City Recorder, explained that Utah State Code requires the City to appoint election judges  
171 and alternates as well as to compensate them for their service.

172

173 Council Member Bigler asked how the judges are chosen. Mrs. Spendlove stated that Weber County submits a  
174 list to her and she tends to use some that have worked for us in the past because of their knowledge. She also get  
175 phone calls from interested persons and considers them when a positions is available.

176

177 Council Member Taylor moved to approve Resolution 15-2011 to appoint Election Judges and set their  
178 compensation. Council Member Bigler seconded the motion.

179

180 Voting on the motion:

181 Council Member Taylor yes  
182 Council Member Turner yes  
183 Council Member Harris yes  
184 Council Member Flamm yes  
185 Council Member Bigler yes

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187 Voting was unanimous. The motion passed.

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189 **8. PUBLIC WORKS COMPLEX INFORMATION.**

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191 Council Member Flamm and Council Member Taylor showed a PowerPoint presentation which is attached as  
192 Attachment A and included four options (A, B, C and D) for the Council to consider.

193

194 **9. BOND AND UTILITY RATE INFORMATION.**

195

196 Debbie Cardenas reviewed scenarios that address options A and C because they feel very confident in those  
197 figures.

198

199 Option A – \$7,000,000 cash needed for the project. That would mean we would need to issue bonds in the  
200 amount of \$7,090,000. What that means for residents is that over the life of that bond which would be 25 years,  
201 we're looking at total principal and interest of \$11,674,444. To equate that to the corresponding utility rate  
202 increase it would approximately \$5.11. That is a onetime utility increase to pay for this bond over 25 years. We  
203 were estimating about \$5 x 12 months x 25 years we are talking about \$1,500 over 25 years to pay for this project;  
204 \$1,500 for a project to have all of these services. We want to emphasize this is a onetime increase to pay for this  
205 bond. It is not going to increase every year to pay for this bond. We do have a study out there that does show  
206 annual increases. The reason for that is we have ongoing expenses, depreciation, inflation, capital improvement  
207 projects, etc... Those annual increases are subject to a Council vote and would go up \$1 to \$2 if the Council

208 chose to fund the projects. Those annual increases do not go toward the payment of the bond. The annual  
209 increase for the \$7 million is approximately \$5.11 and it will not go up.  
210 Option C –\$5 million cash for the project. That would mean we would need to issue \$5,090,000 for the bond.  
211 With principal and interest over the 25 year life of the bond the total would be \$8,386,010. That would mean a  
212 onetime increase in utility rates of approximately \$4.49. We pay the Central Weber Sewer District (CWSD) and  
213 we have no control over what the CWSD charges for those services but we are the ones that are required to collect  
214 that and pass it on to them. We want to make sure the residents understand that their rates include a lot of  
215 services; water, sewer, storm water, solid waste, and also CWSD. We have had a lot of residents that have tried  
216 to run their own calculations and have been unable to come up with the figures that we have come up with. We  
217 have gotten a lot of questions about how we calculated the rates so she reviewed the process of how we came up  
218 with the rates. When we structured the utility rate increases we wanted to achieve several goals. One was to  
219 ensure that the City had adequate revenues to pay for the debt service on the bonds; the other goals were to  
220 provide funding for approximately \$200,000 per year for planned capital projects because of sewer lines, water  
221 lines, storm water, etc. and we wanted to maintain minimum 200% coverage debt revenues over the annual debt  
222 service. The rates as they now stand and the amounts currently in the fund balances will pay a portion of the bond,  
223 the rest will come from the increase in the rates in the first year. Calculating the rates cannot be done by such a  
224 simple method as some of our citizens have tried to use but rather they are based on an equivalent residential unit.  
225 This means that in order to equate connections to one standard unit of measurement connections and units are  
226 converted to ERUs. For example, as Council Member Taylor pointed out, a commercial user may use more  
227 utilities, such as water, than a standard residential connection. Their connection when converted could be  
228 equivalent to three connections and that is the case in some of our commercial connections in the City. This  
229 emergent factor has been standardized by the market participants over the years based upon state averages and  
230 means that you cannot take simple multiplication of rate x the number of units x 12 months x 25 years. There was  
231 also some miscalculation on the number of units that are out there. Right now we have approximately 5,985  
232 water customers, 6,000 sewer customers, 5,354 solid waste customers and the equivalent of 7,251 storm water  
233 customers. In 2010 the City generated approximately \$3,268,868 in revenues, if we took the rate that we have  
234 right now x the number of units x 12 x 25 we would have only taken in \$2,471,700 in revenues that is a difference  
235 of \$797,168 than we actually received. The point is that the simple calculation that people are trying to use is not  
236 a real world application.

237  
238 Ms. Cardenas went on to explain that on July 12, 2011 the City did approve a Bond Resolution with the  
239 parameters stating that the City would not issue bonds for more than \$10 million. That is legal language that we  
240 need to publish but does not mean that we are going out and issuing bonds for \$10 million. That is a process that  
241 we are required to do that starts the contestability period. This public hearing is part of that process.

242  
243 Ms. Cardenas introduced Marc Edminster of Lewis, Young, Robertson and Burningham (LYRB), who is the  
244 City's financial advisor on the bonds. She said the City got some very good news today. Mr. Edminster explained  
245 that some years ago in 2004 the City issued sales tax bonds to fund the pool and the City received a bond rating of  
246 'A'. Today he got an email from Fitch Rating, which is attached as Attachment B, announcing the City's rating  
247 was upgraded from 'A' to 'AA'. He stated that is one step below the U.S. Government. It is very important to  
248 recognize why Fitch ungraded the bonds, this is something they do every so often and it is not in any way  
249 connected with the possibility of a Public Works Complex bond. Mr. Edminster reported that Fitch Rating cited  
250 the City's excellent financial standard, management practices and solid financial profile. He indicated it is likely  
251 that the City would get a 'AA' rating on these utility bonds as well. He congratulated the City and residents on the  
252 sound financial management that earned this rating.

253  
254 Council Member Bigler said since others have spoken he would like to as well. He thanked everyone for coming  
255 and taking part in this important issue. He referred to a recent newspaper article regarding the Pleasant View City  
256 Public Works building which states that the new shop for that department has been on the drawing board for  
257 nearly 15 years and now they are ready to start moving on it. Rather than the City of Pleasant View using the  
258 traditional method of design, bid and build for the project, they would use the design/build method with \$650,000  
259 budgeted. He said that is Pleasant View's ceiling; the ceiling we voted on last time is \$10 million and that is the

260 difference that he sees. There have been a lot of falsehoods going around about him and a lot of the residents that  
261 they are totally against this. He said that is not true. Public Works is a very important aspect of our City and he  
262 agrees that we need an upgrade but we need a lot lower ceiling than \$10 million. He said Pleasant View's ceiling  
263 is \$650,000 and design/build is a much more fluid process. He suggested using the design/build process rather  
264 than giving the architect a \$10 million blank check because this has already been voted upon. Approval tonight  
265 would give the Mayor and Financial Director the final approval whether to accept the plan or not but the Council  
266 has already voted and approved an amount up to \$10 million. He mentioned that Pleasant View was included in  
267 the slide show presentation tonight and he would like to pass along some information that was given to him from  
268 the Pleasant View Public Works Department. With this \$650,000 limit they are going to have a couple of offices,  
269 three drive-through service bays, a bathroom, a kitchen and a large conference room. Our City is a little bit bigger  
270 than Pleasant View but in proportion that's more along the line that he thinks we need. Council Member Bigler  
271 said he has six children including two in college and the youngest is just starting kindergarten and he's on a  
272 teacher's salary so he knows personally what it's like to live on a tight budget. A lot of residents are on fixed  
273 incomes and he thinks there is a better way to do this. There is some confusion going around. It has been said  
274 that there is false information going around because we don't know the size of the building, what it will look like  
275 and what it will cost, but the brochure that went around shows a concept plan. A copy of that brochure is attached  
276 as Attachment C. He commented that it cost the City \$3,700 of taxpayer money to send out a color brochure to  
277 all residents in their utility bill. Why even do that if that isn't what it is going to look like? He pointed out that  
278 there is no disclaimer in the brochure that is not what it's going to look like. It has been said that we have no idea  
279 what the complex is going to cost but in the brochure it says that the projected cost is \$8 million to \$8.5 million  
280 without the property. That is not something he came up with to discredit the City, that's what the brochure said  
281 and he thinks that is way too much for a public works facility and he thinks we can do it for a lot less than that.  
282 On the issue of build it now or build it later with interest rates low, he said he doesn't think it's an either/or that  
283 you have to build it all now or wait and save for all of it later. He said that has been misrepresented as well as to  
284 where he stands on that. We have money saved and can pay for the property now and he agrees that we need an  
285 upgrade. We can build what we need now and have land and space to build as the City grows and the City's  
286 needs grow. He said an example being used was if you save and save rather than take out a mortgage now it will  
287 cost you more in the end. He said when he and his wife built their home they paid for space for their future  
288 children rather than all the fancy things. Since they moved in they have started saved money and have done  
289 things as their needs grew and as they had the money. The main home, build for their needs at that time, was  
290 bought on a mortgage and they had enough room to expand. That is similar to what he would like to see happen  
291 with this facility. Council Member Bigler said he wanted to be very clear on this, everything he has told any  
292 resident have been the parameters of the bond that were voted on at the last meeting. He voted against it, the other  
293 members have every right to vote their conscience. Those parameters are up to \$10 million. That doesn't mean it  
294 will be, it could be \$3 million but it could be \$10 million. He said he goes by what the contract actually says and  
295 that is what he has been going by; up to \$10 million, up to 6% interest and up to 30 years. That is what he is  
296 going by. He said he believes we need an upgrade and we can get the land now and what we need for now. He  
297 indicated that the frustrating thing for the residents is the different information being passed around. The \$10  
298 million, even if it's only \$7 million that is just the principal amount. The \$16.5 million and \$18.5 million figures  
299 came directly from the bond people at a previous meeting and were not figures that were pulled out of the air to  
300 try to sabotage this project. Another thing is the mean income discussion; our residents' income should have  
301 nothing to do with this. We should build for what our needs are not what our residents can afford. He said he is  
302 not trying to slam on the others he is just saying where he stands. It was also said that we all voted for the study.  
303 He said that study was called for before he was on the Council and when it was on the agenda he asked  
304 administration what exactly it was that they voting on. He was told it was just a vote to accept that the study is  
305 complete from the company; we paid them and they are done with the study. He said that is what he voted on and  
306 he does not want to be misinterpreted on something like that. Council Member Bigler said he will vote, if we can  
307 make it more manageable, to purchase the property and proceed with the project. He would do this project just  
308 like he would if it were his own personal finances. He said he respects any point of view up here or from  
309 residents as long as he and other residents are not being portrayed as mavericks or way out on the fringe.  
310

311 Mayor Harris reminded the audience that applause and public clamor is not appropriate for a meeting like this and  
312 asked them to please refrain. He stated that they will need to remain polite and civil and listen to what is being  
313 said.

314 Council Member Bigler said he is not against this project completely. It is just the cost and the ceiling of \$10  
315 million.

316

317 **10. PUBLIC HEARING REGARDING THE ISSUANCE AND SALE OF NOT MORE THAN \$10,000,000**  
318 **AGGREGATE PRINCIPAL AMOUNT OF REVENUE BONDS, SERIES 2011 AND THE POTENTIAL**  
319 **ECONOMIC IMPACT THAT THE PROJECT WILL HAVE ON THE PRIVATE SECTOR.**  
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321 Debbie Cardenas, Finance Director, said she addressed the process for issuing bonds earlier and it is required by  
322 law. She stressed that we are not going to issue \$10 million bonds and we are not going to issue them at 6%  
323 interest, those are just the parameters; part of the legal language. We have a process we need to follow which  
324 starts the 30 day contestability period for the residents to express their concerns.

325

326 Mayor Harris asked those who wish to comment to come up and state their name and address. He indicated a  
327 copy of the options presented tonight will be at the podium. He reported that two Council members have  
328 requested a delay in voting until the next Council meeting. He then opened the public hearing.

329

330 Paul Harding, 316 E 3575 N, said he visits the Public Works facility often and the place is in shambles. There are  
331 safety problems there. He said he doesn't know about security issues but there is no question in his mind that we  
332 need some improvement in the public works facility. He said he considers the Public Works employees to be  
333 some the most important in the community. He said he doesn't know what the rush to issue the bond is because  
334 he is pretty sure the interest rates are not going to go up in the next six months. He said he doesn't know about  
335 the scope of the project but the City has the study and that's fine. He stated he has what he believes to be an  
336 ethical issue and certainly a moral issue with the Council planning to use enterprise funds for capital projects. He  
337 stated he doesn't know if this 30 day grace period is enough time to get petitions done but he thinks they are  
338 almost done. He stated he regrets the community having to do that because this is a worthy project but what  
339 Pleasant View is doing is the right approach and he hopes people take this to heart.

340

341 Glenn Donnelson, 874 E 2100 N, said he recently served in the State legislature for eight years. Having been on  
342 the Appropriations Transportation Committee for six of those years he was able to view most of the facilities  
343 UDOT has throughout the state and most are very modest, very efficient, cinder block or concrete or steel  
344 buildings. This doesn't have to be elaborate. He said he doesn't think there is anybody on this committee that  
345 would go out and get a loan on a home without a blue print, without a permit and without construction costs.

346

347 Gary Wolthuis, 1257 E 3075 N, said he is a retired banker so when he talks about economics here, he has some  
348 background in it. He said he was watching TV last night and two world renowned economists said there was  
349 greater than a 50% chance of us going into a recession in the next few months. He referred to Council Member  
350 Flamm comment that USA Today reported it is a good time to borrow, not a good time to save and added that he  
351 believes it is never a good time to borrow if you can't afford it. He asked what will happen to the existing  
352 property and added there are environmental issues there too. There is property to the west of existing facility; he  
353 asked if there have been any negotiations to try to buy that property.

354

355 Don Colvin, 566 E 3050 N, said he has served on the Planning Commission, the City Council, and as Mayor. He  
356 knows that from time to time issues arise which demand tough decisions. Citizens get excited and feel that things  
357 should be decided by them and not the City Council. People can be swayed by emotion and misinformation. He  
358 indicated when he first heard about this proposal his reaction was alarm and concern because he is retired and on a  
359 fixed income. He was opposed to such an increase but having had to face similar situations when he served in  
360 public office, he decided to get informed. He made inquiries and asked questions. Little has been done in the last  
361 25 years to the Public Works complex and he is appalled at the conditions in which our Public Works employees  
362 are working. Four open house sessions were held when all residents were invited to tour the facility and a total of

363 13 people attended those sessions. After his investigation he reluctantly agreed that it is justified and needed. He  
364 believes the City is following the proper bonding procedures. Funds have not been set aside by past City officials  
365 and we are now in a position that action needs to be taken. Doing nothing will still end up costing the citizens  
366 because the need will still be there. Federal and State agencies like OSHA could place demands and restrictions  
367 on the City. He urged the Council to go with option C.  
368

369 Barbara Schuster, 530 E 2500 N, applauded the City Council for having the foresight to look ahead. She said she  
370 has lived in a lot of very small towns and people don't realize the town has to keep up with things. She expressed  
371 her appreciation for the information presented tonight. She has heard a lot of rumors but has not seen any real  
372 hard information. There are three options that don't cost \$10 million and she said she wants it to cost less. We  
373 need to look at the Blalock report and decide what we need. She said she likes option C and again thanked the  
374 Council for doing this because it is important.  
375

376 Wright Shupe, 958 E 3100 N, said he has lived in North Ogden City for 76 years. He stated that Mel Blanchard is  
377 the hardest working manager in any city. A lot of people talk about the city employees and how they just ride  
378 around in the grey trucks but they have somewhere to go and things to do. Mel Blanchard is not just burning  
379 gasoline, he is using the manpower. Mr. Shupe said he doesn't know how many people have recently had a  
380 vacuum cleaner salesman come to their home but his pockets are pretty well sucked dry and he doesn't remember  
381 the last time he got a notice that his utility rates are going to go down. It's a privilege to live in this town but he  
382 doesn't want to be taxed to death. He pleaded for some relief in spending over our income. He indicated that he  
383 recognizes the need for the new facility. He said he wasn't at the open house but whenever he has trouble he is  
384 one of the first people over to the public works facility.  
385

386 Brian Russell, 1151 E 3400 N, said he appreciates the efforts that have gone into this and he enjoyed the  
387 presentations tonight. The Blalock Study makes sense and the Council is giving the residents the same advice he  
388 is giving his kids, buy now. He mentioned that he is in favor of the actions the Council has taken so far. He  
389 accepts that there is a need and he is in favor of option A.  
390

391 Ryan Lewis, 1737 N 850 E, said he thinks he represents a lot of the citizens when he says they don't want it to  
392 have the possibility to go to \$10 million and asked the Council to put it in writing that it will be less. This is a  
393 great community and he enjoys living here. The Council needs to set a limit that is agreeable with the majority.  
394 To expedite the process he suggested the City go and put on the election options so that we can proceed. He  
395 suggested giving the people the choice of options a, b, c, and letting the people have the choice.  
396

397 Gary Lyells, 961 E 3400 N, said he has spent over 30 years in North Ogden City and he appreciates the City  
398 Council and Mayor for their time. He said he has a business background in commercial buildings and the Blalock  
399 study gave you a complete wish list of everything you could ever want in a Public Works building. You can't do  
400 the whole wish list; you see what you can do and what you really need. He said he watches buildings go up and  
401 can guarantee it can be done for a whole lot less. He is not against borrowing now but feels there is too much  
402 leeway. He said he likes the Pleasant View option; \$2.5 to \$3 million, more people would be in favor of it. He  
403 said he thinks a good sound common sense approach is the way to go.  
404

405 Roger Howell, 1093 E 3050 N, thanked the Council and Mayor for their service. He stated there should be  
406 absolutely no bonding without a public vote. It might be inconvenient but is the only moral and ethical decision  
407 this body can come to in light of the magnitude of what is involved. He said he believes the citizens can decide  
408 what's best for North Ogden City.  
409

410 Gary Attebery, 3030 N 425 E, said you don't have to be very smart to drive down by that building and see that it's  
411 a dump. He said something has to happen and he doesn't understand why it has taken this long to do something.  
412 That place has got to be replaced but you should build what you can afford and add on to it as you have the  
413 money. He said the design is ridiculous. The existing building has three bays and this proposal is showing eight  
414 bays. We probably need four bays to start with that you can get a truck in but why do we need doors on both

415 ends. He assumes our drivers are professional drivers, don't they know how to back up? Regarding the winter  
416 storage argument he said those trucks can go in a pole barn, which is cheap to build and when it says we're going  
417 to have a storm go out and plug the block heaters in; that's what he does with his tractor. Mayor Harris asked him  
418 to summarize. He said this meeting was moved to tonight. It was scheduled for last week and he thinks it was  
419 really a dirty deal for the Council to pull on Mr. Bigler. He had his vacation scheduled and you all fixed it so the  
420 one guy opposed to this wouldn't be here to say his piece. He said he truly believes the reason to move the  
421 meeting is because when you post the notice for the meeting, that's when the 30 days started to get the signatures  
422 on the petitions. He said in precinct three we had a meeting with Council Member Bigler last Thursday night and  
423 started collecting signatures on Friday morning and we have collected nearly 400 signatures. The people of North  
424 Ogden City are angry, real angry. He proposed that the Council would have nerve enough to take the vote tonight  
425 so the people can see how you're going to vote, if you don't the petition is going to the County.

426  
427 Keith Ashdown, 193 E. Pleasant View Dr., said he lives across from shops right now. He has been there many  
428 times and the shop needs help. It is not falling down right now but it needs help. Regarding the safety violations  
429 that were discussed tonight he said shame on you for allowing the safety issues to be there. He said he has more  
430 heavy equipment at his business and it is kept outside so that argument doesn't wash with him. We need a cost on  
431 how much money we have. People want to know what they are voting for, \$6 million, \$10 million. He suggested  
432 the City get a bid first and tell the people what it's going to cost and let them vote on it.

433  
434 Aaron Avner, 2995 N 150 W, said he doesn't agree with putting it at \$10 million. It doesn't seem like we need  
435 everything right now. He understands the needs of planning for the future. We need to plan ahead but to go up to  
436 6% and up to \$10 million, which is an astronomical amount, is ridiculous. He thinks this could be planned better.  
437 Pleasant View had a great idea. He agreed the Public Works building needs to be completely redone.

438  
439 Gene Johnson, 2080 N 250 E, asked if it is true that we have 17 public employees. He said if we do a building for  
440 \$7 million, that's a lot of money for 17 employees and it doesn't make any sense. That's over \$400,000 per  
441 person and he doesn't think anyone is worth that kind of money. If someone can't back a truck out of the building  
442 they shouldn't be hired.

443  
444 Lynn Satterthwaite, 1143 E 2750 N, said this is unprecedented for over 300 people to be here and we need to  
445 search for the reason why. We are in the mode of buyer beware. We look at the actual numbers and options are  
446 showing up tonight. The numbers vary and go up to \$11.50 million on the website. The question is, to be in the  
447 buyer beware approach, are those really the costs involved? He pursued this with the \$9.5 million because those  
448 were the numbers that were throughout in a meeting. Marc Edminster gave us some total numbers, at the end of  
449 the day we are going to pay back a certain amount of money. When all is said and done it will be a little over \$18  
450 million. That said, he is concerned by going into this kind of debt we are setting precedent. He teaches his kids  
451 that they need to see the whole amortization schedule so they know exactly what they are going to pay. Interest is  
452 money down the toilet. He is not against going into debt but we need to look at things very closely. People are  
453 on a fixed income and can't afford it. He said he read recently that McDonald's did a study and the reason they  
454 take credit cards is because those people pay 40% more on average.

455  
456 Justin Fawson, 2539 N 1600 E, said he sees a need for the Public Works facility but he would choose the Wade  
457 Bigler option. He did look at cost said regarding Salt Lake County and the cost of their building, their population  
458 is much higher, South Jordan was also compared to our population. The RFPs on line indicated a not to exceed  
459 number and \$10 million is absolutely unreasonable as a cap. A lower number needs to be considered.

460  
461 Taylor Spendlove, 830 E 3550 N, said he is worried about being here because of his mom but this has nothing to  
462 do with her and he has every right to say his opinion. He is a student at the University of Utah studying  
463 architecture. He has worked on different building, bigger buildings and has learned about what it takes to build a  
464 safe building, that is usable and workable. Our building is horrible; it's not a building that he would want to work  
465 in. He agreed with Brian Russell that this is a good time to buy, if he could buy a home right now, he would. In  
466 the future it would benefit him and sometimes there is good debt. He said he is all for option A which would give

467 us the best bang for the buck. He considers himself a fiscal conservative and he trusts the numbers that a  
468 professional like Debbie Cardenas says. He asked Council Member Taylor whether he would trust his  
469 commanders. He asked Council Member Bigler whether he would trust President Monson. He said he has  
470 confidence in those people who have the education and he is for option A. He said he also trusts Mayor Harris.  
471

472 Jim Suhr, 2877 N 1050 E, said he is like a lot of people here that got emotionally upset about this. He went to  
473 Salt Lake County to find out what was going on and Salt Lakes County's building is one building, one piece of  
474 the complex. When it says the 'complex' will be the most expensive 'building' that is very misleading and  
475 confusing. If we do an election, we should not be swayed by this type of misinformation. The Salt Lake County  
476 building being referred to is the administration building it is unfair and misleading to compare the administration  
477 building with this proposed public works complex. There are three big buildings with bays, other storage  
478 buildings, if it goes to a vote, let's use good information. Regarding the cost he said he doesn't have some things  
479 like cable TV because he doesn't view cable as a necessity but he believes Public Works is a necessity and he is  
480 perfectly willing to pay for that. Water, sanitation, streets, and all the other things done by Public Works are  
481 necessities.  
482

483 Shauna Miller, 2903 N 1050 E, is a lifelong resident. She said no one is saying that we don't need it, the issue is  
484 the cost. She said she has no problem with the bond but at a lower cost. Her family taught her about wants and  
485 needs and tonight's presentation shows a lot of wants. She would love to have a 4,000 sq. ft. house, but she can't  
486 afford it. She asked if we have thought about spreading the buildings out, can we use land we already have? She  
487 hopes that we would be fiscally responsible and find a way to make everybody happy. The problem is how much  
488 to spend. She said she is glad this has happened in the community because she will not let things slip by her  
489 again.  
490

491 Carl Jeerings, 1074 E 3200 N, let the City Council know that Saturday morning there was no water. He looked on  
492 the flier and called Public Works, there was staff there in short order going to work and dug an eight foot hole.  
493 They put in new pipe and he watched it very carefully because he wanted to take a shower. He said he bought a  
494 pizza for them but they wouldn't touch it until they were done. They worked very hard to put them back in  
495 service. The point is they were eager, they were helpful and they were efficient. He said he is the Staff Treasurer  
496 for a Methodist Church in Ogden and some years ago they decided to move to a new building. Those dreams had  
497 to be put down on paper. They put down things they would like to have and got ball park figures. You won't  
498 have a true estimate on what it will cost until you get architectural drawings and get it bid. That's a problem. The  
499 issue is not the money itself, the issue is the amount. The church finally found a piece of property and paid it off  
500 early. They saved and over several years they went to the architect for plans and got bids. They wanted more but  
501 had to cut back to fit it in the budget. Phases are planned and when they are ready they will do it. He thinks the  
502 City should buy the property and get the plans from the architects. Do it in phases. The question is not so much  
503 whether we need the facility because we do. It will cost more later on but what can we do now to get us by for a  
504 few years and then move on.  
505

506 Harrison Spendlove, 830 E 3550 N, said this does not reflect on his Mom at all. He is a student at Weber State  
507 University in the school of business. He said regarding the numbers being thrown out they show that the people  
508 who know how to make those calculations know how to do them correctly while others who don't understand  
509 how to do those calculations don't get the right numbers. When Debbie Cardenas says what the numbers are  
510 going to be that's what they are going to be. She is a trained professional. Plan A is really the best option for us.  
511 If we were to wait, the cost of living goes up, the cost of building goes up, and in ten years we won't have the  
512 funds to build. Regardless of what we do as a city the funds have to be generated somehow. In the long run this  
513 is the best bang for our buck. We have placed the \$10 million cap on that. The proposed cost is well below that.  
514 The process here is down to the t. We can't send this out to bid until we know where our funding is coming from.  
515 There is a lack of understanding on the part of the public in this process. He has worked for the City and he  
516 knows what the facilities are like and he knows what OSHA codes consist of. The proposed facility is necessary.  
517 There is nothing else we can really do but by picking and choosing what we want we won't be able to serve the  
518 citizens as they deserve. Even option A has expansion options and that's what we need. We need to prepare for

519 the future. This will continue to be pushed on to the next generation. He believes that option A is the best option.  
520 The facility we have now is not an issue that has just been since Mayor Harris has been in office. This has been  
521 discussed for years.

522

523 Kent Bailey, 859 E 2850 N, said he has been a resident for over 40 years and appreciates the work that has gone  
524 into this process. He believes there has been no malicious intent on the part of any City Council member through  
525 this process. He said he has a degree in finance and is a business owner and this is not the whole story of where  
526 the money is coming from. Even with the new facility it is not going to improve the water or sewer, we still have  
527 infrastructure issues. The operating costs of going from a small facility to a very large facility that we will be  
528 heating to keep vehicles in. He asked if anyone has calculated those costs. He mentioned a study he read 30  
529 years ago that said cars kept in carports last longer than cars kept in garages because they don't constantly go  
530 through the freeze/thaw cycle. The study is a wish list. There is an old adage that says an elephant is a mouse  
531 built to government specs. There has been a lot of talk and he has not heard of options a, b, c until tonight. There  
532 need to be more options. There are ways of doing this and we have not exhausted them with the few options  
533 presented tonight. He has been involved in the petition drive and went to 100 homes the first night. There was  
534 not one person that supported the direction you are headed now. He proposed that the City buy property and build  
535 as you can afford to. There is no doubt we need to do something.

536

537 Jerry Shaw, 651 E 3125 N, said he has been referenced tonight and feels like he needs to say something. He and  
538 his wife have taken a trip to Europe and when he came back he had a great appreciation for the Country and the  
539 State of Utah and North Ogden City. Throughout the years he has had a tremendous view of the City's shops  
540 because he owns the land to the west. His grandfather purchased that land in 1911 and passed it on to his sons  
541 and daughters. He has a great deal of love and interest in that piece of property. The Mayor and City Manager  
542 came to him wanting to purchase it. Mr. Shaw said he told them he didn't want to sell but they could make him  
543 an offer he couldn't refuse but they didn't make that offer. He said the extra acreage and location on 2550 N  
544 would be better for the City. He said he agrees we need a new City complex but he feels more in line with what  
545 Council Member Bigler said. If you have the land you can expand. His equipment sits out even though he would  
546 like to put it inside too. The extra acreage is a better way to go and we can do it for less money, maybe with less  
547 luxury items.

548

549 Nicole Thompson, 1228 E 2625 N, said they just built a new house. The City has \$500k saved and needs to bring  
550 the debt down. She stated any home owner would need 20% down.

551

552 Cheryl Stoker, 2447 N Mountain Rd., said this is a thankless job and she appreciates the Council and Mayor. It is  
553 needed and she is not opposed to the location or acreage but she thinks if it goes to ballot there should be some  
554 options. She feels that the City should build in phases and added that the citizens are tired of being told what they  
555 are going to do and what they can't do. No one knows what the future will bring; maybe in the future we will be  
556 a better position to pay for it.

557

558 Dave Hulme, 513 E 1700 N, asked how it could be that someone with his background could come down where he  
559 has on this. He has run and lost to all members of the City Council, he is a fiscal conservative and a Marine  
560 Corps veteran. Why would he be opposed to a public referendum on this issue? He reminded those in attendance  
561 that we live in a republic, not a democracy and added that he is grateful for that every day. The fact is that there is  
562 always more information. The South Jordan building has nothing to do with culinary water. Everything needs to  
563 be compared equally. If you are frustrated in the direction this is going, it has been going this direction for two  
564 years. There have been countless hours of Council meetings and Public Works meetings and there are minutes  
565 available for all of those meetings. He opposes a public referendum because he has been to 95% of those  
566 meetings. A lot of the public didn't even want two hours of information and he believes if you are going to vote  
567 on something you should have the information. The Council has all the information and they deserve his support  
568 whichever way they choose to vote. The Blalock Study got their information on the needs of the City. There are  
569 few people he has come to know and respect more than Mel Blanchard and the needs of this building come from  
570 Mel Blanchard. He is the one that has to find the safest way to do what needs to be done. When Mel Blanchard

571 stands up and says "I need this." I believe him. He knows what the City needs; he has worked here for 25 years.  
572 Please research the information and come up with the facts. Many of these questions asked have been answered  
573 in the minutes. The people deserve to know the answers.  
574

575 Doug Anderson, 574 E 1900 N, asked does the City Council have the authority to make a decision tonight and is  
576 it your intension to do so? Mayor Harris answered yes they have the authority. Mr. Anderson said if you don't  
577 make a decision tonight, he would like to know when you will make a decision. He made a motion that we  
578 approve something in between 1/3 and 1/2 of the \$10 million figure and prioritize the needs.  
579

580 Jim Mackley, N. Hwy 89, said he is a Christian and we are all brothers and sisters. This has been a rancorous  
581 issue and he appreciates the service of the City and the workers in the City as well as the citizens here tonight who  
582 took time out to come and listen. He said he is the Managing Editor of the Sentinel but is here speaking as an  
583 individual tonight. As a City there are enterprise functions and roles. There are two different sides to the function  
584 the City has taken. The passing of the bond for a public works facility is a combination of those two functions.  
585 The City is acting as a corporate body which is different than acting as the overseers of the City. This connects to  
586 the Constitution. He suggests some people, City Council members and the Mayor look into those two different  
587 functions' work. To say there is no other way to have utilities than through the City is not true. If you go out in  
588 the country they have their own water and sewer. Maybe it would reduce costs to the City to allow the residents  
589 to find some of their own services. The facilities need to be upgraded but he feels you have too much burden  
590 placed on the backs of the citizens.  
591

592 Julie Anderson, 940 E 2600 N, said she really enjoyed the comments. She did not grow up in this country; she  
593 was born and raised in England. When she moved here her first goal was to be an American citizen. She wanted  
594 to have a say in how this country is run. She asked the Council to allow the citizens of North Ogden to do the  
595 same thing. Share their vote. She said Mel Blanchard has put up with a lot from her and no one denies that they  
596 need a facility to work in. She asked that the Council just show them the numbers. It would have been nice to  
597 have something on the screen tonight. The City needs to allow the public to speak, to use their voices. This is the  
598 only country that allows it. Let us be a part of it. She believes it has been rushed through a little too fast. She  
599 goes to the website to see what is being discussed. It is her responsibility to be here and stand up and let her voice  
600 be heard. She feels they still need a little more clarification.  
601

602 Scott Russell, 2930 N 1025 E, thanked the Mayor and Council for the opportunity to speak as citizens. He asked  
603 Council Member Flamm, regardless of the numbers, whether the bond is going to be funded all at once. Council  
604 Member Flamm asked Marc Edminster to correct him if he is wrong and said his understanding is that once we go  
605 out to issue bonds that amount is issued at that time. He explained that we have to have one total amount that is  
606 issued at one time. It isn't possible to issue \$1 million now for the property and another amount later and so on.  
607 Marc Edminster said that is essentially right. There are other kinds of bonds such as incremental advance bonds  
608 but that is not what is being contemplated here. Mr. Russell said the reason he asked is that if you bond for the  
609 entire amount you are paying interest on the entire amount. He said he appreciates everyone for allowing him to  
610 communicate with them through emails. He referred to a friend of his that took the time to review all the agendas  
611 and sent an email to the City. That friend deserves a response to his questions. He does object as a citizen that a  
612 City Council member had to buy a plane ticket to be here to voice his concerns in the minutes. Mr. Russell said  
613 people might think he is Wade Bigler supporter and he does support him somewhat but not as much as Mr. Bigler  
614 may think he does. Mr. Bigler has that right under law and the way this meeting was changed, Mr. Russell said  
615 he doesn't think it's credible. He said ten years ago, who would have thought the State of New York, New York  
616 City, the State of California, the City of Los Angeles and many others in this country would be bankrupt by the  
617 government's definition. He said under State law we have to run with a balanced budget and if the Council  
618 doesn't fine tune this it has the potential to put us in a bad position. He said he hopes the Council makes the right  
619 decision on this. He indicated that he has visited the website and studied the numbers and he supports a vote of  
620 the people on this because of the magnitude of it. We need a basic building and we need to factor in operating  
621 costs. Ben Bernanke, Chairman of the Federal Reserve, made a public statement today and said he intends to  
622 keep interest rates very low for the next two years. He asked the Council to use wisdom in their choice.

623  
624 Phillip Swanson, 1066 E 3300 N, said he is grateful to the City Council members and Mayor for all that they do.  
625 The math is that we have a City that's divided and the gulf between the extremes is multiplying. He mentioned  
626 that he has only been a resident of North Ogden for 6 years. What we need as a community is a way to come  
627 together. Both sides of this division are equally guilty, bad information and confusing information led to  
628 suspicion and that will do nothing but harm this community. The division that has occurred will last for  
629 generations and it has become ridiculous. He said he is grateful for this country and the process and saddened that  
630 there haven't been more people at more meetings. We need a wakeup call, if we are that concerned, we should be  
631 move involved. He indicated that he likes Option C.

632  
633 John Vondrus, 3048 N 300 E, said we are looking at \$9.5 million for 25 years and asked what if the project comes  
634 in over budget? Who pays for that? What if it is only \$8 million? What happens to the \$1.5 million extra? Do  
635 we have information on population increase in last 10 years; are there projections for population increases for the  
636 next 10 -20 years? Those extra people will have to pay the same, where does that money go to? Will the rate be  
637 less because there are more people? He said he hasn't heard answers to these questions.

638  
639 Ben Albrechtsen, 3135 N 1150 E, echoed Mr. Bailey's comments about the need to include operational costs and  
640 infrastructure deterioration. He noted that he has been involved in bonding for large mining companies in the  
641 western United States and they shop their bonds. They buy bonds incrementally based on the phase they are  
642 developing and he believes we can shop those bonds and obtain them in increments.

643  
644 Wright Shupe, 958 E 3100 N, remarked that he supports what Don Colvin said. He then asked, because we have  
645 a 'AA' rating now according to Mr. Edminster, would now be a good time to sell the swimming pool?

646  
647 **Council Member Bigler moved to close the public hearing. Council Member Turner seconded the motion.**

648  
649 **Voting on the motion:**

650 <b>Council Member Taylor</b>	yes
651 <b>Council Member Turner</b>	yes
652 <b>Council Member Harris</b>	yes
653 <b>Council Member Flamm</b>	yes
654 <b>Council Member Bigler</b>	yes

655  
656 **Voting was unanimous. The motion passed.**

657  
658 The public hearing closed at 9:50 pm.

659  
660 **11. DISCUSSION AND/OR ACTION TO APPROVE THE PUBLIC WORKS COMPLEX DESIGN**  
661 **OPTION AND TO PROCEED WITH DESIGN.**

662  
663 Council Member Bigler asked if we need to do a new parameter like we did last time. Mayor Harris said that will  
664 be the next item. Council Member Bigler suggested it would be irresponsible to not look at the options before  
665 voting. Mayor Harris asked for discussion on the options presented tonight or other options.  
666 Council Member Taylor said he was one of the two City Council members who preferred to not vote on this  
667 tonight. He indicated that he is comfortable with these options because he was at the Public Works Committee  
668 meetings when these were presented. There were a number of public meetings held that only one member of the  
669 public attended. He said he breezed through the options tonight quickly and asked that the public look at the  
670 different options as well as the lists of the needs of the complex. If anyone has suggestions we need specifics. He  
671 asked that people bring those to the next Public Works meeting. He said the document he referred to tonight, the  
672 Blalock Study, has all the information on the current facility and the proposed complex.

673 Shawna Miller, 2903 N 1050 E, whether the information in the study is listed by priority, in phases? Council  
674 Member Taylor said you have to look at the numbers; land, buildings, etc... He stated the entire presentation is  
675 also on the website.

676 Council Member Harris said she would like time to look at the options as well and stated if item 11 moves to the  
677 next meeting it would be logical that item 12 would move also. She suggested moving those two items to the  
678 August 23, 2011 agenda.

679  
680 Council Member Flamm said one reason these options were not brought forth previously is that we needed the  
681 land first. The designs just came out from the architects with some estimated costs. He and Council Member  
682 Taylor started working with the numbers and contacting the architects with questions. They just received the  
683 information yesterday and are starting to work with those numbers and try to figure out what is best for the  
684 community. He said he personally feels that the rest of the City Council needs time to review the information also.  
685 He said we are looking at winter and if we get the bonding done soon, so we can buy the property we can save on  
686 construction costs. He recommended waiting another two weeks to consider all this and the comments heard  
687 tonight.

688  
689 Council Member Bigler said it seems to him that at this late hour with these proposals, it almost seems like it was  
690 done intentionally so it wouldn't be voted on tonight in front of the residents. He said we have saved \$100,000 a  
691 year for 6 years so we have \$600,000. Mayor Harris said we have five years and if we include this year budget  
692 we have \$600k. Council Member Bigler said we are paying \$85,000 per acre for the land and the study calls for  
693 4.5 to 5 acres. That equals \$425,000 for 5 acres. If we did 7 acres at \$85,000 per acre it would be \$595,000. He  
694 said including this year's budget we have saved \$600,000 and asked Debbie Cardenas to fill him in on how much  
695 has been spent so far. Debbie Cardenas we spent about \$70,000 on the Blalock study, \$42,000 on the utility rate  
696 study, \$2,000 to \$3,000 to print the necessary notices for the meetings. We have set aside approximately  
697 \$342,000 for the architect. We have pretty much gone through most of what we have saved just on the initial  
698 costs to move forward with the process. Council Member Bigler asked how much we have paid the architect.  
699 Debbie Cardenas said she doesn't know. Council Member Bigler said so what we have is \$42,000, \$70,000,  
700 \$3,000. Ms. Cardenas said there are also some miscellaneous amounts as well. She explained that she is not the  
701 project manager; she is giving him the information she has. She said there is a contract with the architect but she  
702 is not responsible for it. Mayor Harris said it is important to note that we have not purchased the property yet, we  
703 are still in negotiations. We also need to build the collector road to that property which will bring the total cost of  
704 the property to close to \$1 million by the time we do those things. Council Member Bigler said there are a lot of  
705 improvements to be done and said the Project Manager doesn't have a blank check to spend. He said somebody  
706 has to be approving the expenditures so somebody has to know how much is in there. Mayor Harris said he does  
707 not have a blank check and we are monitoring those transactions. Council Member Bigler said he was hoping we  
708 could take the remaining funds and put it toward the property and then bond for our needs now.

709  
710 Council Member Bigler asked how many service bays this calls for. Mayor Harris said there are five double bays  
711 and one single bay shown on the initial construction. Council Member Bigler said South Ogden has two drive  
712 through bays. Council Member Taylor said there is a difference between mechanics bays and storage bays.  
713 Council Member Bigler said the new Pleasant View shop will have three with the \$650,000.

714  
715 Council Member Taylor said he is tired of the accusations such as was just made about information being  
716 willfully withheld from the City Council, making decisions to exclude someone from being able to attend. Let's  
717 go to the minutes that were unanimously approved at the beginning of this meeting. There was a motion made on  
718 page 13 after much discussion as early as page 11. Did Mr. Bigler make his scheduling conflicts known at that  
719 point? No, he did not; he did not make that known until after the vote was taken. We had no idea he had a  
720 scheduling problem. Council Member Taylor said he is sorry to have to do this during a public meeting because it  
721 is embarrassing for our City but he is trying to show that these accusations being made of us intentionally hurting  
722 someone, they are not helpful to a healthy discussion and neither are they true. The scheduling conflict was  
723 brought up after the motion had been made, the vote was taken and the next item had been done. We had no idea  
724 there was a scheduling conflict. That was not brought up until later in the meeting.

725

726 Council Member Bigler said that is a half-truth which is as good as a falsehood. He said the date was changed to  
727 the 9<sup>th</sup> as part of another issue and he did vote for that issue. He said when he realized they decided on the 9<sup>th</sup>, he  
728 even apologized. He said he would be gone and the Council said they would not change it. There was discussion  
729 about not holding meetings on the first Tuesday of the month, but the first Tuesday of each month is set aside for  
730 a special meeting and this is probably the most special meeting since he has been on the Council. Council  
731 Member Taylor said his point is that there was no malicious activity; they had no idea of Council Member  
732 Bigler's schedule when they took that vote. He said, regarding information not being posted to the Council, he  
733 and Council Member Flamm were working on this presentation after 5 pm tonight. That's why he asked the  
734 Mayor to postpone the vote so all the Council members have the chance to review the information. There is no  
735 malintent and he is sad to see the accusations. He said he sat in a meeting in our City library and heard someone  
736 say the Martha Harris wanted to build this complex as an edifice to herself and everyone in the library was  
737 outraged. That kind of statement with no evidence is not what we should be seeing in our City. These are  
738 examples of the character assassination that upset him. The numbers have been brought up repeatedly and it's a  
739 good question, how does the math balance. The City sets aside \$100,000 out of existing utility funds every year;  
740 we no longer will save that if we build the complex. That \$100,000 will go toward paying back the bond, which  
741 will make the calculations different. Everything in this facility has gone through a very deliberate process. He  
742 would like to see everyone take the facts tonight; there are some things that he feels that we didn't get information  
743 out which have led to a lot of confusion but it was not with malintent. He said he hopes everyone here can take  
744 the facts that they have about the project and look at the misinformation; those things have been discredited they  
745 are not true. He stated that he hopes we can come to an agreement as well.

746

747 Council Member Bigler said a lot of this could have been avoided without this. There have been emails sent out  
748 saying his name and that we have no idea how much it's going to cost at this point. The brochure was put  
749 together by Council Member Taylor with the Public Works Committee approval. Council Member Bigler said  
750 that is where he got his numbers from. He has never, with the figures, misled anyone with false accusations as  
751 emailed by Council Member Taylor he simply stated the parameters of the bond and what was in the brochure that  
752 he put together.

753

754 Council Member Turner said the discussion is to approve a Public Design option. We have had three Council  
755 Members who have just seen this so he doesn't see how we can take action on this like Council Member Harris  
756 said; we need to move them to another meeting. There has been a lot of things said about everybody and it is sad.

757

758 **Council Member Turner moved to table items 11 and 12 until the next Council meeting on August 23, 2011.**  
759 **Council Member Taylor seconded the motion.**

760

761 **Voting on the motion:**

762 **Council Member Harris**        **yes**

763 **Council Member Flamm**       **yes**

764 **Council Member Bigler**       **yes**

765 **Council Member Taylor**       **yes**

766 **Council Member Turner**       **yes**

767

768 **Voting was unanimous. The motion passed.**

769

770 Mayor Harris said item 12 will probably include lowering the \$10 million cap on the bonds. He agreed it is wise  
771 to wait until the next meeting which is what both Council Member Taylor and Council Member Flamm proposed  
772 as they were working on their presentation tonight.

773

774 **12. DISCUSSION AND/OR ACTION FOR THE CONSIDERATION OF A RESOLUTION OF THE**  
775 **CITY COUNCIL OF NORTH OGDEN CITY, UTAH (THE "ISSUER"), AUTHORIZING THE MAYOR**  
776 **AND FINANCIAL DIRECTOR TO AUTHORIZE AND FINALIZE THE TERMS OF THE CITY'S**

777 **UTILITY REVENUE BONDS, SERIES 2011; AUTHORIZING THE EXECUTION OF A GENERAL**  
778 **INDENTURE OF TRUST AND A FIRST SUPPLEMENTAL INDENTURE, AUTHORIZING AND**  
779 **APPROVING A PRELIMINARY OFFICIAL STATEMENT, AN OFFICIAL STATEMENT, A BOND**  
780 **PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION**  
781 **THEREWITH; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO**  
782 **THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION;**  
783 **PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

784  
785 This item was tabled until the August 23, 2011 Council meeting.  
786

787 **13. PUBLIC/COUNCIL COMMENTS.**  
788

789 Carl Jeerings, 1074 E 3200 N, asked Council Member Flamm to clarify the cost of utilities and Geotech study was  
790 part of the cost of the process, does that include the land or is the land separate from that? Council Member  
791 Flamm said the land is approximately \$1 million. According to the information we received from the architects  
792 yesterday it was about \$2.4 million estimated on site work. We contacted them and are trying to figure out  
793 different options. He said it is a process and it does take time.  
794

795 Gary Attebery, 3030 N 425 E, said if we wait two weeks we don't have an option, the people don't have an option  
796 because when you announced the meeting we had 30 days to go through the American process to get the petition  
797 and by not taking a vote tonight you are forcing us. He said he doesn't know if we have the number of signatures  
798 we need but before the next meeting we will have them. You are forcing us to take it to the County to take it for a  
799 vote. That means spending more money that we don't have. He has over 400 names. If you don't vote it down  
800 tonight it is going to cost the city and the people a lot of money. He said he really does appreciate the fact that we  
801 live in this wonderful country.  
802

803 Don Mathewson, 2277 N 515 E, asked when the next Public Works Committee will be held. Edward O. Dickie III  
804 replied Thursday, August 18<sup>th</sup> at 5 pm.  
805

806 Jim Suhr, 2877 N 1050 E, there are a lot of people involved in this. If you want to be successful you need to use  
807 correct data, use the data correctly and work together as a team. It's like a symphony orchestra, everyone has  
808 different roles but they are all playing the same performance. He recommended that the Council get on the stick  
809 right away and get out of the bickering business.  
810

811 Lavern Cottrell, 645 E 3300 N, President of the North Ogden Historical Museum, she wanted to thank the Council  
812 for voting for the museum to have a permanent place. She has been here as long as Mr. Shupe has too and it's a  
813 wonderful place. She said she is a single person with a home here in North Ogden and \$5 a month won't hurt her.  
814

815 Bill Treadway, 667 E 3100 N, said he did not anticipate this tonight. He said he is a national certified mortgage  
816 and one of the things they are required to do every day as part of their job is to sell our clients two instruments as  
817 part of their mortgage package. They are the good faith estimate and truth in lending document. What we need  
818 here is a good faith estimate and a truth in lending document. We don't have all the pieces of the puzzle.  
819

820 Emma Baker, 1252 E 3200 N, said she has lived in a lot of different places but moved back here because she and  
821 her husband grew up here and this is where they wanted to raise their kids. She has spoken with Mayor Harris  
822 and attended the open house and found it very interesting and educational. She feels bad for these employees  
823 working their guts out in the freezing cold and the heat. They do a lot for us and we need to do something for  
824 them. The City Council has taken the time to look at all the angles and is tightfisted and analytical. She doesn't  
825 believe we should put up the cheapest thing. She has a lot of pride in living here and it should look like what it is;  
826 this is a great place to live.  
827

828 Council Member Turner said he has lived here 40 years and with that being said he suggested that we need to be  
829 careful with the backbiting stuff. We all know a lot of people and we hear everything so if you have an issue with  
830 us, call us and talk to us. Thanks to all those who signed up for City Council. We have 14 people who have  
831 signed up. Council Member Turner confirmed that he did throw his hat back in the ring as did Martha Harris and  
832 Ron Flamm. He mentioned the next Parks Committee meeting is tomorrow.  
833

834 Council Member Taylor reminded everyone the next Public Works Committee meeting is next Thursday at 530  
835 pm. He said he hopes to see everyone there and invited everyone to review the presentation and other information  
836 from tonight.  
837

838 Council Member Bigler asked if the presentation and the proposals are going to be on the website. Annette  
839 Spendlove said they are always part of the minutes. Council Member Bigler asked that these be sent to the  
840 Council members before next week. He said he does respect that there are five Council members and everyone  
841 can speak their own voice. He thanked everyone for coming tonight.  
842

843 Council Member Flamm thanked everyone for bringing used oil to the City shops because that is how the City  
844 shops are heated.  
845

846 Annette Spendlove reminded everyone that early voting is August 30<sup>th</sup> through Sept 9<sup>th</sup>, 2011  
847

848 Debbie Cardenas mentioned that she has a copy of the Fitch Ratings announcement.  
849

850 Council Member Flamm asked Annette Spendlove to explain the petition procedure. Annette stated that is in  
851 section 20A-7-601 of the Utah State Election Code.  
852

853 Edward O. Dickie III said the Tour of Utah is going through North Ogden City tomorrow.  
854

855 **14. ADJOURNMENT.**  
856

857 **Council Member Bigler moved to adjourn. Council Member Taylor seconded the motion.**  
858

859 **Voting on the motion:**

860 Council Member Harris	yes
861 Council Member Flamm	yes
862 Council Member Bigler	yes
863 Council Member Taylor	yes
864 Council Member Turner	yes

865

866 **Voting was unanimous. The motion passed.**  
867

868 The meeting adjourned at 10:50 pm.  
869  
870

871 \_\_\_\_\_  
872 Richard G. Harris, Mayor  
873  
874  
875 \_\_\_\_\_

876 S. Annette Spendlove, MMC  
877 City Recorder  
878  
879

880  
881

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Date approved

NOT APPROVED