



# Ogden City Council

August 22, 2017  
City Council Chambers  
Municipal Building – Third Floor  
2549 Washington Boulevard, Ogden, Utah 84401

## 4:00 p.m. Joint Work Session

City Council also acting as the Redevelopment Agency  
City Council Work Room  
August 22, 2017

The purpose of the joint work session includes presentations and discussions regarding:

- Council/Mayor Discussion
- Agenda review for the City Council and Special Redevelopment Agency meetings;
- [2017 Utility Rates Study – Background Information](#);
- Council/Board business; and
- Council/Board comments.

Any items not fully addressed prior to the City Council and Special Redevelopment Agency meetings, which begin at 6:00 p.m., may be addressed immediately following those meetings.

## 6:00 p.m. City Council Meeting

City Council Chambers  
August 22, 2017

1. Roll Call.
2. Pledge of Allegiance.
3. Moment of Silence.
4. Approval of Minutes: (*voice vote*)
  - a. Joint Work Session of January 3, 2017 – *Council member Blair*
  - b. Regular Meeting of January 24, 2017 – *Vice Chair Hyer*
  - c. Special Meeting of May 9, 2017 – *Council member Garner*
  - d. Regular Meeting of May 16, 2017 – *Council member Lopez*
  - e. Regular Meeting of May 23, 2017 – *Council member Nadolski*
  - f. Joint Work Session of June 6, 2017 – *Council member Stephens*
5. Public Hearings:
  - a. [Fiscal Year 2018 Budget Amendment and Ordinance Amendments – Union Station](#)
    - i. Presentation
    - ii. Public Hearing
    - iii. **Union Station Operating Budget.** Proposed ordinance 2017-35 amending the budget for Fiscal Year July

1, 2017 to June 30, 2018 by increasing the anticipated revenues and appropriations for a gross increase of \$567,000. *(Adopt/not adopt ordinance – roll call vote)*

- iv. **Management of Union Station.** Proposed Ordinance 2017-39 moving the management of Union Station from the Public Services Department to the Community and Economic Development Department. *(Adopt/not adopt ordinance – roll call vote)*

6. Reports from Planning Commission:
  - a. **West Ogden Community Plan Amendments.** Proposed Ordinance 2017-37 amending the Ogden City General Plan by amending the West Ogden Community Plan to remove the requirement to install a parking lot and restroom for the trailhead at the south end of E Avenue for Observatory Park. *(Receive public input; adopt/not adopt ordinance – roll call vote)*
  - b. **Food Truck Ordinance Amendments.** Proposed Ordinance 2017-38 amending sections 15-2-14 and 15-13-37 to modify regulations for mobile food vendors. *(Receive public input; adopt/not adopt ordinance – roll call vote)*
  - c. **Clarification of Allowable Land Uses.** Proposed Ordinance 2017-36 providing for the analysis of land uses not included in a zoning district. *(Receive public input; adopt/not adopt ordinance – roll call vote)*
7. Public Comments. This is an opportunity to address the Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their name for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Council Office ([citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com)).

The Council encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing or public input should be given during the meeting as that item is discussed.

8. Comments:
  - a. Mayor.
  - b. Council members.
9. Adjournment.

### **Special Redevelopment Agency Meeting**

City Council Chambers

August 22, 2017

1. Roll Call.
2. Approval of Minutes: *(voice vote)*
  - a. Special Meeting of December 6, 2016 – *Board member Stephens*
  - b. Regular Meeting of May 9, 2017 – *Board member Lopez*
  - c. Closed Executive Session of May 9, 2017 – *Board member Garner*
  - d. Special Meeting of May 16, 2017 – *Board member Nadolski*
3. Reports from Administration:
  - a. **Participation and Incentive Agreement – OBE Vision, LLC.** Proposed Resolution 2017-5 authorizing the Executive Director to execute the terms of a Participation and Incentive Agreement with OBE Vision, LLC for the benefit of SR56, LLC for the development and occupancy of 15,850 square feet of research and development space in the Trackline Economic Development Project Area. *(Adopt/not adopt resolution – roll call vote)*

- b. [Real Estate Purchase Contract – 390 West Exchange Road](#). Proposed Resolution 2017-6 authorizing the Executive Director to execute a Real Estate Purchase Contract with Utah-Smith LC for the purchase of 7.34 acres of property located at 390 West Exchange Road. *(Adopt/not adopt resolution – roll call vote)*
  - c. [Real Estate Purchase Contract – 445 25<sup>th</sup> Street](#). Proposed Resolution 2017-7 authorizing the Executive Director to execute a Real Estate Purchase Contract and Promissory Note with Jayhoun S. Saissan and Jalal A. Afnane for the purchase of .22 acres of property located at 445 25<sup>th</sup> Street. *(Adopt/not adopt resolution – roll call vote)*
4. Public Comments. This is an opportunity to address the Redevelopment Agency regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment will be limited to three minutes per person. Participants are to state their name for the record. Comments, which cannot be made within these limits, should be submitted in writing to the City Council Office ([citycouncil@ogdencity.com](mailto:citycouncil@ogdencity.com)).

The Redevelopment Agency encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing or public input should be given during the meeting as that item is discussed.

5. Comments:
  - a. Executive Director.
  - b. Board members.
6. Adjournment.

#### **Continuation of Work Session if Necessary**

Public meetings may be held electronically in accordance with Utah Code Annotated 52-4-207 to allow Council members to participate via teleconference. The anchor location for the meeting shall be on the 3<sup>rd</sup> Floor of the Ogden Municipal Building, 2549 Washington Blvd., Ogden Utah.

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TTY/TDD: 711 or 888-735-5906) or by email: [ADACompliance@ci.ogden.ut.us](mailto:ADACompliance@ci.ogden.ut.us) at least 48 hours in advance of the meeting.

#### **CERTIFICATE OF POSTING**

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in accordance with Utah State Code Annotated 52-4-202(3) on this 18th day of August, 2017 in the following places: 2<sup>nd</sup> floor foyer of the Ogden City Municipal Building; the Utah State Public Notice website, the Ogden City website, and provided to the Standard-Examiner.

TRACY HANSEN, MMC/CRA  
OGDEN CITY RECORDER

Visit the City Council Meetings page at: [councilmeetings.ogdencity.com](http://councilmeetings.ogdencity.com)  
Ogden City Council Agenda Information Line – 801-629-8159