

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

February 25, 2025

The North Ogden City Council convened on February 25, 2025, at 6:00 p.m. at the North Ogden 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 February 20, 2025.

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 11, 2024.

Note: The timestamps 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.

CITY COUNCIL MEMBERS 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
Joyce Pierson	Deputy City Recorder
Scott Hess	Community and Economic Development Director
David Espinoza	Public Works Director/Assistant City Manager
Bryce Nelson	Administrative Services Manager

VISITORS:

Brenda Ashdown	Danny Wall
Sandy Cochran	Trevor Osborn
Kevin Burns	Lisa C
Phillip Swanson	Susan Kilborn
Troy May	

0:00:00 Mayor Berube called the meeting to order, and Council Member Dalpias offered the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA

1. **DISCUSSION AND/OR ACTION TO APPROVE THE JANUARY 21, JANUARY 28, FEBRUARY 4, AND FEBRUARY 11, 2025, CITY COUNCIL MEETING MINUTES**

0:01:13 Council Member Watson motioned to approve the January 21, January 28, February 4, and February 11, 2025, 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	aye

The motion passed unanimously

ACTIVE AGENDA

2. **PUBLIC COMMENTS**

0:03:33 Troy May, North Ogden City resident, addressed the Council regarding vandalism in City parks. He shared that his company, which specializes in security systems, has recently deployed 70 cameras in various parks. While the internet connection for these cameras is not yet active, monitoring efforts are underway. He offered to install a security system for free in the City's most problematic areas to help deter vandalism.

Mayor Berube acknowledged the issue and introduced Public Works Director/Assistant City Manager Dave Espinoza. He invited Troy to coordinate with Dave to explore potential solutions. Mayor Berube expressed appreciation for Troy's offer and noted that vandalism is an ongoing concern.

0:04:44 Brenda Ashdown, North Ogden City resident, expressed frustration with the Council's communication as she had sent emails to each Council Member, both collectively and individually, with little response. She expressed appreciation to City Manager/Attorney Jon Call for responding to her question and Council Member Watson for her reply. Brenda specifically commended Council Member Watson for her noticeable growth and dedication since joining the Council, acknowledging her effort and investment in the role. However, she conveyed disappointment with the rest of the Council Members, stating they had not demonstrated the same level of engagement.

0:06:01 Susan Kilborn, North Ogden City resident, expressed gratitude to the North View Fire Department. She highlighted an upcoming emergency preparedness presentation scheduled for March 1 from 8:00 a.m. to 12:00 p.m., which she learned about through the North Ogden Facebook page. She encouraged residents watching or listening to take note of the event, as it covers a broad range of topics. She concluded by expressing her interest in attending and thanking the Fire Department again.

0:07:08 Lisa C, a North Ogden City resident, inquired about the status of the Police Chief and whether it would be discussed in the meeting.

Mayor Berube responded that the City does not comment on ongoing investigations. He confirmed that an investigation is underway and that the Police Chief is currently on administrative leave, but stated that no further comments would be made. He thanked Lisa for attending.

3. **DISCUSSION AND/OR ACTION TO CONSIDER A LEGISLATIVE APPLICATION TO REZONE PROPERTY AT 2666 NORTH 400 EAST FROM RESIDENTIAL CITY CENTER (RCC) TO A COMMUNITY DOWNTOWN ZONE (CC-DT)**

0:08:07 Community and Economic Development (CED) Director Scott Hess presented an application for a rezone request from Residential City Center to Community Commercial Downtown (CCDT) by applicants Trevor and Katherine Osborn. He noted that the Planning Commission held a formal Public Hearing on February 5, 2025, and unanimously recommended approval of the request. The property, located adjacent to existing commercial and multifamily residential areas along Washington Blvd, has historically been used for various home occupation businesses. The applicants intend to convert the property into office space for legal and architectural services, which would result in a lower-intensity use than some past businesses at the location. Scott stated that the request aligns with the General Plan guidelines for zoning and land use changes.

Council Member Dalpías noted that neighbors in the area typically attend meetings when they have concerns but that only one neighbor, who directly adjoins the property, participated and expressed positive sentiments. He stated that the rezone appears to be a good fit, particularly given its proximity to the downtown district.

Council Member Watson, drawing from her experience on the General Plan Committee, supported the request, stating that the minor boundary adjustment would not disrupt the overall vision of the General Plan.

Council Member Pulver commended the Planning Commission for its thorough review of the request, including considerations such as fencing, a future concrete pathway, and potential future uses of the property. He agreed that the proposed zoning change is appropriate.

The applicant, Trevor Osborn, expressed his appreciation for the City Council, Planning Commission, and Staff for their efforts.

Council Member Barker motioned to approve Ordinance 2025-02, Rezoning Property at 2666 North 400 East from Residential City Center (RCC) to a Community Downtown Zone (CC-DT). Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Dalpías	aye
Council Member Pulver	aye
Council Member Watson	aye

The motion passed unanimously

4. DISCUSSION AND/OR ACTION TO CONSIDER A LEGISLATIVE APPLICATION AMENDING THE COOPERSTOWNE SUBDIVISION DEVELOPMENT AGREEMENT TO MODIFY THE BOUNDARY AND TOTAL RESIDENTIAL UNITS

0:13:15 CED Director Scott Hess presented an amendment to the Development Agreement for the Cooperstowne project, originally approved under the Master Planned Community (MPC) zone.

He explained that each MPC project follows a unique entitlement process, and the safest method for amending a development agreement is through a recommendation from the Planning Commission followed by City Council approval. The amendment excludes the portion of the project south of 1500 North, which falls within Ogden City, after efforts to adjust the City boundary were unsuccessful. The remainder of the project, including commercial components, required amenities, and infrastructure improvements, remains unchanged. The Planning Commission reviewed the amendment and determined it to be the best way to advance the project, which has been part of the City's moderate-income housing plan for several years.

Council Member Dalpiaz inquired about the commercial building at 1500 North and Washington, asking whether it would include residential units above the commercial space. Scott and the applicant, Danny Wall, confirmed that the Development Agreement designates the structure as a fully commercial building.

Council Member Cevering asked whether the agreement still includes a contribution for a City sign. Scott and the City Engineer identified a potential location on the north side of 1500 North near Washington Blvd for the sign's placement.

Council Member Pulver raised questions regarding maintenance responsibilities for the road and whether North Ogden or Ogden City would be responsible for snow removal. Mayor Berube acknowledged that discussions on public road maintenance could be held if necessary.

Scott noted that questions remain regarding utility responsibilities, including culinary water, stormwater, and secondary water services. These details will be addressed through the improvement drawing process but do not affect the Development Agreement terms. During the discussion, it was determined that the amendment did not have an assigned agreement number and was not presented in its final form for approval. Mayor Berube suggested postponing the vote until the Council could review the amended agreement.

Council Member Cevering motioned to postpone the item until all necessary documentation was available. Council Member Pulver 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

0:25:50 Mayor Berube addressed resident Brenda Ashdown's concern regarding email correspondence, stating that he had responded and ensured that each Council Member received a copy. He expressed uncertainty about where the response may have been delayed but wanted to clarify that he had, in fact, replied.

Council Member Dalpiaz confirmed that he had not responded to Brenda's email, explaining that he refrained from doing so to avoid any misinterpretation, given the ongoing investigation.

Brenda Ashdown expressed frustration about the lack of acknowledgment from Council Members, stating that a simple response, such as "Thank you, I received your email," would be sufficient. She emphasized the importance of communication and feeling heard as a resident.

Council Member Pulver mentioned that the response he received from the Mayor appeared to be a forwarded message, which may have caused confusion. Brenda clarified that she sent emails both individually and through the City's general email addresses, which may have led to multiple versions being received.

Mayor Berube explained that emails sent to a designated City address (CCMM) should reach all Council Members and the Mayor. He also acknowledged that there had been previous technical issues affecting email delivery, which were publicly addressed. He reaffirmed that he had responded but was unsure why the email was not received.

Brenda further expressed disappointment, stating that her interactions with the Council had left her feeling ignored and that she would only recommend voting for Council Member Watson based on her experiences.

Mayor Berube thanked Brenda for her comments and acknowledged that he had mistakenly sent his email to the wrong address, addressing it to "Smail" instead of Gmail. Upon realizing the error, he apologized for the mistake while emphasizing that he had made the effort to respond.

5. COUNCIL DEPARTMENT REPORTS

a. Council Member Pulver– Public Works Department

0:30:50 Council Member Pulver commended the snowplow crews for their efforts during the challenging winter season, acknowledging the difficulty of managing heavy snowfall and the quick repairs made to damaged equipment.

He provided project updates, noting that the sewer lining project is approximately 50% complete. He mentioned that the utility fee related to streets is expected to be addressed next month.

Additionally, the Washington Blvd widening project has completed its design phase and is ready to go out for bids. He also acknowledged the ongoing public interest in updates regarding the right turn lane on Washington Blvd.

Mayor Berube confirmed that the engineering for the right turn lane is complete, the project has been approved, and funding is in place. He suggested adding the topic to a future agenda.

Council Member Pulver concluded by highlighting the first meeting of the Citizen Budget Subcommittee, noting the enthusiasm and engagement of its members, including several new participants eager to contribute.

b. Council Member Watson – Administration and Recreation Departments

0:33:28 Council Member Watson reported that City Recorder Rian Santoro is prioritizing comprehensive records management across all City Departments. In preparation for the upcoming Shred Day, scheduled to align with Spring Cleanup Week on May 8, the Recorder's Department is collaborating with each City Department to ensure that records are maintained per the Utah General Retention Schedule.

Additionally, updates from the North Shore Aquatic Center and the Recreation Department include the start of lifeguard training classes, near completion of the pool office floor, and the acceptance of applications for the summer season and group reservations.

c. Public Works Director/Assistant City Manager Dave Espinoza – Capital Projects

0:34:52 Public Works Director/Assistant City Manager Dave Espinoza provided updates on several City projects. The 1700 Water Line project is set to begin on March 15, with flyers being distributed to residents and information posted online. The project will involve significant detours, but efforts are in place to ensure it proceeds smoothly.

Construction at Water Works Park is picking up as warmer weather arrives, with the construction of a new structure to be built at Public Works and then transported to the Park.

The Orton Park Playground project is also progressing, with the old playground nearly dismantled, new equipment being installed, and plans for new fencing, benches, and a bridge upgrade. The RDA work for North Shore has started, including floor renovations and the upcoming installation of equipment and lighting. Regarding the pool liner, discussions are still ongoing to select the appropriate material.

6. **PUBLIC COMMENTS**

No Public Comment was made.

7. **MAYOR/COUNCIL/STAFF COMMENTS**

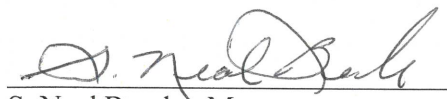
0:37:32 Council Member Watson acknowledged that it was a “good day” when interacting with Brenda but mentioned that there had been a lot of difficult communication to respond to recently. She expressed growing concern about the Cherry Days plans and emphasized the need for an update, as it's almost March. Mayor Berube agreed with her concern and stated he had met with Jon and Dave and that Cherry Days is an item of discussion scheduled for the next meeting.

0:38:23 Council Member Cevering expressed concerns regarding pedestrian safety near Tri-City Exchange, particularly on Washington Blvd. He noted that vehicles frequently park over curbs and that individuals continue to cross the road unsafely. He questioned whether the City could take further action to mitigate potential hazards in the area. Mayor Berube acknowledged the concern, emphasizing that the City is not directly responsible for installing additional crosswalks or lights but does have an interest in public safety. He requested that the Police Department educate pedestrians during the Tri-City Exchange about existing crosswalks and traffic signals. He also suggested that if non-compliance issues persist, they should be brought to the Council for further enforcement discussions.

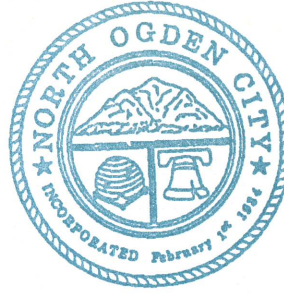
8. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 6:40 p.m.


S. Neal Berube, Mayor


Rian Santoro
City Recorder



3/11/25
Date Approved