

NORTH OGDEN CITY COUNCIL MEETING MINUTES

December 5, 2023

The North Ogden City Council convened on December 5, 2023, at 6:00 p.m. at the North Ogden City Office located at 505 E 2600 North and also available electronically at YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on November 28, 2023. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2022.

PRESENT:

S. Neal Berube	Mayor	Excused
Ryan Barker	Council Member	
Blake Cevering	Council Member	
Jay D Dalpiaz	Council Member	
Charlotte Ekstrom	Council Member	
Phillip Swanson	Council Member	Mayor Pro Tempore

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Jami Jones	Finance Director
Scott Hess	Community and Economic Development Director
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner
Nate Davis	Building Inspector

VISITORS:

Kevin Burns	Betsy Shaw
Chris Pulver	Bruce Christensen
Sandy Cochran	LuAnn Christensen
Christina Watson	Susan Kilborn
Stefanie Casey	

Mayor Pro Tempore Swanson called the meeting to order. Council Member Cevering offered the invocation and led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT-OF-INTEREST DISCLOSURE

Mayor Pro-Tem Swanson called for the declaration of any conflicts of interest. As a business owner in the South Town Plaza, Council Member Ekstrom expressed a conflict of interest regarding the discussion of the use of RDA Funds, agenda item four.

2. DISCUSSION AND/OR ACTION TO CONSIDER THE OCTOBER 10, 2023, CITY COUNCIL MEETING MINUTES

Council Member Ekstrom motioned to approve the October 10, 2023, City Council Meeting Minutes. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpiaz	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

ACTIVE AGENDA

3. PUBLIC COMMENTS

Brenda Ashdown encouraged the Council members to speak loudly and into their microphones so that the audience can hear them.

4. CANVASS OF THE 2023 GENERAL ELECTION RESULTS

City Recorder Santoro referenced the official canvass statistics and summary report for the 2023 Municipal General Election; if the results are accepted by the Council, acting as the Board of Canvass, they will become official. She stated there are 12,413 registered voters in North Ogden and 4,756 ballots were cast, which is a 31.04 percent turnout. She cited the reasons that 50 ballots were not counted, after which she reported the results:

- | | |
|----------------------------|------------------------------|
| • Christina Watson – 2,582 | • Phillip Swanson – 1,791 |
| • Ryan Barker – 2,337 | • Tim Billings – 1,663 |
| • Chris Pulver – 2,294 | • Merrill Sunderland – 1,266 |

She stated that the statistics for voter turnout by voting precinct has been provided to each Council Member, along with a precinct map. Of the six candidates for City Council, the top three are duly elected.

Council Member Cevering motioned to approve the 2023 General Election Canvass Results. Council Member Dalpias seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

5. DISCUSSION AN/OR ACTION REGARDING THE USE OF REDEVELOPMENT AGENCY (RDA) FUNDS

City Manager/Attorney Call reported the Council is being asked to determine the best way to utilize the existing RDA funds in order to program funding to benefit the RDA area and complete the requirements for the RDA program. Several items have been discussed among the Administration and the Council and the purpose of this agenda item is to narrow those items to the most important to the Council and then decide on a date for an RDA retreat to have detailed discussion regarding those priorities. Staff recommends consideration and prioritization of the following projects:

- Aquatic Center Rehabilitation \$1,710,000. This will include everything from parking lot repairs to upgrades to the pool pumps. The plan is to request RAMP funds to assist with this project. The \$1,710,000 is the expected total cost, not just the city's portion.
- Bicentennial Park and xeriscaping– \$210,000 – This is to help beautify the park and make it more robust to the abuse from the traffic caused by the ducks and the stump.
- 300 East Commercial Access - \$204,894.11. This is to help provide an improved commercial access point to 300 East from Lee's parking lot to help keep the plaza resilient from changes imposed on the streets by UDOT.
- South Towne Area Improvements - \$1,300,000 +/- . This is to assist landowners in the area with improvements. The recommended approach is to make sure the individuals know this money is available and then require them to submit requests to be reviewed and approved by the RDA Board for funding various projects in the area.

Mayor Pro-Tem Swanson then facilitated high-level discussion with the Council regarding the scope of each of the projects in an attempt to rank the projects; prioritization of the projects was determined as follows:

1. Aquatic Center
2. Bi-Centennial Park
3. 300 East commercial access (budget increased from \$205,000 to \$300,000)
4. RDA general projects, i.e., safe routes in the RDA area and grants to businesses in the RDA area.

They asked staff to develop an official recommendation regarding the prioritized projects, with updated budget numbers, in preparation for a more detailed discussion and vote during the Council's next business meeting.

6. PUBLIC COMMENTS

Kevin Burns, a North Ogden resident, commended the Council on their discussion of priorities for the use of RDA funding.

Brenda Ashdown, a North Ogden resident, referenced the buildings in the South Town project area and asked if code enforcement is regularly inspecting the exterior and interior of the buildings to enforce property maintenance regulations on the businesses, similar to the regulations that are enforced on residents. Council Member Swanson asked Ms. Ashdown to provide specific complaints for investigation by the City. Mr. Call indicated the City is restricted in the types of enforcement actions they can take against property owners, specifically for the interior of a building, but he indicated he will review any information Ms. Ashdown sends to him.

Christina Watson, a North Ogden resident, also referenced the South Town project area; the study that was conducted regarding that area took into consideration the benefit for the entire City and it may be that the business owners in that project area do not care about participation in those projects. She would like to explore opportunities to encourage collaboration among businesses and property owners when trying to secure RDA funding or grants for property improvements. She noted that boosting the economy is very important and she suggested that RDA monies be reserved for that purpose.

Mitzi Shaw, a North Ogden resident, asked how many people have completed the South Town survey, to which Council Member Delpias answered 357 as of last week; it closes on December 11, and he hopes the response total is over 500 by then.

Susan Kilborn, a North Ogden resident, asked how the survey was advertised; she found it on Facebook, but not everyone uses Facebook. Mr. Call stated it was also advertised on the main page of the City's website. Ms. Kilborn then asked if a business interested in coming to North Ogden could ask for financial participation from the City's RDA.

Council Member Swanson answered yes; the City participated with Smith's Marketplace to make it possible for them to locate in North Ogden. Ms. Kilborn stated she would be reaching out to general managers of some of the businesses she would like to see in North Ogden to provide that information to them.

Bruce Christensen, a North Ogden resident, stated that bureaucracies grow and often they make decisions that irritate the population they oversee; sometimes the City spends money only to find out they no longer want to pursue a certain project or policy and that is ok. What is not ok is to throw good money after bad money.

7. MAYOR/COUNCIL/STAFF COMMENTS

Council Member Barker addressed Ms. Ashdown's comments about citing businesses for code enforcement violations; he noted that in his role as the local Fire Marshal, he is unable to enter any business without cause and issue a citation. He must follow due process rules to determine that a visit to a business is warranted.

8. ADJOURNMENT

Council Member Ekstrom motioned to adjourn the meeting.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Ekstrom	aye
Council Member Stoker	aye
Council Member Swanson	aye

The motion passed unanimously.

The meeting adjourned at 7:15 p.m.


S. Neal Berube (Feb 7, 2024 16:03 MST)

S. Neal Berube, Mayor


Rian Santoro (Feb 7, 2024 16:35 MST)

Rian Santoro
City Recorder



02/06/2024

Date Approved