

NORTH OGDEN CITY COUNCIL MEETING MINUTES

August 27, 2024

The North Ogden City Council convened on August 27, 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 August 22, 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/UCriqbePBxTucXEzRr6fclhQ/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 (Excused)
Blake Cevering	Council Member (Zoom)
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member (Zoom)
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Brian Eynon	Police Chief
Scott Hess	Community and Economic Development Director
Jami Jones	Finance Director
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner
Casey Hunsaker	City Treasurer
Bryce Nelson	Administrative Services Manager

VISITORS:

Kevin Burns	Jeanette Sweet
Sandy Cochran	Susan Kilborn
Phillip Swanson	Stefanie Casey
Zella Richards	David Shupe
Brenda Ashdown	Chris Griffin
Reed Miller	Marilyn Harris

Sid Copeland
Denise Lefevre
Don Clawson
George Fewell
Rosemary Fewell
Melissa Willborn
Baylee Willborn
Rayni Hoffman
Lach Hoffman
Madi Hoffman

Maggie Hunsaker
Aibee Hunsaker
Paige Hunsaker
Kenna Hunsaker
Tiffany Palmer
Samantha Hoffman
Mila Bastian
Regan Evans
Genneva Blanchard

0:0:02 Mayor Berube called the meeting to order and Council Member Dalpiaz shared a thought by quoting Booker T. Washington, “If you want to lift yourself up, lift up someone else.” He then led in the Pledge of Allegiance.

PRESENTATION

1. RECOGNITION OF THE NORTH VIEW SENIOR CENTER DIRECTOR ZELLA RICHARDS

0:02:42 Mayor Berube recognized Zella for her nearly 30 years of service to the community, with 27 of those years dedicated to the Senior Center. He expressed gratitude for Zella's outstanding leadership at the Senior Center, highlighting her role in setting an exemplary standard for how senior centers should be operated and how community participation should be fostered. While the community is happy that Zella can now focus on other aspects of her life, they are saddened to lose her as part of the team. Mayor Berube thanked Zella for her dedication and service, acknowledging her significant impact on the community.

0:04:38 Zella Richards expressed her gratitude and love for everyone, thanking the City for their support and the Senior Center’s Board Members for their help. She also expressed her appreciation for the Seniors, saying she loves them all and thanked them for attending.

CONSENT AGENDA

2. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:06:11 Council Member Dalpiaz disclosed that he had received a campaign contribution from Dan Nixon, one of the applicants for RDA funds.

He mentioned that the contribution was received in 2021 before any discussions about dispersing RDA funds had occurred, and assured the group that he would be cautious and abstain from voting if necessary. Council Members Cevering and Watson also acknowledged receiving a contribution from Dan Nixon. Mayor Berube thanked them for their transparency, reminding them that the disclosure does not prevent them from voting on the matter.

3. ACTION TO APPROVE THE AUGUST 6, 2024, CITY COUNCIL MEETING MINUTES

Council Member Dalpias motioned to approve the August 6, 2024, City Council Meeting Minutes. Council Member Pulver seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

ACTIVE AGENDA

4. PUBLIC COMMENTS

0:09:31 Jeanette Sweet, a North Ogden City resident, shared a personal story about her interaction with Zella Richards. Jeanette moved to Utah to care for her father, a veteran who had become isolated and withdrawn. After struggling to find support through Human Services, she visited the Senior Center, where she met Zella. Zella warmly welcomed Jeanette and offered valuable advice, reminding her that her father still had the right to make his own choices. This conversation deeply impacted Jeanette, altering how she cared for her father during the last four years of his life, leading to a more respectful and fulfilling relationship. Jeanette expressed her gratitude to Zella for this life-changing advice.

Jeanette also inquired about Casey Hunsaker's new role as Treasurer and whether he would continue as the City's Emergency Manager.

Mayor Berube and City Manager/Attorney Jon Call explained that Casey would be transitioning out of the Emergency Management role, with responsibilities being shifted to others in Public Safety and Public Works. Jeanette concluded by requesting that the City make the Emergency Manager's position more visible on the website.

5. DISCUSSION AND/OR ACTION FOR APPOINTMENT OF NEW CITY TREASURER, CASEY HUNSAKER

0:13:23 Mayor Berube provided an update on the selection of the new City Treasurer. He shared that several candidates were interviewed for the position, and after careful consideration, Casey Hunsaker was chosen. Casey has been a long-time, exceptional employee of North Ogden, working in the Finance Department in a lesser role. The consensus was that Casey was the right person to fill the statutorily required Treasurer position for the City. Mayor Berube expressed excitement about having Casey take on this new role.

Council Member Watson motioned to approve Casey Hunsaker as the North Ogden City Treasurer. Council Member Cevering seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

0:17:20 Casey Hunsaker was sworn into the Office of City Treasurer by City Recorder Rian Santoro.

6. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2024-16 ADOPTING THE FINAL BUDGET AND TAX RATE FOR FISCAL YEAR 2024-2025

0:18:02 Mayor Berube introduced Ordinance 2024-16, which addresses the final budget and tax rate for fiscal year 2024 - 2025, proposing a 9.5% tax increase.

Mayor Berube highlighted the changes from the tentative to the final budget, including reductions in insurance costs, increased personnel costs for the North View Senior Center, and the purchase of a new lift truck.

The previous fiscal year ended with expenses coming in at 98% of the budget, saving nearly \$191,000. Revenues also exceeded expectations, particularly in sales tax, which came in 3% over budget. However, there were concerns about the volatility of sales tax projections and potential future expenses, such as the Patriot Pointe Detention Basin Relocation/Irrigation Storage/Community Park project.

Council Members debated whether to reduce the tax rate below the proposed 9.5%, considering the savings and unexpected revenues. Council Member Dalpiaz expressed concerns about potential financial risks, including the uncertain federal funding for the Detention Basin Relocation/Irrigation Storage/Community Park project.

Council Member Cevering motioned to approve Ordinance 2024-16 adopting the final budget and 9.5 % tax rate for Fiscal Year 2024-2025. Council Member Dalpiaz seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION TO APPROVE A15-2024, THE AMENDMENT TO THE PATRIOT POINTE DEVELOPMENT AGREEMENT – SITE PLAN AND BUILDING FOOTPRINTS

0:46:04 City Manager/Attorney Jon Call provided an update on an amendment to the Development Agreement for Patriot Pointe Phase 3. The amendment follows a prior decision to relocate the clubhouse within the development.

The new buyer of Phase 3, Castle Creek Homes, intends to convert the originally planned rental units into units for sale, which necessitates modifying the design of units 48 and 49 from 1 and 2-bedroom units to 3-bedroom units to better align with market demand. Although this change alters the building footprints, the adjustments remain compliant with City standards, including fire separation codes. While some architectural articulation will be lost due to these modifications, the design will still include facade features to maintain the development's aesthetic appeal.

During the discussion, Council Members expressed general support for the amendment, raising no significant concerns. Questions were asked regarding the status of other development phases, the timing of the clubhouse construction, and Castle Creek's involvement, which is limited to Phase 3.

Council Member Watson motioned to approve A15-2024, the Amendment to the Patriot Pointe Development Agreement – Site Plan and Building Footprints. Council Member Pulver seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

8. DISCUSSION ON THE RECEIVED REDEVELOPMENT AGENCY (RDA) GRANT APPLICATIONS

0:54:08 In the discussion led by City Manager/Attorney Jon Call, the Council reviewed a spreadsheet outlining the funding applications, detailing the requested amounts and project scopes. Jon emphasized the need for guidance on the percentage of funding the RDA should offer, noting that historically, discussions have varied on whether to fund projects entirely or partially. A key question is what percentage of funding the Council would be comfortable with, especially if projects cannot be fully funded. Jon proposed a need for clear parameters, including potential maximum funding limits per project.

Mayor Berube highlighted the importance of determining whether funding should be capped at a certain percentage and referenced past discussions suggesting a minimum investment level.

Council Member Dalpiaz recalled that the Bicentennial Park was planned for 100% funding, but there was no explicit agreement on funding percentages for other projects. Jon suggested considering a maximum project amount and potentially requiring applicants to demonstrate their willingness to proceed with partial funding. He also proposed requiring a site plan or visual representation in applications and incorporating a ranking system to prioritize projects based on their impact.

Council Member Watson proposed that applicants should detail their priorities if not fully funded and questioned the relevance of some applicants who may no longer be operational. She also suggested evaluating the broader impact on the community, beyond just sales tax revenue, including how many residents would benefit.

Council Member Dalpiaz recommended exploring collaboration between adjacent projects to maximize the use of funds. Mayor Berube added that focusing efforts on a specific area, like South Town, might yield more significant benefits and visibility. Jon concluded by acknowledging the need for a detailed evaluation process and suggested discussing these issues further in a Work Session to refine the funding criteria and application requirements.

9. **PRESENTATION AND DISCUSSION ON THE NORTH OGDEN PUBLIC SAFETY BUILDING COST REPORT**

1:17:19 City Manager/Attorney Jon Call provided an update on the building project's financials and remaining needs. The total cost of the project, from start to finish, amounts to \$14,558,518, with 88% of this spent on Big D Construction services and \$406,420 allocated to change orders, including significant expenses for dewatering the site and upgrading the security system. Furniture costs were \$308,520, with \$195,000 going towards doors and cameras and \$105,000 on various furniture pieces. Additional notable expenses include \$40,184 for relocating power lines and various cost-saving measures such as in-house demolition and value-engineering of furniture and project management. There is ongoing discussion about \$205,000 in potential savings with Big D, contingent on their completion timeline.

Council Member Watson inquired about future expenses, particularly for the equipment room, with Jon estimating an additional \$3,000 to \$4,000 for necessary upgrades. He also noted that artwork for the building has been deferred to future budgets.

Council Member Dalpiaz asked about operating costs compared to the old building, with Jon reporting increased cleaning and utility costs due to the larger size of the new facility.

The anticipated increase in utility expenses is approximately \$40,000 to \$50,000 annually.

10. DISCUSSION ON THE BARKER PARK CHICKEN COOP TRAIL

1:29:34 Council Member Pulver discussed several key points regarding the management and development of the Barker Park project. He emphasized the need for clear, actionable plans for maintaining and upgrading facilities, particularly focusing on the irrigation of park areas and the maintenance of trails and community spaces. Council Member Pulver highlighted the importance of addressing logistical challenges, such as the water needs for seasonal plantings and the potential for using City resources for project maintenance. He stressed the urgency of making decisions to avoid delays and loss of motivation among stakeholders. Additionally, Council Member Pulver advocated for more effective coordination among City departments to streamline project management and ensure alignment with City priorities.

Mayor Berube responded by acknowledging the need for a comprehensive plan for the park's infrastructure. He noted that Council Member Dalpiaz, Council Member Pulver, and City Manager/Attorney Jon Call will collaborate to develop this plan, which will be presented to the Council within 60 days. The plan will outline the project's phases and funding strategies. Mayor Berube also emphasized the importance of prioritizing resources and coordinating with Jon for effective day-to-day operations, while the Council focuses on broader project priorities and funding.

11. COUNCIL DEPARTMENT REPORTS:

a. Mayor Berube – Finance Department

1:35:38 Mayor Berube reported that the City's department expenditures for the fiscal year were budgeted at \$9,721,000 but actual spending came in at \$9,530,000, which is approximately \$191,000 under budget. Additionally, revenues exceeded the budget by just over \$300,000. The final sales tax payment received was \$4,808,000, which matched the budgeted amount for the year and represented a 3.89% increase from the previous year's collections. The sales tax revenue was split between City collections (31%) and State allocations (69%), with no significant changes. The fiscal year 2025 budget aligns with the actual collections of the previous year, showing a surplus of about \$150,000. The report will be submitted to the County along with the tax rate, and further details on operations will be provided in the next report.

b. Council Member Pulver – Public Works

1:40:05 Council Member Pulver discussed ongoing Public Works projects, including road repairs and water projects. He highlighted the extensive coordination required for these projects, noting the impressive efforts of the Public Works team in managing and executing these tasks. Council Member Pulver emphasized the complexity of the work and the high level of detail involved, which he found comparable to large-scale projects he has managed in the past.

c. Council Member Watson – Administration and Recreation Departments

1:42:13 Council Member Watson provided several updates for the Administration Departments and Recreation. Administrative Services Manager Bryce Nelson reported that City Recorder Rian Santoro is working on digitizing forms for the new website which will help in addressing issues with the payment lockbox and bank problems. Recent events included a successful recreation event with good attendance and contestants. North Shore Aquatic Center is hosting the K9 Kerplunk on September 7, allowing dogs to enjoy the pool before it is drained. Pool hours have changed and a band concert is scheduled for next week.

Council Member Watson shared that crosswalk safety is an annual project with the new Chief. Appreciation was expressed for Public Works employees Kyle and Bowen, for their efforts in this safety initiative.

Ken Young from Recreation is retiring after 19 years of service, and the City is currently hiring for positions including a Lateral Peace Officer, Pool Maintenance Technician, and Apprentice Mechanic. Kudos were given to those involved in the City Hall remodel. Lastly, Mila, the Police K9, is retiring, and best wishes were extended to her and her handler.

d. City Manager/Attorney Jon Call – Capital Projects

1:45:10 City Manager/Attorney Jon Call provided updates on several projects. Efforts are underway with Representative Moore's office to explore options for advancing the Detention Basin Relocation/Irrigation Storage/Community Park project and seeking reimbursement through federal programs.

The Water Reservoir project is complete, including backfilling and covering, with landscaping to follow. This reservoir, funded significantly by ARPA funds, is the largest in the City and will support growth in the southern area.

The Waterworks Park project is progressing, with equipment on-site and an expected Spring opening due to seasonal weather constraints.

For parks, the Oaklawn Playground project is postponed by a year in favor of addressing issues at Mountain View Park, where recent vandalism damaged playground equipment. Repairs are underway for Oaklawn's equipment, while the Parks Department is working to address the vandalism at Mountain View Park.

Additionally, Lomond View Park is in use, and a pickleball tournament is planned as a team-building activity with a possible barbecue and Council participation. Jon inquired if any other capital projects should be added to future discussions. Mayor Berube emphasized the need to address Cherry Days and the Detention Basin Relocation/Irrigation Storage/Community Park alternatives in upcoming Work Sessions to avoid delay

12. PUBLIC COMMENTS

1:49:19 Reed Miller, a North Ogden City resident, addressed the budget, and emphasized his constitutionalist viewpoint, focusing on the principle of life, liberty, and the pursuit of happiness, which he interprets to include property and, by extension, taxes. He expressed concern that the government should minimize taxation on citizens, noting that Mayor Berube had suggested an 8.5% tax increase might suffice. However, the City Council voted for a 9.5% increase, which Reed questioned, urging the Council to consider the financial burden on citizens. He conveyed that such decisions could give the impression that the Council believes it knows how to manage citizens' money better than they do. Reed advocated for only taxing as much as absolutely necessary and to consider any opportunities to reduce taxes.

1:52:15 David Shupe, owner of Cold Water Animal Hospital in North Ogden City and a resident of Liberty, Utah, shared a recent incident where a resident attempted to dump cardboard into his business's dumpster. The resident claimed he had received a notice from North Ogden City instructing him to recycle cardboard in a dumpster north of the hospital. Dave expressed frustration with the situation, noting that he cannot afford to handle the City's cardboard waste. He requested that the City review and potentially revise its communication regarding recycling locations to prevent future issues. He also mentioned the possibility of compensation if the issue persists

1:53:55 Sandy Cochran, a North Ogden City resident, asked the Council to consider adding coverings to the windows in the meeting room to improve comfort for attendees.

She also commented on a previous speaker's statement, noting that while the individual had claimed taxes were a form of theft, they had also requested that potholes be fixed. Sandy suggested that the money for such repairs should come from that individual.

1:54:45 Brenda Ashdown, a North Ogden City resident, addressed the previous comment made by Dave Shupe regarding the recycling issue. She noted that there is a sign indicating the new location for recycling and expressed her opinion that the City does not owe Dave any compensation. She suggested he could place a sign on his dumpster stating "no City recycling."

Brenda also expressed her support for the Council's decision to approve the 9.5% tax increase, acknowledging the need to address certain issues, including debt. She raised concerns about the use of RDA funds, questioning whether projects like sidewalks and Bicentennial Park meet the criteria for generating more tax revenue. While she supports the need for safe sidewalks, she believes the criteria for RDA fund usage should be reconsidered.

Additionally, Brenda requested the painting of a crosswalk on Pleasant View Drive at 300 East, noting that it would enhance safety for children crossing in that area, even without the need for a crossing guard.

1:57:09 Phillip Swanson, a North Ogden City resident, thanked the Mayor and Council for their hard work on the budget, acknowledging the challenges of the process and the responsibility of the elected officials to make decisions on behalf of the community, noting that this is part of the representative government system. He recognized that tax increases affect both the Council Members and residents alike.

Phillip also addressed Barker Park, expressing his desire for an official, approved plan from the Council to ensure that the work done aligns with a unified goal. He cautioned against confusing "motion with momentum," emphasizing that action should lead to meaningful progress.

Regarding grants, Phillip raised concerns about rewarding property owners who have neglected improvements for years but become interested when free money is available. He suggested prioritizing grants for those who have already invested in their businesses. He concluded by thanking the Council for their efforts and congratulated them on completing the budget process.

2:00:44 Susan Kilborn, a North Ogden City resident, expressed her gratitude to the Mayor, City Council, and Staff for their efforts in creating the budget. She acknowledged the difficulty of the task and commended them for their work, noting that the proposed budget was reasonable.

Susan also offered to personally assist an unnamed individual who may have trouble affording the tax increase, offering to pay the difference in their taxes for the next year. Susan concluded by thanking the regular attendees of the City Council meetings for their dedication and contributions to the discussions.

13. MAYOR/COUNCIL/STAFF COMMENTS

2:02:52 City Manager/Attorney Jon Call acknowledged the complexity of managing various tasks within the City and referenced earlier comments, including Brenda Ashdown's and Dave Shupe's. He admitted that while a sign was posted regarding the relocation of the recycling cans, the flyer had not been updated, likely due to oversight. Jon emphasized that City employees manage a wide range of responsibilities, often far more than what would be expected in a typical company. He praised the City's employees for their efforts, acknowledged that they are not perfect, and assured that the flyer would be updated as they continue to improve.

2:04:20 Council Member Pulver emphasized the importance of maintaining equity in City decisions and agreed with Phillip Swanson's comments about making smart, calculated moves for the City's progress. He highlighted the need for thoughtful actions that lead to positive outcomes, expressing a vision for success in City projects. Council Member Pulver reiterated the value of careful planning and smart decision-making to achieve long-term goals.

2:05:16 Council Member Watson inquired about the status of window treatments for the meeting room. City Manager/Attorney Jon Call responded that they have received bids for blinds and are considering options, including manual or electronic blinds. While no decision has been made yet, they are evaluating the cost and practicality of the different choices.

2:05:57 Council Member Cevering shared concerns from two residents. The first, a young couple with children, expressed worry about large unleashed dogs at Lomond View Park, despite conflicting signage regarding dog regulations. Council Member Cevering will forward their text and photo to City Manager/Attorney Jon Call for further action.

The second concern came from a resident dissatisfied with the organization of baseball games, particularly umpires starting games late and ending them early. The family plans to participate in Pleasant View's program next year due to better organization. Council Member Cevering also reflected on recent comments about property taxes, addressing frustration with claims that property taxes are theft.

He emphasized that taxes are necessary to fund essential services like sewer, plowing, and water. Council Member Cevering invited residents with alternative ideas for running the City without property taxes to present their suggestions.

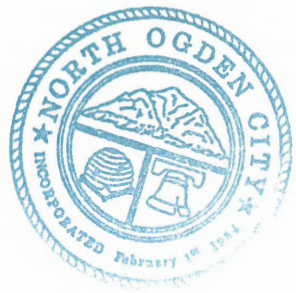
14. ADJOURNMENT

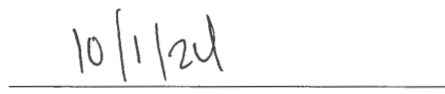
Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:10 p.m.


S. Neal Berube, Mayor


Rian Santoro
City Recorder




Date Approved