



NORTH OGDEN CITY COUNCIL MEETING MINUTES

July 8, 2025

The North Ogden City Council convened on July 8, 2025, 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 Public Notice Website on July 3, 2025.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah Public Notice 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/UCriqbePBxTucXEzRr6fc1hQ/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 Dalpias	Council Member
Chris Pulver	Council Member
Christina Watson	Zoom

STAFF PRESENT:

Jon Call	City Manager/Attorney
David Espinoza	Public Works Director/Assistant City Manager
Rian Santoro	City Recorder
Brian Eynon	Chief of Police
Dylan Hill	Public Works Inspector
Peter Brown	Finance Director

VISITORS:

Kevin Burns	Brenda Ashdown
Sandy Cochran	Susan Kilborn
Reed Miller	Susan Clements
Phillip Swanson	Stefanie Casey
Zach Ward	Andreas Hellstrand
Mona Wald	

0:00:07 Mayor Berube called the meeting to order, and Council Member Barker offered an invocation and led the Pledge of Allegiance.

0:01:12 Mayor Berube expressed appreciation on behalf of the Council and many citizens for the hard work of City Staff and Volunteers involved in the Cherry Days celebration. He noted that the parade was one of the finest he had seen in North Ogden and highlighted the impressive flyover and fireworks display. He acknowledged the many people who worked behind the scenes, including Officers on duty, Public Works Staff, Department Heads, and Council members, many of whom gave up their own Fourth of July to support the event. He asked that gratitude be passed along to all those involved and emphasized the personal and community-wide meaning of their contributions in celebrating both Cherry Days and the birth of the Nation.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:01:18 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE JUNE 10, 2025, CITY COUNCIL MEETING MINUTES

0:02:20 Council Member Cevering motioned to approve the June 10, 2025, City Council Meeting Minutes. Council Member Watson 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

3. PUBLIC COMMENTS

0:05:34 Reed Miller, a North Ogden resident, asked who was in charge of the Cherry Days event, whether it was the City Council, the Recreation Department, or another group. Mayor Berube responded that City Manager Jon Call was primarily accountable, having taken the lead and delegated responsibilities as needed. The event was organized entirely by City Staff with support and budget approval from the City Council. Council Member Watson also acknowledged City Recorder Rian Santoro's significant contributions, and Mayor Berube mentioned Public Works Director/Assistant City Manager Dave Espinoza's involvement as well. Overall, the event was a collaborative effort led by City Staff under Jon Call's direction.

0:07:04 Kevin Burns, a North Ogden resident, shared his positive experience with the new Water Works Experience, noting that a local child and his family had visited every day since it opened and thoroughly enjoyed it. He also complimented the Cherry Days events but cautioned against relying on luck rather than solid planning. He encouraged the City to begin preparations for next year's celebration earlier. Mayor Berube responded by acknowledging that experienced Staff helped the event run smoothly and agreed that early planning leads to fewer problems. Kevin concluded by praising the timely and well-executed fireworks display.

0:09:03 Mona Wald, a North Ogden resident, expressed gratitude to the City Staff for the phenomenal job with Cherry Days.

4. DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2025-18, ADOPTING A CULINARY WATER IMPACT FEE

0:11:19 City Manager Jon Call reviewed updates to the water impact fee based on corrections made after a February discussion. He explained that the updated fee for single-family homes was reduced from the originally proposed \$7,384.71 to \$6,273.70 due to lower projected project needs and increased existing system capacity. He clarified that impact fees are collected to fund infrastructure for new growth only and cannot be used for operations or maintenance. The proposed fees would take effect on October 15, following the required 90-day period after adoption. Jon explained that commercial impact fees are based on meter size used during regular operations and that accommodations can be made for properties with larger fire-suppression needs that do not reflect typical usage.

Mayor Berube emphasized the importance of understanding that these are maximum allowable fees and do not have to be adopted at full cost. He noted the current fee of approximately \$3,312 has not changed in nearly 20 years and that the new fee nearly doubles that amount. He highlighted that these fees apply only to new construction and urged the Council to consider the potential impact on economic development when evaluating whether to adopt the maximum fee.

Council Member Watson asked about how North Ogden's fees compare with neighboring cities. Jon responded that North Ogden's existing fee is among the highest in the area, and the proposed fee may make it the highest or second-highest in the County. He noted that several nearby cities are also updating their impact fees, and results may shift.

Council Member Pulver commented that North Ogden's water infrastructure is more complex than other cities due to its well system and topography, which justifies some higher costs. He stressed the importance of planning to avoid future issues.

Council Member Dalpias expressed openness to tabling the decision until the next agenda item discussion was complete and asked if the City could differentiate fees to encourage commercial development. Jon responded that any reduction would require identifying another funding source to make up the difference and would need to apply consistently unless justified, such as through RDA contributions or other incentives.

Mayor Berube clarified that commercial impact fees can be offset by projected revenue, such as property or sales tax, if properly planned. He reiterated the need not to burden current residents while ensuring growth pays for itself. The Council discussed how infrastructure and financial incentives have been used to attract business development.

Council Member Dalpias motioned to Table Item 4 until after the discussion on the Transportation Impact Fee. Council Member Watson seconded the motion.

All those in attendance voted aye.

5. DISCUSSION ON TRANSPORTATION IMPACT FEES

0:29:08 City Manager/Attorney Jon Call presented the Council with a discussion about transportation impact fees, explaining that a calculation error in fee estimates led to an overquote to a developer, nearly six times higher than it should have been. This prompted a broader conversation about updating the City's transportation impact fee study, which is nearly 10 years old and likely outdated. Jon recommended commissioning a new study and also proposed exploring a UDOT road discount for businesses that primarily generate traffic using UDOT-maintained roads rather than City roads.

Jon explained how traffic impact fees significantly affect commercial developments, especially those like coffee shops that generate high traffic volume. For example, without discounts, transportation impact fees for coffee shops could reach \$250,000 per 1,000 square feet. Comparisons to surrounding cities showed North Ogden's fees are generally higher, up to three times more than Pleasant View for the same commercial square footage, raising concerns about the City's competitiveness in attracting businesses. Mayor Berube emphasized the importance of balancing responsible infrastructure funding with being competitive in the commercial development market. He cited the potential burden on residential taxpayers due to the City's high reliance on residential property tax (94%) and stressed that a robust sales tax base is needed. The Mayor and Council members discussed providing impact fee discounts based on traffic patterns, the use of UDOT roads, and possibly sales tax credits for new businesses.

Jon noted that most commercial areas in North Ogden are on or near UDOT roads, and suggested analyzing traffic data to calculate a reasonable discount. Council Member Watson supported both the discount and the updated study, noting the existing plan is outdated. Council Members Dalpias and Pulver also supported incentivizing new and relocating businesses, exploring in-house analysis to save money, and tailoring incentives to business revenue projections.

Jon estimated a new traffic study would cost \$25,000–\$40,000, could be funded with impact fees, and take about six months.

There was also a discussion of offsetting culinary water impact fees through partial credits based on expected sales tax generation, similar to past RDA-based incentives. Jon and Mayor Berube confirmed that such credits would not require RDA funds but would be a structured reduction in fees based on potential revenue.

Council Members agreed that providing credits for businesses expanding or relocating within the City, when appropriate, should also be part of the policy. Ultimately, the Council expressed consensus on moving forward.

Council Member Barker motioned to authorize Staff to begin RFPs for a new transportation impact fee study and to explore a UDOT road discount policy. Council Member Watson seconded the motion.

All those in attendance voted aye.

Council Member Dalpias motioned to revisit Ordinance 2025-18. Council Member Cevering seconded the motion.

All those in attendance voted aye.

**DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2025-18,
ADOPTING A CULINARY WATER IMPACT FEE**

1:10:51 City Manager/Attorney Jon Call explained that Ordinance 2025-18 proposes the maximum allowable impact fee, though the Council retains authority to approve lower fees in individual cases. The Council discussed the possibility of allowing qualifying businesses, those expected to bring significant benefits to the City, to apply for use of sales tax revenues to offset all or part of their impact fees. This would not be a discount, but rather a reallocation of City funds through a budget amendment.

Mayor Berube confirmed that the ordinance would allow for future applications of incremental taxes (sales or property) toward reducing fees, subject to policy development and Council approval. Council Member Watson raised concerns about how potential businesses could be informed of possible fee reductions without waiting for formal Council meetings. Staff will explore the feasibility of providing early guidance while emphasizing that any financial offsets must be approved by the City Council.

Mayor Berube and Council Members emphasized the need for clear and consistent policy parameters to avoid selective enforcement and ensure legal compliance. Suggestions included basing offsets on projected sales tax revenue and developing a formal evaluation process.

The Council agreed to approve the ordinance as presented and directed Staff to return with policy recommendations during a future Work Session. Council Member Barker reminded the group that the new impact fee will not take effect for 90 days, giving businesses currently in the application process time to operate under the existing rules.

Council Member Dalpias motioned to approve Ordinance 2025-18, adopting a Culinary Water Impact Fee. 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.

6. COUNCIL DEPARTMENT REPORTS

a. Council Member Dalpias— Police Department

1:17:43 Council Member Dalpias provided an update on behalf of the Police Department. He reported that the Department has completed the hiring process for a new lieutenant. Ryan Long has accepted the position and will begin with a swearing-in scheduled for July 21. Mr. Long brings 30 years of law enforcement experience, including prior service with the Seattle and Ogden Police Departments.

Additionally, the Department is currently conducting interviews for the sergeant position, with two internal candidates being evaluated by an interview panel. Chief Eynon anticipates that the process will conclude in the coming week.

Mayor Berube added to Council Member Dalpias' Police Department update by noting that although he was not directly involved in the lieutenant selection process, he was aware it was thorough. He acknowledged that there were highly qualified internal candidates who applied and interviewed well. However, the responsibility of the City and the Police Chief is to hire the most qualified candidate, whether internal or external. In this case, Lieutenant Ryan Long's extensive experience and years of service created a notable advantage, justifying the decision to hire externally. Mayor Berube expressed confidence that the internal candidates will have future opportunities given their strong qualifications.

b. Council Member Cevering – Building & Planning Departments

1:20:45 Council Member Cevering reported that there was a recent surge in new home permits submitted by developers in anticipation of potential impact fee increases. He also noted that the new Placer AI software has been set up and is currently being explored for its capabilities. Additionally, Northview Phase 10 has been approved, and Northview Phase 11 is expected to be submitted in August.

c. Council Member Barker – Parks Department

1:21:44 Council Member Barker gave a shout-out to the Parks Department for their outstanding work during the recent Cherry Days activities. He praised the Staff for maintaining the parks in excellent condition throughout the event and noted their dedication in continuing to refurbish the parks without taking any days off immediately afterward.

7. PUBLIC COMMENTS

1:22:49 Phil Swanson, a North Ogden resident, expressed appreciation for the City's renewed focus on business prospects and the adoption of an "attract and retain" philosophy similar to the successful employee compensation strategy implemented in past years. He noted the positive impact this approach has had on employee morale and stability. Phil supports the City's efforts to attract and retain quality businesses, praising past successes with businesses like Smith's, Ace Hardware, and Nielsen's Frozen Custard. He believes this strategy will continue to benefit the City's commercial areas, such as Barker Depot and along 2700 and Washington, leading to a stronger local economy.

1:25:26 Susan Kilborn, a North Ogden resident, stated she had no formal comment to make during the meeting but expressed appreciation for being able to attend. Mayor Berube thanked her for joining.

1:25:56 Susan Clements, a North Ogden resident and volunteer at the North Ogden Historical Museum, expressed gratitude to the City Staff, particularly Tyler Nicotera, for removing a large tree, installing railings on the museum's south side, completing signage, repairing siding promptly, and maintaining the museum grounds through mowing and snow removal. She conveyed appreciation for the City's ongoing support in caring for the museum's exterior.

8. MAYOR/COUNCIL/STAFF COMMENTS

1:27:22 City Manager/Attorney Jon Call praised the efforts of Staff and volunteers, especially the Youth Council, who actively supported events by selling drinks and helping with cleanup, contributing to a budget increase for the Youth Council next year. He acknowledged teamwork among Staff members, noting the success of recent events like the parade and fireworks, which received positive public feedback. Mayor Berube added context about the fireworks show timing, explaining that due to supply issues caused by tariffs, the fireworks had to be moved to July 5th, which was well received by the community. He also praised the City Staff as the best North Ogden has ever had, highlighting their professionalism, passion, and ongoing commitment to improvement. Finally, Mayor Berube reminded those in attendance that the next meeting would include reports on economic development and City finances from the Community and Economic Development Director and the City Treasurer.

1:31:54 Council Member Watson expressed gratitude and appreciation for the Staff and Youth Council's efforts during the recent events. She attended every event and observed firsthand the dedication of Public Works Staff, who worked late into the night and started early the next morning during a holiday week. She also noted a strong police presence throughout the events, praising the organization and smooth execution. Council Member Watson emphasized that everything ran smoothly and without visible issues, thanking everyone involved for their hard work and effective public relations.

1:32:51 Council Member Dalpias expressed appreciation for the strong police presence during recent events, noting it contributed to a feeling of safety and deterrence of issues. He reported on a recent meeting with residents near Big O Tires concerning ongoing parking problems, specifically vehicles parking too close to stop signs and on sidewalks. Lieutenant Boyette contacted Big O Tires management, who were cooperative and aware of the issues. Council Member Dalpias suggested exploring refreshed or additional red curbing to mark no-parking zones. He encouraged residents to report parking issues via the non-emergency police line to help track the problem.

Council Member Dalpias also shared that Gordon Robson from the Senior Center Board submitted a list of needed facility improvements, including replacing carpet with carpet squares for easier maintenance. He noted budget constraints but wanted to make the Council aware of these requests. Additionally, he informed that All West Communications has applied to resume fiber optic installation in the City after a hiatus, which may raise resident concerns due to multiple fiber providers working in the area. He recommended that Staff prepare an FAQ to explain the franchise agreement and clarify residents' questions about multiple fiber installations.

Mayor Berube acknowledged Dalpias' involvement and explained that facility repairs and improvements are prioritized by Staff based on budget and necessity. Mayor Berube noted the possibility of Senior Center funds being used for faster repairs if desired. The carpet replacement near the serving area was noted as part of an ongoing plan.

1:40:23 Council Member Pulver addressed two main points. First, he emphasized the need to develop a clear, prioritized plan for trail maintenance at Barker Park, noting that volunteer efforts had stalled due to burnout and lack of direction. He suggested that the Parks Staff create a priority list to better focus volunteer work and improve park upkeep. Second, he highlighted the importance of maximizing parking capacity as Barker Park is further developed.

Regarding Cherry Days, Council Member Pulver praised the fireworks display, stating it was better than neighboring Pleasant View's, noting it started earlier and lasted longer.

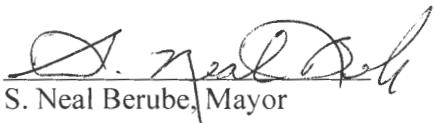
He also remarked positively on the parade's turnout and mentioned enjoying a ride with the Mayor.

Mayor Berube responded by sharing that he had discussed Barker Park with City Manager Jon Call, who is preparing a proposal on how projected impact fees could be used to fund the phased development of Barker Park. This plan will be presented to the Council for direction before committing budgeted funds, including the \$200,000 set aside for an overall park plan. Jon Call confirmed this.

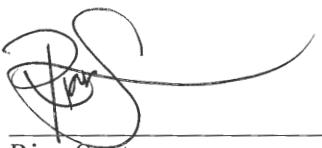
9. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

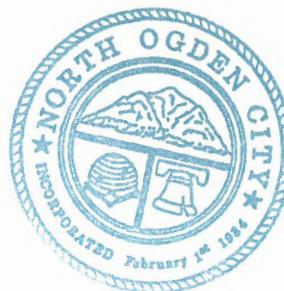
The meeting adjourned at 7:45 p.m.



S. Neal Berube, Mayor



Rian Santoro
City Recorder



7/22/25
Date Approved