

NORTH OGDEN CITY COUNCIL MEETING MINUTES

December 3, 2024

The North Ogden City Council convened on December 3, 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 27, 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 (excused)
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Scott Hess	Community and Economic Development Director

VISITORS:

Phillip Swanson	Terry McCulloch (Zoom)
Sandy Cochran	Stef Casey (Zoom)
Travis Taylor	Susan Kilborn (Zoom)

0:00:01 Mayor Berube called the meeting to order and invited North Ogden City resident Phillip Swanson to offer the invocation or thought. Phillip shared thoughts from two influential thinkers, Adam Grant and Boyd Matheson, on the topic of generosity. He highlighted Adam Grant's

perspective that generosity often starts not with offering help but with asking others about their challenges, making them feel seen even if we can't solve their problems. Phillip also referenced Boyd Matheson's view that generosity doesn't require a recipient in need but simply a willing giver, emphasizing the abundance of opportunities to give. He connected these ideas to the culture of giving in the North Ogden community, noting that it thrives on acts of kindness between neighbors, not necessarily tied to need, but as a reflection of a generous spirit. Phillip expressed gratitude for this and invited everyone to reflect on their role in maintaining it. Phillip then led in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:02:29 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE NOVEMBER 8, 2024, CITY COUNCIL RETREAT MINUTES AND THE NOVEMBER 12, 2024, CITY COUNCIL MEETING MINUTES

0:03:28 Council Member Pulver motioned to approve the November 8, 2024, City Council Retreat Minutes and the November 12, 2024, City Council Meeting Minutes. Council Member Watson seconded the motion.

Voting on the motion:

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

The motion passed unanimously

ACTIVE AGENDA

3. PUBLIC COMMENTS

No public comment was received.

4. **DISCUSSION ON EVENTS COORDINATOR CONTRACT**

0:04:48 City Manager/Attorney Jon Call discussed the potential expansion of the Events Coordinator Contract to include oversight of Cherry Days. Morgan Sutherland, the current Events Coordinator, has successfully managed events like the North Pole, Arbor Day, Trunk or Treat, Easter Egg Hunt, Movies in the Park, and Flick and Floats. Morgan has prior experience with Cherry Days as part of a resident-led committee and has expressed interest in assisting again. While no specific contract terms were finalized, the current \$25,000 contract may need adjustment. The Council was asked for feedback on increasing her compensation and including incentives for fundraising.

The expanded role would involve coordinating major Cherry Days events such as the sunrise service, parade, fireworks, vendor booths, ping pong ball drop, luau, car show, kids' marketplace, medallion hunt, 5K race, skate event, rodeo, Flick and Float, and pickleball tournaments. Mayor Berube and Jon requested flexibility to negotiate contract terms with Morgan and suggested funding could come from excess sales tax funds, though recent revenue trends warrant caution.

Council Members expressed general support for the expanded role and discussed including a commission structure to encourage fundraising. Council Member Barker was tasked with negotiating the fireworks contract and addressing logistical concerns. The Council also discussed the timing of Cherry Days, proposing a two-day event (Friday and Saturday) for the next two years.

There was consensus on continuing popular events like the Kiwanis breakfast, handled by external groups, with minimal City involvement. Council Members emphasized the importance of maintaining community traditions and expressed willingness to assist with event execution where needed. No final decisions were made, the Events Coordinator Contract will be brought to the Council for approval in a future meeting.

5. **DISCUSSION ON THE COMMUNITY POND/PARK**

0:23:52 The City Council discussed the funding, design, and timeline for a storm drain and park project.

City Manager/Attorney Jon Call presented cost estimates based on updated engineering assessments. These estimates included components for storm drainage and park development, with costs drawn from various city and developer projects.

The discussion touched on previously approved expenditures and grant funding, including a RAMP grant and Natural Resources Conservation Service (NRCS) contributions.

It was noted that portions of the project were initially expected to be fully covered by the NRCS grant, but uncertainties remain regarding final grant approval and coverage. There was a specific focus on the implications of utilizing funds for storm drain work versus park features and the possibility of staging the park improvements in phases. Mayor Berube and Council Members raised questions about funding sources, timelines, and potential partnerships with developers, including a proposal where a developer could offset costs by contributing to excavation work as part of a property purchase. This approach could allow project progression without significant upfront costs to the City. However, the Council noted the need to ensure compliance with grant timelines and requirements.

The Council also discussed the necessity of completing a final design for the basin to ensure readiness for development opportunities. City Manager Call estimated design costs at \$200,000, noting that comprehensive project design under the grant could take 12 months and cost approximately \$1 million. The Council expressed the need to balance timely preparation for potential development with fiscal responsibility and the possibility of federal reimbursement.

Council Members requested clarification on grant extension options, the alignment of various funding sources, and whether project components could be executed separately. Mayor Berube highlighted the importance of maintaining flexibility while preparing for scenarios such as a developer expressing immediate interest in the property.

Mayor Berube expressed concerns about delays and whether grant changes require reapplication. Jon Call clarified that no reapplication should be needed as the project remains eligible. However, County participation and funding remain uncertain, prompting the need to proceed cautiously.

Council Member Pulver emphasized the rising cost of design and the importance of starting quickly, while Community and Economic Development Director Scott Hess detailed existing constraints on the project due to fixed pipe elevations. Council Members Barker and Watson highlighted the need to decide whether to act independently of the grant to avoid further delays. They also noted the substantial investments already made and opportunities to work with developers on excavation. Further discussion touched on potential tenants for the commercial area, emphasizing the financial implications of different types of businesses and the importance of having contractual assurances to mitigate risks.

Jon proposed initiating an RFP process for the pond design with the flexibility to halt if necessary. The Council agreed on the critical need to move forward with designing the project, contingent on receiving commitments from the County and the developer, and with an emphasis on prudent financial management and alignment with long-term City objectives.

6. **DISCUSSION ON THE WESTATES DEVELOPMENT AGREEMENT**

0:54:51 The Council reviewed several aspects of the development agreement, with a primary focus on infrastructure, timelines, and coordination with neighboring developments. There was an emphasis on ensuring that amenities, such as public spaces, would be completed as construction progressed, with a trigger at 25% completion to start the timeline for these amenities. City Manager/Attorney Jon Call suggested aligning the amenities' completion with the overall construction schedule to avoid delays.

A primary concern was ensuring the development's infrastructure, particularly roads, aligned with neighboring projects. Council Members expressed the need to address traffic flow, particularly from 300 East, which would be an important connection between the development and other areas. There was a specific focus on the design of 300 East and how it would integrate with a neighboring development to the north, which included residential townhomes and commercial space. The developer confirmed that they were working with the neighboring project's engineers to align the roads and infrastructure. There were also concerns about the visual impact of apartment buildings on nearby homes, and suggestions for larger setbacks to mitigate this. The developer clarified that the apartments would be positioned with a significant setback from the existing homes, which would reduce the impact. Additionally, there was a discussion regarding the potential annexation of adjacent properties, with the Council stressing that this was outside the developer's control and should not delay the project. However, if the annexation process proceeded, the Council expressed willingness to work with it during the development process.

The finalization of the development agreement and site plan was discussed. Scott Hess, Jon Call, and the developer agreed to collaborate closely on the remaining details of the agreement and ensure that all concerns were addressed.

7. **PUBLIC COMMENTS**

2:00:30 Sandy Cochran, a North Ogden City resident, expressed her appreciation to the City Council, acknowledging that, despite her earlier frustrations with the Development she lived in, she felt the Council had listened to her concerns and had taken steps to address the issues she had raised.

Sandy appreciated the Council's efforts in ensuring that similar issues would not happen in the future, particularly with the new development agreements. She thanked the Council for their work on these matters.

2:02:37 Terry McCulloch, a North Ogden City resident, expressed appreciation for the Council's attention to the issues at hand.

She encouraged the Council to take their time in finalizing plans, warning against rushing decisions like what happened with Prominence Pointe. She emphasized the importance of ensuring that plans are fully developed before being presented to the Council, specifically discouraging the creation of a pocket park that would not be useful. Terry pointed out the lack of recreational options for children in the area and urged the Council to address this issue. She acknowledged the Council's progress in learning from past mistakes and encouraged them to proceed carefully and hold developers accountable to their proposed timelines.

8. MAYOR/COUNCIL/STAFF COMMENTS

2:04:18 Council Member Pulver discussed the need to finalize the Citizen Budget Subcommittee by deciding on volunteers. He mentioned there were individuals from the previous budget cycle who were eager to participate again. Mayor Berube suggested that Council Member Pulver check with those individuals to see if they are still interested. Council Member Pulver confirmed he would follow up with the interested individuals.

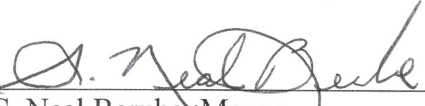
2:05:47 Council Member Delpias brought up the idea of developing the corner lot at Elberta and Washington Blvd, which is planned to be sold, to fund the next section of the Washington Blvd expansion. He suggested working with a builder or developer to create smaller, starter homes, around 1,700 to 2,000 square feet, to address the housing gap. He also noted the historical significance of the property, recalling a small home that once stood there. Council Member Pulver agreed with the idea but proposed even smaller homes, referencing examples in Ogden. Mayor Berube discussed the high price of small homes and their affordability. Council Member Delpias emphasized that selling the property sooner rather than later could be beneficial.

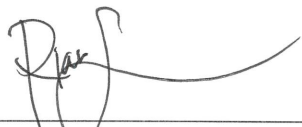
City Manager/Attorney Jon Call raised concerns about zoning and frontage issues, noting that if the property were subdivided into two lots, a rezone might be needed. He mentioned the possibility of building a home with an accessory dwelling unit, but also warned that larger homes could increase costs, potentially pricing people out. He suggested researching further options and costs before moving forward.

9. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:19 p.m.


S. Neal Berube, Mayor


Rian Santoro
City Recorder

1/1/2025
Date Approved

