

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

August 6, 2024

The North Ogden City Council convened on August 6, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.

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 September 26, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/UCriqbePBxTucXEzRr6felhQ/videos> or by requesting a copy of the audio file from the North Ogden City Recorder.

PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member
Blake Cevering	Council Member
Jay D Dalpias	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member (Excused)

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Brian Eynon	Police Chief
Scott Hess	Community and Economic Development Director
Eric Casperson	City Engineer (Zoom)
Paige Hamblin	Police Records Supervisor (Zoom)

VISITORS:

Kevin Burns	Travis Taylor
Stefanie Casey	Ryan Forsyth
Brenda Ashdown	Colton Bryan
Charlotte Ekstrom	Larry Hill (Zoom)

0:0:02 Mayor Berube called the meeting to order and Council Member Dalpias gave the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:01:47 No conflict of interest was disclosed.

2. ACTION TO APPROVE THE JULY 9, 2024, CITY COUNCIL MEETING MINUTES

Council Member Barker motioned to approve the July 09, 2024, City Council Meeting Minutes. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

Two Consent Agenda items were postponed until later in the meeting due to the delayed arrival of the presenter.

ACTIVE AGENDA

3. PUBLIC COMMENTS

0:03:55 Kevin Burns, a North Ogden City resident, expressed his gratitude for Public Works Director/Assistant City Manager Dave Espinoza and his crew for their excellent work in resurfacing the streets in his neighborhood, noting that it has improved the conditions significantly. He also highlighted a specific instance where Dave quickly responded to a request for signs to assist a child with impairments in the neighborhood. Kevin praised Dave as a man of action and a positive example for the City.

4. DISCUSSION ON THE COMMERCIAL DEVELOPMENT ALONG 2700 NORTH

0:06:03 Property owner and Developer Ryan Forsyth provided an update on the development of the property he recently acquired located on 2700 North.

The Barker family, who owned the land for over 100 years, initially resisted selling due to sentimental value and financial concerns. Ryan explained the challenges of securing financing and navigating the City's form-based code, which impeded attracting certain businesses. After negotiating with America First Credit Union and overcoming UDOT's access restrictions, he closed the deal in June. The development plan includes multiple businesses and restaurants. Ryan emphasized the need to address parking and layout issues and is working with the City to finalize site plans. Despite setbacks with potential tenants, he remains optimistic and committed to creating a vibrant commercial area. He also highlighted the importance of the City's cooperation in ensuring the project's success.

Council Member Barker motioned to move Agenda Item 10 to Item 5. Council Member Pulver seconded the motion.

5. **PRESENTATION AND DISCUSSION OF THE NORTH OGDEN POLICE DEPARTMENT'S STRATEGIC PLAN**

0:47:58 Chief Eynon presented the North Ogden Police Department's Strategic Plan emphasizing the goals, objectives, methods, priority tasks, and measures of success for the Department. The plan detailed intelligence-based policing, using data to drive proactive policing and special projects aimed at reducing crime. By analyzing crime statistics, the Department can prioritize efforts and allocate resources effectively. Chief Eynon highlighted the importance of maintaining high visibility through patrols, community engagement, and the use of technology to manage resources and reduce crime. The plan includes new values for the Department: integrity, compassion, excellence, loyalty, courage, and innovation. By leveraging data from various crime reporting systems and collaborating with the Area Tactical Command Center, the Department aims to enhance its operational efficiency. Goals include reducing Group A National Incident-Based Reporting System (NIBRS) crimes, maintaining a sense of order, and improving community relations through transparency and engagement. Chief Eynon also discussed the importance of training, leadership development, and effective documentation.

POSTPONED CONSENT AGENDA ITEMS

6. **DISCUSSION AND/OR ACTION ON THE FINAL ACCEPTANCE OF WHITE ROCK SUBDIVISION PHASE 1**

1:41:38 City Manager/Attorney Jon Call reported on the progress of the White Rock Subdivision Phases 1 and 2. Jon discussed the efforts of the City Engineer Eric Casperson and Public Works Inspector Dylan Hill in working with the developer to complete improvements, including streetlights and landscaping.

A significant point of concern was the installation and maintenance of swales designed to manage surface water and debris, ensuring it does not impact neighboring properties. While most improvements in Phase 1 are up to standards, a few lots still require completion.

Mayor Berube inquired about the compliance of the swales and whether all issues had been resolved before final acceptance. Jon confirmed that although one lot remains uncompleted, the swales are in place and functioning correctly and noted that the responsibility for maintaining these swales will eventually fall on the residents.

Council Member Dalpiaz questioned the possibility of delaying final acceptance to ensure all issues were addressed. Jon explained that escrowing funds for swales is problematic as they are considered private improvements. The engineering team confirmed compliance, and the matter will now be managed by Code Enforcement and the Building Department.

Council Member Dalpiaz suggested implementing a system to flag lots that haven't received occupancy to prevent future oversight. Jon assured that the Building Department is aware and has mechanisms to verify compliance during permit reviews.

Council Member Cevering motioned to approve the final acceptance of White Rock Subdivision Phase 1. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

7. **DISCUSSION AND/OR ACTION ON THE FINAL ACCEPTANCE OF WHITE ROCK SUBDIVISION PHASE 2**

1:50:48 City Manager/Attorney Jon Call noted that the swale system is more effectively implemented in Phase 2.

Council Member Pulver motioned to approve the final acceptance of White Rock Subdivision Phase 2. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

RESUMPTION OF ACTIVE AGENDA ITEMS

8. DISCUSSION AND/OR ACTION TO CONSIDER THE PETITION OF ANNEXATION FOR PROPERTY LOCATED AT 1661 NORTH WASHINGTON BOULEVARD

1:52:24 City Recorder Rian Santoro introduced Travis Taylor from Westates Company, who is representing Jim Hill in the Petition for Annexation at 1661 North Washington Boulevard. The Weber County Surveyor has reviewed and approved the annexation plat. It was explained that if the Council accepts the Petition, it will proceed to the Planning Commission for a recommendation on the zoning, which is being proposed as R-4, before returning to the Council for a final decision.

It was confirmed that the Council decided not to force nearby properties into annexation, a program that the County has not yet implemented, noting that adjacent property owners will need to fund their annexation independently.

Council Member Dalpiaz motioned to accept the Petition of Annexation for property located at 1661 N Washington Boulevard. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

9. DISCUSSION AND/OR ACTION TO APPROVE THE CONTRACT WITH TECHSERV FOR IT SERVICES

1:55:12 City Manager/Attorney Jon Call presented a contract for IT services, which requires Council approval due to its value exceeding \$25,000. The contract, which has been in place for 8 years, sees an increase in after-hours rates from \$145 to \$175 per hour, while the monthly base cost remains around \$3,050. Administrative Services Manager Bryce Nelson, handles many IT tasks, reducing the need for extensive external services. Unused hours can be banked for future projects.

Mayor Berube inquired about the potential for reducing costs given Bryce's role, to which Jon explained the feasibility and benefits of the current arrangement, including avoiding penalty rates.

The Council discussed the possibility of adjusting the contract based on future needs and noted the importance of maintaining a secondary IT service provider.

Council Member Dalpiaz affirmed the pricing as reasonable based on his professional experience. Jon also mentioned the State Auditor's recommendation for larger IT teams in cities, highlighting potential future staffing needs.

Council Member Barker motioned to approve the contract with TechServ for IT Services. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	excused

The motion passed unanimously.

10. DISCUSSION ON THE POTENTIAL NEED FOR AN ORDINANCE REGULATING COMMERCIAL DUMPSTERS

2:04:07 Council Member Dalpias detailed a resident's complaint regarding dumpsters behind Lee's Marketplace, where birds are reportedly picking up raw meat and spreading it into the resident's yard, causing his dog to become sick. The resident had contacted non-emergency Dispatch, but no ordinance requires dumpsters to have closed lids. It was noted that Mayor Berube has spoken with Lee's Marketplace Director, who agreed to address the issue with the tenants.

Council Members expressed reluctance to create new ordinances if issues can be resolved through cooperation. Council Member Pulver highlighted the difficulty of enforcement, noting that wind could also contribute to garbage spread.

The consensus was to monitor the situation and work with the resident and Lee's Marketplace to find a solution before considering further action.

11. COUNCIL DEPARTMENT REPORTS:

a. Council Member Dalpias – Police Department

2:08:03 Council Member Dalpias commended Chief Eynon's comprehensive Strategic Plan and noted that there was an unfortunate conflict with the City Council Meeting and tonight's Night Out Against Crime event. He hoped the Chief managed to participate and interact with the community in that event after his presentation, acknowledging the event's success based on last year's experience.

b. Council Member Cevering – Building and Planning Departments

2:08:51 Council Member Cevering reported that North Ogden has completed its Moderate Income Housing Report and is awaiting State approval. Additionally, there will be a focus on improvements in the southwest area of town. He also mentioned receiving a notice from Building Inspector Nate Davis about new businesses coming to North Ogden and noted that Developer Ryan Forsyth had done a good job discussing this topic.

c. Council Member Barker – Parks Department

2:09:58 Council Member Barker reported that field maintenance is happening on all sports fields. Flooding on the east half of Orton Park has been addressed and that portion has been reseeded. The west half will be addressed later this year. The Parks Department is also working on repairs, including fixing broken slides and applying new sand to improve moisture retention and playability. Overall, significant efforts are being made to enhance the parks

2:10:22 Mayor Berube noted the importance of scheduling a discussion on the strategy for future Cherry Days. He explained that the current committee has indicated that they are dissolving, so it is crucial to quickly determine how to proceed moving forward

12. PUBLIC COMMENTS

2:11:47 Brenda Ashdown, a North Ogden resident, expressed disappointment over the lack of a rotating plan for the Cherry Days Committee, similar to how PTA leadership transitions annually.

Mayor Berube clarified that although a plan was in place, the Committee chose to dissolve due to negative feedback and personal attacks from both Committee Members and the public. He noted that the Committee was initially enthusiastic about continuing but ultimately decided it was not worth the effort due to the negativity they faced.

Brenda emphasized that the reasons behind the Committee's dissolution should be clearly communicated to the public, highlighting the personal attacks that led to their decision.

13. MAYOR/COUNCIL/STAFF COMMENTS

2:14:18 City Recorder Rian Santoro informed the Council that registration for the ULCT Annual Conference is open and requested responses to her email so she can complete the registration on their behalf if interested.

Rian proposed moving next week's meeting time to 5:00 or 5:30 P.M. to comply with the State Code, which requires addressing active items before the Truth in Taxation Public Hearing.

Mayor Berube suggested starting the meeting at 5:00, given the likely extensive discussion on the Century Farms Development Agreement.

Mayor Berube reminded the Council that attending the ULCT annual meeting would replace the need to attend a southern event, as the budget only covers one.

2:15:42 City Manager/Attorney Jon Call reported that he and Community and Economic Development Director Scott Hess attended a meeting with Ogden City regarding the Cooperstown boundary annexation adjustment, which will be discussed at Ogden City's upcoming Council meeting on the 20th. The discussion seemed favorable, though there were questions from Ogden's Public Works Department about a sewer agreement. Jon addressed these concerns by providing the agreement and invoices showing payments of \$114,000 over the past four and a half years. He has not yet received further feedback but expects the issue to be resolved before the meeting.

2:16:59 Council Member Pulver suggested installing an electronic sign at the corner of Washington and 2700 to inform North Ogden residents about upcoming events. This sign would function similarly to those found in other cities. Mayor Berube touched on the need to consider the sign's location due to the area's high traffic and potential costs associated with it.


3:18:07 Council Member Dalpiaz inquired about the status of Mountain View Park and Oaklawn Park which is currently fenced off. City Manager/Attorney Jon Call explained that Mountain View Park is scheduled for updates this year. Oaklawn Park, which has experienced vandalism, including damage to a slide by a butane torch, is closed for safety reasons but is not planned for replacement at this time.

14. ADJOURNMENT

Council Member Cevering motioned to adjourn the meeting.

The meeting adjourned at 8:19 p.m.


S. Neal Berube, Mayor


~~Rian Santoro~~ Joyce Pierson
Deputy City Recorder

8-27-2024
Date Approved