

**NORTH OGDEN CITY COUNCIL  
MEETING MINUTES**

August 5, 2025

The North Ogden City Council convened on August 5, 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 31, 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/UCriqbePBxTucXEzRr6felhQ/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	Zoom
Blake Cevering	Council Member	
Jay D Delpias	Council Member	
Chris Pulver	Council Member	
Christina Watson	Council Member	Excused

**STAFF PRESENT:**

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Brian Eynon	Chief of Police
Peter Brown	Finance Director
Scott Hess	CED Director
Casey Hunsaker	Treasurer

**VISITORS:**

Brenda Ashdown	Phil Swanson
Kevin Burns	Amy Ward
Sandy Cochran	Zach Ward
Susan Kilborn	

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

## **CONSENT AGENDA**

### **1. CONFLICT OF INTEREST DISCLOSURE**

0:02:07 No conflict of interest was disclosed.

## **ACTIVE AGENDA**

### **2. PUBLIC COMMENTS**

0:02:50 No Public Comment was made.

### **3. DISCUSSION AND REVIEW OF FISCAL YEAR 2025 REVENUES, EXPENSES, AND QUARTERLY FINANCIALS**

0:04:00 Finance Director, Peter Brown, provided an overview of the City's financials at the close of Fiscal Year 2025. He explained that while most known revenues and expenditures have been accrued, final figures are still pending due to year-end adjustments, including potential additional revenues and required accounting for accrued employee leave and asset allocations.

Preliminary fourth-quarter fund overviews showed most departments under budget, with a few overages that are expected to be corrected through final adjustments. The General Fund was approximately 97.5% expended. Key factors contributing to under-expenditures included open staff positions and prepayments. Peter noted expected sales tax revenue of approximately \$350,000 yet to be received, which would further improve the City's year-end surplus, currently estimated at \$200,000 to \$250,000.

The Council discussed the potential to reduce the proposed property tax increase from 15.61% to a high single-digit figure by leveraging surplus revenues and adjusting projected sales tax growth from 6% to 2%. Council members expressed support for fully funding the \$300,000 annual Capital Improvement Fund contribution without using rainy day funds. It was clarified that year-end savings from FY 2025 will be transferred to the Capital Improvement Fund, and although this may appear as a use of fund balance, it is not a withdrawal from reserves but a reallocation of surplus.

There was consensus among Council members to maintain funding for capital projects and avoid reliance on reserve funds. Suggestions were made to present specific examples of future capital projects during the upcoming Truth in Taxation hearing to illustrate the use of the tax increase and gain public support. The Council acknowledged the importance of clearly communicating that current under-expenditures are not necessarily recurring savings and should not be used to justify permanent reductions in department budgets.

City Manager/Attorney Jon Call emphasized that while no final decisions would be made at the Truth in Taxation hearing, direction from the Council is helpful for Staff in preparing final budget proposals. The final decision is scheduled for the meeting following the hearing on August 26. Council members and Mayor Berube acknowledged the significant time and effort invested by Staff and Council in the budgeting process, highlighting the work of the Citizens Budget Subcommittee and the finance team.

4. **DISCUSSION AND/OR ACTION TO ADOPT THE 2024 WEBER COUNTY PRE-DISASTER MITIGATION PLAN TO INCLUDE CHANGES REQUESTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)**

0:54:44 City Treasurer, Casey Hunsaker, reintroduced the same resolution previously brought before the Council in April regarding the 2024 Weber County Pre-Disaster Mitigation Plan. He explained that FEMA required the resolution to be readopted with a new date following Weber County's adoption date of June 25, 2025, despite earlier assumptions that the City's adoption under County language would suffice. The updated resolution includes the same content but reflects a revised adoption date to comply with FEMA's request.

**Council Member Dalpiaz motioned to adopt the 2024 Weber County Pre-Disaster Mitigation Plan to include changes requested by the Federal Emergency Management Agency (FEMA). Council Member Pulver seconded the motion.**

**Voting on the motion:**

<b>Council Member Barker</b>	<b>aye</b>
<b>Council Member Cevering</b>	<b>aye</b>
<b>Council Member Dalpiaz</b>	<b>aye</b>
<b>Council Member Pulver</b>	<b>aye</b>
<b>Council Member Watson</b>	<b>excused</b>

**The motion passed unanimously.**

**5. DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2025-19  
AMENDING THE NORTH OGDEN LAND USE CODE TITLE 11-10A-2:  
PERMITTED USES IN COMMERCIAL ZONES, TO ADD “MANUFACTURING,  
LIGHT” AS A USE, AND 11-7: DEFINITIONS, TO ADD A DEFINITION FOR  
“MANUFACTURING, LIGHT”**

**0:58:22** Community and Economic Development Director, Scott Hess, presented a proposed amendment to allow light manufacturing as a permitted use in the Commercial South Town Zone. The change was prompted by a business license request for a use that resembles light manufacturing, which is not currently listed as a permitted use in that zone. Under State code, if a use is not listed, it is not allowed. The Planning Commission held a public hearing on July 3, 2025. The Planning Commission recommended approval of a new definition for “light manufacturing,” emphasizing minimal impacts and the inclusion of sales tax-generating retail operations.

The recommended definition allows indoor assembly or production using hand tools, small power tools, or 3D printing equipment, with no significant noise, emissions, or vibration, and with direct-to-consumer sales either on-site or online. Scott noted that similar activity is already allowed as home occupations. He explained that this use would help fill difficult-to-rent spaces and support economic viability without opening the door to heavy industrial uses.

Council Member Dalpiaz raised concerns about whether such uses would be more appropriate in certain areas and whether they might displace more sales-tax-generating businesses like restaurants. He suggested the possibility of limiting the use to South Town. Scott responded that specific spaces have limited appeal, and allowing such uses could support economic viability without major impacts.

Mayor Berube asked who would determine what qualifies as “significant noise.” City Manager Jon Call recommended referencing the City’s existing noise ordinance to establish a measurable standard, which the Council agreed was appropriate.

The Council expressed support for the change, and Mayor Berube thanked Staff and the Council for working to support new businesses.

**Council Member Cevering motioned to approve Ordinance 2025-19, amending the North Ogden Land Use Code Title 11-10A-2: Permitted Uses in Commercial Zones, to add “Manufacturing, Light” as a use, and 11-7: Definitions, to add a definition for “Manufacturing, Light.” Council Member Pulver seconded the motion.**

**Voting on the motion:**

<b>Council Member Barker</b>	<b>aye</b>
<b>Council Member Cevering</b>	<b>aye</b>
<b>Council Member Dalpias</b>	<b>aye</b>
<b>Council Member Pulver</b>	<b>aye</b>
<b>Council Member Watson</b>	<b>excused</b>

**The motion passed unanimously.**

**6. COUNCIL DEPARTMENT REPORTS**

- a. Council Member Dalpias – Police Department  
1:08:34 Council Member Dalpias reported that with the start of the school year approaching, residents should be especially cautious around school zones and watch for children who may not yet be fully aware of traffic patterns. He noted that Lieutenant Long was recently sworn in and is doing an excellent job overseeing operations. He also announced the upcoming Night Out Against Crime event on August 21 from 6 to 8 p.m. at North Ogden Park, with participation from the North Ogden, Harrisville, and Pleasant View Police Departments, as well as North View Fire. He encouraged residents to attend and engage with local public safety officials. Additionally, he shared that Officer Blackham began his new role as a detective on July 30 and has already demonstrated strong interrogation skills. Council Member Dalpias expressed appreciation for Chief Eynon’s leadership of the police department.

Mayor Berube expressed appreciation for Lieutenant Long, noting he had the opportunity to meet him recently and was impressed by his experience, professionalism, and friendly demeanor. He commended Chief Eynon for his leadership in bringing high-quality officers like Lieutenant Long into the department. Mayor Berube stated that, with approval from the City Manager, he and the Chief asked Lieutenant Long to develop a long-term strategic plan to address speeding concerns raised by residents. The plan will focus on public education and periodic special enforcement efforts, similar to DUI emphasis nights, to promote compliance with speed limits and stop sign usage. Mayor Berube clarified that the initiative is educational in nature, with no quotas for ticketing, and will aim to improve safety and awareness on City streets.

b. Council Member Cevering – Building and Planning Departments

**1:13:16** Council Member Cevering reported that the City's Moderate-Income Housing Report has been submitted. He also announced that the City will soon open a request for proposals for an Administrative Hearing Officer and invited anyone interested to contact the City. Additionally, he noted that the Planning Commission has approved the first phase of townhomes located near 150 East and 1700 North.

c. Council Member Barker – Parks Department

**1:13:54** Council Member Barker reported that the Bicentennial Park project is progressing and is expected to be completed within the next three weeks. Renovations are also underway at several parks, including Barker, Wadman, McGriff, Orton, and North Ogden Park, where xeriscaping is being added to park strips, islands, and other areas, with work expected to finish this week. Xeriscaping has also been completed on the north side of City Hall, including updates to the flower bed and park barrier. Additionally, preparations are being made for the upcoming soccer season, with bare spots being cut out and sod replaced in goal boxes and other areas to improve safety and field quality for the kids.

## 7. **PUBLIC COMMENTS**

**1:16:27** Susan Kilborn, a North Ogden resident, expressed concern over the lack of public and candidate attendance at the meeting, noting that only a few citizens and candidates for Mayor and City Council were present either in person or on Zoom. She pointed out that individuals watching via YouTube cannot participate in the meeting and voiced disappointment that some candidates do not regularly attend meetings.

She also commented on the low voter turnout, referencing a reported 6.6% participation rate, and criticized public complaints from uninformed residents.

Susan emphasized the financial challenges facing the City, particularly with road maintenance and public safety, and asserted that raising taxes may be necessary to meet the City's needs. She concluded by expressing appreciation for the Mayor, Council, and Staff, and their efforts on behalf of the City.

**1:23:32** Brenda Ashdown, a North Ogden resident, asked whether there would be a future meeting to discuss the finances of Cherry Days, including expenditures and revenues. Mayor Berube confirmed that such a report will be presented once the budget and Truth in Taxation process is completed.

Brenda also inquired about the financial outcome of the City's recent play, asking if it generated any revenue. Mayor Berube shared that average attendance was around 130 people per night, and while final numbers are still being compiled, early estimates suggest the play likely covered its costs, especially with support from a RAMP grant and concession sales.

Lastly, she expressed concern about the extensive use of rocks in recent xeriscaping projects, specifically at the Waterworks Experience and near 300 East behind Lee's Marketplace. She noted that her son had previously completed an Eagle Scout project involving sod in that area and questioned why more grass wasn't retained in flat, usable areas of parks. City Manager/Attorney Jon Call explained that xeriscaping was chosen for reasons including promoting water conservation, reducing maintenance needs, and the challenges of maintaining grass in areas frequented by ducks. Brenda accepted the explanation for Bicentennial Park but shared her disappointment with the amount of rock at Waterworks Experience. She closed by expressing pride in her family's long-standing involvement in the community and support for the City.

**1:30:01** Phil Swanson, a North Ogden resident, thanked the Council for their hard work on the budget over the past eight months and noted the long process ahead. He shared a story about his yard backing up to Mountain View Park, where the Parks Department trimmed bushes encroaching on the sidewalk to keep it safe. A neighbor asked if there was a charge for this service, and he explained it was free. He suggested that perhaps residents whose foliage affects park safety should be charged for trimming in the future, possibly through utility bills, as a way to encourage maintenance and offset City costs, though he acknowledged he wasn't sure of the legalities.

8. **MAYOR/COUNCIL/STAFF COMMENTS**

1:33:17 City Manager/Attorney Jon Call gave two shout-outs: first, to lifeguards at the Aquatic Center who helped rescue someone at the pool during a recent critical situation, and second, to Steffani Ebert from the County for ensuring all Weber County cities were informed about new Truth in Taxation rules. Her timely communication prevented many cities from missing important deadlines and being prohibited from Truth in Taxation this year. He also mentioned upcoming community events: Movies in the Park on Friday at Barker Park and Benny's Boat Race at North Shore Aquatic Center tomorrow evening, encouraging families to attend.

1:36:00 Council Member Pulver noted that the largest portion of most property tax bills is for the School District, which has a Truth in Taxation hearing scheduled and is seeking a tax increase that exceeds the City's entire budget. Mayor Berube emphasized the significance of the dollar amount, not just the percentage increase.

1:36:038 Council Member Cevring reported that he and Mayor Berube recently met with Amber, who oversees philanthropy at America First Credit Union (AFCU), and they will be presenting to AFCU's board and CEO in October to seek potential funding contributions for Barker Park.

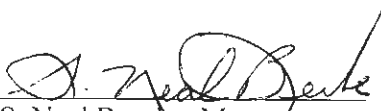
1:37:37 Council Member Dalpiaz shared a comment from resident Susan Kilburn about low voter turnout in the current election, but noted that turnout is slightly better than expected. According to a Facebook post from Weber County Clerk Auditor Ricky Hatch, as of August 4, North Ogden had 14,107 votes cast out of 12,794 total voters, representing an 11% turnout, which is higher than the county-wide average of 9.9%.

9. **ADJOURNMENT**


**Council Member Dalpiaz motioned to adjourn the meeting.**

**The meeting adjourned at 7:38 p.m.**



  
S. Neal Berube, Mayor



  
Rian Santoro  
City Recorder

8/26/25  
Date Approved