

NORTH OGDEN CITY COUNCIL MEETING MINUTES

November 12, 2024

The North Ogden City Council convened on November 12, 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 November 7, 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
Blake Cevering	Council Member
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	Utah Recorder
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner
Dylan Hill	Public Works Inspector

VISITORS:

Phillip Swanson	Kevin Burns
Reed Miller	Stephen Russell
Scott Barker	Brenda Ashdown (Zoom)
Stacie Gibbs	Susan Kilborn (Zoom)

0:00:01 Mayor Berube called the meeting to order and Council Member Barker offered the invocation.

0:01:16 Retired Lieutenant Colonel and North Ogden City resident Stephen Russell shared a thought by addressing the question, "What is patriotism?". He acknowledged the flaws in the United States' founding, including its historical acceptance of slavery and institutional racism, yet emphasized the Nation's growth, particularly the post-Civil Rights Movement, toward liberty and justice for all. He highlighted America's shift from isolationism to global leadership in WWII, its role in defeating tyranny, and its aid in rebuilding former adversaries, showcasing the U.S. as a symbol of generosity and freedom. Stephen underscored that patriotism means loving American history, respecting the Constitution, honoring the military and national symbols, and fulfilling civic duties like voting, paying taxes, and serving on juries. To Stephen, patriotism is about being a responsible, engaged citizen with a deep love for the country. He then led in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:04:57 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE OCTOBER 8, 2024, AND OCTOBER 22, 2024, MEETING MINUTES

0:05:00 Council Member Pulver motioned to approve the October 8, 2024, and October 22, 2024, Meeting Minutes. 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	aye

The motion passed unanimously.

3. **DISCUSSION AND/OR ACTION TO APPROVE THE FINAL ACCEPTANCE OF THE VIEWS AT ROCKWOOD SUBDIVISION**

0:06:35 Public Works Inspector Dylan Hill discussed The Views at Rockwood Subdivision, which were recorded in November 2022, and had received conditional approval for its improvements in September. These improvements, completed by the developer and homebuilder Henry Walker, include water, sewer, storm drain, sidewalks, street lights, and a slurry seal. One section of the sidewalk is currently marked for replacement during the building process as it remains unfinished due to its location on an incomplete building block. According to City Engineer Eric Casperson, all improvements meet City standards, and he recommends granting final acceptance for the subdivision's road improvements. Council Member Dalpiaz inquired about the ongoing maintenance of curbs and sidewalks as construction continues, noting that the development is only partially built out. It was clarified that the City requires a \$1,000 performance bond with each building permit to ensure sidewalks and curbs remain intact throughout construction.

Council Member Cevering motioned to approve the Final Acceptance of the Views at Rockwood Subdivision. Council Member Dalpiaz 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	aye

The motion passed unanimously.

4. **DISCUSSION AND/OR ACTION TO APPOINT A CITY COUNCIL MEMBER TO SERVE ON THE WEBER COMMUNITIES THAT CARE (CTC) BOARD**

0:09:18 Mayor Berube explained that discussions had taken place with Council Members, and Council Member Watson expressed interest in taking on this role. Council Member Dalpiaz shared his previous experience with the CTC board, noting that his new job limits his availability for the weekday lunch meetings. He expressed appreciation for Council Member Watson taking on the position. Mayor Berube also mentioned that Council Member Watson's new role would lead to a reassignment of her position on the Senior Center board.

Council Member Dalpias motioned to appoint a City Council Member Watson to serve on the Weber Communities that Care (CTC) Board. 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	aye

The motion passed unanimously.

ACTIVE AGENDA

5. PUBLIC COMMENTS

0:12:17 Scott Barker, a North Ogden City resident, shared concerns about an increase in off-leash dogs in the community. He reported that residents have approached him with similar complaints, and he has personally encountered situations where dog owners disregarded leash requirements, even when police were called. Scott recounted incidents where off-leash dogs caused alarm, including one instance where his grandchildren were frightened by two unleashed dogs at a park. He expressed frustration that the current leash law appears to lack enforceable "teeth," as offenders often evade consequences by leashing their dogs when officers arrive, only to release them afterward. Mayor Berube responded, acknowledging the issue and noting that Chief Eynon had written an article underscoring the importance of keeping dogs leashed. Although officers have been instructed to address roaming dogs when seen on patrol, enforcement remains challenging due to the timing of calls. Mayor Berube assured Scott that the Council and law enforcement are aware of the issue and are actively discussing ways to improve enforcement.

0:17:14 Phillip Swanson, a North Ogden City resident, welcomed Council Member Christina Watson to the Weber Communities That Care (CTC) board, emphasizing the impactful work of the organization, particularly in suicide awareness, and noting that her involvement could genuinely save lives. Phillip then added a lighthearted moment by recalling the Mayor's recent comment in a meeting where he jokingly referred to himself as the "Snoop Dogg of the Council," drawing a humorous comparison to Snoop Dogg's advisory role on the show, The Voice.

To complete the joke, Phillip presented the Mayor with playful “Snoop Dogg” accessories, including a large gold chain with a dollar sign, glasses, and rings, saying it would help the Mayor embrace his new persona. Mayor Berube and the Council enjoyed the levity, with Mayor Berube humorously accepting the gift and noting that such moments of humor reflect the positive community spirit in North Ogden.

6. **DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2024-21,
ZONING TEXT AMENDMENT RELATED TO RESIDENTIAL SETBACKS ON
RESTRICTED “R” LOTS**

0:22:52 Planner Ryan Nunn presented an amendment to reduce front setbacks for “R” (restricted) lots across the City, from the standard 30 feet to 20 feet. This adjustment aims to address challenges faced by lots with specific restrictions, such as geological hazards, easements (power lines, sewer lines), soil type, or steep slopes. Ryan explained that the reduced setback would provide flexibility for builders on restricted lots, especially in hillside developments where geological concerns and easements are common. City Manager/Attorney Jon Call clarified that the current code already allows for reduced setbacks on lots with slopes over 10%, which applies to many hillside lots, and that a language cleanup in the code is necessary to address inconsistencies.

Council Member Watson questioned the frequency of “R” lot issues. Jon estimated that about 5-10% of lots are restricted, mostly on sloped areas, though a smaller percentage have restrictions not related to slope. Council Members debated whether to adopt the setback change universally for all “R” lots or to apply it selectively based on specific conditions, such as slope or safety concerns. Some Council Members expressed reservations about a blanket change. They noted the Planning Commission’s prior rejection of a sweeping amendment, preferring case-by-case variances instead. Council Member Dalpiaz suggested holding a joint Work Session with the Planning Commission to discuss the proposed changes further, allowing both bodies to clarify the amendment’s intent. After discussion, the Council passed a motion to postpone a decision on the ordinance and to pursue a future joint meeting with the Planning Commission for a more in-depth review.

Council Member Cevering motioned to postpone Ordinance 2024-21, Zoning Text Amendment related to residential setbacks on Restricted “R” lots until after a meeting with the Planning Commission is held. Council Member Dalpiaz seconded the motion.

Voting on the motion:

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

The motion passed on a 4 to 1 vote.

7. DISCUSSION AND/OR ACTION TO APPROVE THE REDEVELOPMENT AGENCY (RDA) GRANT PERCENTAGES TO BE AWARDED TO THE RDA GRANT APPLICANTS

0:40:32 City Manager/Attorney Jon Call presented details on the RDA funding requests, which ranged from \$7,000 to \$2.5 million, exceeding available funds. He proposed setting a cap on contributions, either \$500,000 or \$1 million and suggested using a percentage-based approach for RDA contributions, such as 50%. Mayor Berube emphasized considering grant funding or other uses for the funds. Council Member Dalpias asked if the discussions needed to be in an RDA Board setting, and Jon Call clarified that Council discussions were appropriate until a final decision was made.

The conversation shifted to the Aquatic Center, with Jon confirming \$1.45 million in RDA funds allocated for repairs, including boiler and pool liner replacements. Mayor Berube noted that depreciation wasn't factored into operating costs, which could affect long-term viability, and suggested setting aside funds for future repairs. Council Member Pulver inquired about RDA funding for Bicentennial Park, with Jon explaining the budget details.

Council Members discussed broader funding allocations and criteria. Council Member Barker proposed setting aside \$300,000–\$500,000 for the Aquatic Center and recommended a 50% funding match cap, with no single project receiving more than 25% of the remaining funds. The Council also discussed allocating funds to encourage businesses with high sales tax potential along Washington Boulevard and in other key areas.

Mayor Berube summarized the main points, including the proposed 50% match requirement, the allocation of funds to stimulate development, and setting the Aquatic Center as a backup plan if unspent funds remained. Council Members expressed differing opinions on how to allocate funds, with some favoring \$200,000 per category. Council Member Watson suggested a tiered approach for applicants, with different funding levels based on the project's type and impact.

Mayor Berube stressed the need for clear criteria to guide funding decisions, ensuring accountability. Jon Call shared insights on past successful projects funded by RDA or CDA, like Ace Hardware and Smith's Marketplace. Council Member Pulver strongly advocated for funding Bicentennial Park entirely. The Council approved funding the park at 100% of the requested amount.

The Council agreed to deprioritize projects like sidewalk expansion in favor of those with higher economic impact. The discussion then focused on prioritizing projects with significant community and economic benefits. Council Member Dalpiaz inquired about financial commitments from businesses, and Council Member Cevering suggested a requirement for property owners to retain ownership for a specified period after receiving funds. Council Member Watson noted the value of projects improving City-owned land and attracting businesses. Mayor Berube and others highlighted the difficulty of balancing aesthetics, safety, and economic return when weighing project priorities.

Specific projects were discussed where building owner's initiatives were recognized. Council Member Dalpiaz raised concerns about insufficient parking improvements at Big O Tires, which were crucial for alleviating current issues. Preservation of historic locations was highlighted, and maintaining the building's facades with historic easements was discussed. The discussion continued with North Ogden Plaza. The Council sought clarification on the property owner's intentions, particularly regarding facade improvements and investments. Jon explained that the owner seemed hesitant to commit significant funds, and business owners' expectations were lower than originally proposed. He suggested that if the owners could provide matching funds, the project could still move forward. The Council agreed to proceed with the 50% funding match cap, with a maximum contribution of 25% to a single project, and to revisit the projects after further input from property owners and applicants.

Council Member Barker motioned to recommend the applicants outlined in the dynamic spreadsheet, with the provision of a 50% match requirement and a maximum contribution of 25% of available funds to any single applicant. 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	aye

The motion passed unanimously.

8. DISCUSSION AND PRESENTATION OF THE NEW NORTH OGDEN CITY WEBSITE

1:48:43 City Recorder Rian Santoro led the discussion highlighting the new North Ogden City website. She began by thanking local photographer Chad Roylance for allowing the City to use some of his landscape photos on the site. Rian then walked through several aspects of the website, including quick links to essential services like the garbage schedule, Parks and Recreation, and traffic ticket information. A significant new feature is the City's interactive calendar, which categorizes events by type to avoid clutter. She also discussed improvements like a streamlined employee login system, online forms for agenda item requests, social media updates, and website content management. Rian pointed out that citizens could now make park reservations and payments online, and the website includes useful resources such as City budgets, public notices, and a directory of local businesses. There were some suggestions for further improvements, such as making the newsletter more prominent on the homepage and ensuring the website's old domain redirects to the new site. Rian concluded by acknowledging the collaborative effort behind the redesign and expressed hope that the changes would streamline processes for both residents and staff.

9. **COUNCIL DEPARTMENT REPORTS**

a. Council Member Dalpías – Police Department

2:01:53 Council Member Dalpías shared that Chief Eynon presented an overview of the Police Department during the recent Council Retreat. He encouraged residents to check out the presentation, which will be uploaded to YouTube under the Budget Retreat Friday, November 8, 2024. Mayor Berube added that the Police Department currently has 22 sworn officers and expressed appreciation for the existing officers who have been working extra to cover staffing shortages.

b. Council Member Cevering – Building and Planning Department

2:03:18 City Manager/Attorney Jon Call shared that, as discussed during the Council Retreat, building permit numbers are currently low, but subdivision numbers are up, indicating a likely increase in building activity in the coming years. He noted that the Planning Department is handling a high volume of applications at the moment.

c. Council Member Barker – Parks Department

2:04:09 Council Member Barker provided an update on park maintenance activities. Mowing has been completed for the season, and park bathrooms and irrigation systems have been winterized. The Parks team has shifted focus to holiday light setup, with several weeks already dedicated to preparation. Currently, the team is prioritizing holiday decorations, park cleanup, and snow removal preparations. Two seasonal employees remain, with two weeks left in their employment for the year.

10. **PUBLIC COMMENTS**

2:05:46 Susan Kilborn, a North Ogden City resident, shared an idea for the City's website. She suggested adding a link or feature allowing residents or businesses to make donations to specific projects or areas of interest within the City. She noted that she would personally be interested in donating through such a link, as currently, she is unsure how to do so. She concluded by wishing everyone a happy Thanksgiving and extended good wishes to all in the community.

11. **MAYOR/COUNCIL/STAFF COMMENTS**

2:07:25 Public Works Director/Assistant City Manager David Espinoza expressed appreciation for the hard work City Recorder Rian Santoro and HR Director Katie Gerard put into the City's website. He noted that both dedicated many hours over the past several months, and the website's outcome reflects their efforts entirely.

2:08:21 City Manager/City Attorney Jon Call praised Dave for his talent in recognizing both large and small contributions made by team members. He also provided an update on meeting arrangements, noting that future Work Sessions will be held in the new conference room, formerly the old council room, for a more collaborative, roundtable setup. Jon mentioned plans to perform in-house AV upgrades, including adding a TV and improving camera functionality to enhance visibility and meeting engagement. He also commended The Public Works team for their efforts in the City Hall remodel, which will support City employee growth for the next 5-10 years before space limitations may require office sharing.

2:10:06 Council Member Pulver provided the reminder that Santa will be coming to North Ogden City on December 7, 2024, at 5 p.m. in a fancy new fire truck for the Holiday Tree and Park Lighting event at Barker Park.

2:10:45 Council Member Dalpiaz provided an update on wind damage to the flag hanging over Cold Water Canyon for Veterans Day. Due to sustained wind, the flag may need to be taken down in the coming days if further damage occurs. He encouraged anyone interested in seeing it to do so soon and noted that efforts would be made to restore the flag once it is taken down.

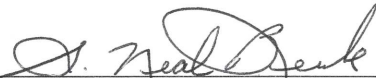
2:11:22 Council Member Watson asked about the upcoming meeting schedule. City Manager/Attorney Jon Call outlined the dates: a meeting on November 26, a Work Session on December 3, a meeting on December 10, followed by the City holiday party on December 12. No meeting is anticipated on December 24, with the next Work Session scheduled for January 7.

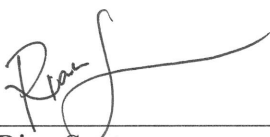
2:12:13 Council Member Cevering expressed interest in flying a "One North Ogden" flag in front of the City offices next year. He praised Mayor Berube for the idea, noting it would make a great addition to the City.

12. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:13 p.m.


S. Neal Berube, Mayor


Rian Santoro
City Recorder

12/3/24
Date Approved

