

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

July 22, 2025

The North Ogden City Council convened on July 22, 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 17, 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/UCrigbePBxTucXEzRr6felhQ/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

Zoom

STAFF PRESENT:

Jon Call	City Manager/Attorney
David Espinoza	Public Works Director/Assistant City Manager
Katie Gerard	Human Resources Director
Brian Eynon	Chief of Police
Dylan Hill	Public Works Inspector
Peter Brown	Finance Director

VISITORS:

Kevin Burns	Sharon Hinchcliffe
Sandy Cochran	Brenda Ashdown
Merrill Sunderland	Stef Casey
Phillip Swanson	Susan Kilborn
Scott Barker	Sarah Lansing
Mona Wald	

0:00:04 Mayor Berube called the meeting to order, and Council Member Barker offered an invocation and led the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:01:16 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE JUNE 24, 2025, AND JULY 8, 2025, CITY COUNCIL MEETING MINUTES

0:02:26 Council Member Pulver motioned to approve the June 24, 2025, and July 8, 2025, City Council Meeting Minutes. 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.

ACTIVE AGENDA

3. PUBLIC COMMENTS

0:03:14 Scott Barker, a North Ogden resident, thanked the City for installing a fence near his property, stating it looks great and has resolved past maintenance issues.

He also expressed appreciation for the progress at Barker Park and acknowledged the efforts of individuals like Blake Cevering and Grant Protzman, noting it's a relief to see positive developments.

4. **DISCUSSION ON THE FISCAL YEAR 2025, QUARTER 4, INVESTMENT REPORT**

0:05:10 City Treasurer, Casey Hunsaker, provided a financial update on the City's investments, including \$5 million invested with Meeder Public Investments and funds in the Public Treasurer's Investment Fund (PTIF). He reported that Meeder investments have earned over \$126,000 in interest with an unrealized gain/loss of around \$83,000, while the PTIF earned over \$257,000 last fiscal year. Although Meeder's returns currently trail the PTIF, the gap is narrowing as expected.

He reviewed cash allocations, highlighting the General Fund and explaining the difference between restricted and unrestricted funds. Casey also outlined the City's bond obligations, noting low interest rates of 0.9% and 2.6%, and approximately \$95,000 paid in interest this May, compared to \$145,000 earned on General Fund investments. He confirmed the bonds are callable and discussed potential prepayment considerations. He concluded by noting the City's strong financial position and plans to provide these updates on a quarterly basis.

5. **DISCUSSION ON THE FISCAL YEAR 2025, 2ND QUARTERLY COMMUNITY AND ECONOMIC DEVELOPMENT REPORT**

0:18:06 Community and Economic Development Director, Scott Hess, provided an economic development update, beginning with Cherry Days, which he reported was a great success. He shared that the City is actively using the new Placer AI software to gather data on event attendance and site activity. Insights from Cherry Days parades showed a significant increase in attendance when the route was on Washington Boulevard (9,000 attendees in 2025) compared to previous years (6,000 in 2022 and 4,800 in 2021), suggesting a possible economic benefit from the location change. At Barker Depot, construction has begun with concrete poured, and development continues east of 300 East. A traffic light will be installed with the occupancy of the America First Credit Union, whose permit is approved, but construction has not yet started. Mayor Berube noted positive feedback from the developer and highlighted the City's reputation for effective cooperation. Scott confirmed regular communication with developers and shared that while potential tenants are in the pipeline, no new business licenses have been issued yet.

He also reported that the final 12 townhomes at the Village at Prominence Point are complete and listed for sale within the State's affordability guidelines. However, the developer has slowed communication, and amenities, including a pool, will not be required until the 200th apartment unit is completed.

Other updates included vertical construction at Bank of America, Lock It Up Storage, and progress with RDA grant recipients, Big O Tires, the Cannery, and Northern Ice, with the first reimbursement request received. If no progress is made soon, Staff may return to the Council for guidance on reallocating funds. Most new business licenses were for home-based businesses, but a zoning amendment for light manufacturing flexibility is in progress.

Scott then demonstrated Placer AI, showing valuable data on park use, event traffic, and commercial sites. North Ogden Park draws about 180,000 annual visitors, and Crossroads Plaza sees 3.4 million visits per year, making it one of the State's busiest retail centers. He highlighted patterns such as peak activity before Mother's Day and consistent traffic from surrounding areas. The software helps with operational planning, like public safety and park maintenance. He concluded by thanking the Council for funding the tool and noted ongoing work to expand its use.

Council Member Delpias inquired about the economic impact of parade routes, and Scott noted that Washington Boulevard parades draw significantly more people, suggesting potential benefits. It was asked if children were included in parade attendance data, to which Scott explained that Placer AI uses aggregated, statistically modeled data that includes estimated demographics such as children.

6. DISCUSSION ON THE LONG-TERM FUNDING PLAN FOR BARKER PARK UTILIZING PARK IMPACT FEES

0:39:40 City Manager/Attorney Jon Call presented a phased plan for developing Barker Park, proposing the use of \$500,000 annually in park impact fees. The first phase would allocate \$200,000 for professional design and planning, using existing community input to create construction-ready plans, including cost estimates and a timeline. Subsequent phases would be implemented as funding accumulates, potentially finishing the park within 15 years. Estimated costs for completion range from \$9 to \$10 million, with priority given to features like trails, an island pavilion, a playground, and sports fields. Concerns were raised about maintenance costs, with recommendations to avoid high-maintenance features like splash pads and focus on water-wise landscaping. The Council discussed potential funding sources, including partnerships, grants, donations, and the sale of unused City assets such as property near the disc golf course and the Equestrian Park.

It was noted that funds from these sales, along with possible contributions tied to future sewer expansion and developer agreements, could significantly accelerate the park's buildout. Council members expressed support for issuing an RFP for design services, with an emphasis on including community volunteer opportunities and in-house construction options to lower costs. Additional concerns included ensuring adequate parking is phased appropriately, with some advocating for alternative surface options rather than extensive asphalt. There was consensus to consider long-term park maintenance needs, including staffing and equipment. Council members also emphasized reserving some impact fees for other parks, especially a smaller park near Mason Cove with a 10-year development commitment. The Council gave a general head-nod of approval to move forward with the RFP process, with no financial commitment until after truth in taxation and a finalized agreement is brought back for formal approval.

7. **DISCUSSION AND/OR ACTION TO APPROVE A GENERIC AGREEMENT WITH LANDOWNERS WHO ARE ON THE MOUNTAIN ROAD ALIGNMENT FOR THE PURCHASE OF THE RIGHT-OF-WAY**

1:17:53 City Manager/Attorney Jon Call provided an update on funding and planning for the Mountain Road right-of-way acquisition and improvements. The City has received \$1.3 million from the County, via transportation funds allocated through WACOG (Weber Area Council of Governments), for right-of-way purchases along key sections of Mountain Road, with an expectation of additional funding over the next three years. The total cost of acquiring right-of-way exceeds the current funding; therefore, the City proposes prioritizing property owners who are ready to install infrastructure, such as roads and utilities. This prioritization aims to expedite critical connections and enhance emergency access off the hill, benefiting public safety and fire response times. A standard agreement has been drafted for property owners, which includes a commitment from the City to fund the center 20 feet of the 80-foot-wide road and from developers to complete infrastructure within a set time, typically five years. The Council was asked to authorize the Mayor to execute the agreements with property owners and make minor adjustments to timelines during negotiations.

The Council supported the approach, and a motion was made and approved to authorize the Mayor to sign the agreement template and make minor modifications as needed. Additional discussion highlighted the importance of the road for life safety, especially regarding fire and emergency access, and noted that improved infrastructure would aid future fire station planning.

An update was also given on the new paramedic services, which began on July 1 and are already proving beneficial. Though the rig is often dispatched outside North View's area, coverage remains strong within the City, with paramedics on fire trucks and ambulances now able to perform full life-saving skills.

Council Member Dalpias motioned to approve the Generic Agreement for Landowners who are on the Mountain Road alignment for the purchase of the Right-of-Way and to allow the Mayor to sign the agreement template and make minor modifications as needed. 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.

8. DISCUSSION AND/OR ACTION TO APPROVE THE AGREEMENT FOR THE UPCOMING PRODUCTION OF BYE BYE BIRDIE

1:30:18 City Manager/Attorney Jon Call presented a proposed agreement with a local group planning to produce Bye Bye Birdie at the amphitheater. The agreement is similar to the current arrangement for Newsies, with the City controlling ticket sales and reimbursing the group's initial \$5,000 contribution only if funds are available. Any remaining proceeds would go to the City, ideally to support future arts programming. The group has raised \$14,000 toward a projected \$20,000 budget, with about \$12,000 of that not requiring repayment.

The Council discussed using the excess proceeds to create a dedicated fund or reserve specifically for amphitheater productions, with a general consensus that funds generated from arts programming should stay within that category to promote future events.

Mayor Berube emphasized the importance of protecting City finances while also supporting community arts efforts and noted concerns over low ticket sales for Newsies.

He clarified there is no financial obligation on the City's part if ticket sales do not cover production costs.

Other topics included the exclusivity of amphitheater use between September 3 and 20, with Council and Staff confirming that while the group would have priority use, other groups could use the space when not in conflict. Council members expressed support for the group's efforts and voiced interest in formalizing how future arts-related funds are managed to ensure they remain dedicated to similar community productions. The Council expressed general support for the agreement as presented.

Council Member Cevering motioned to approve the agreement for the upcoming production of Bye Bye Birdie. 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.

9. COUNCIL DEPARTMENT REPORTS

a. Mayor Berube – Finance Department

1:42:11 Mayor Berube expressed appreciation to Finance Director Peter Brown for his continued efforts in catching up on financial reporting. Preliminary year-end financials indicate that sales tax revenues are on track, with the most recent month down slightly at 0.72%. If the final June payment comes in as expected, total sales tax revenue should end the year 1–2% above budget. The City has collected approximately \$4.46 million against a \$4.8 million sales tax budget, with \$337,000 needed to meet the target.

Overall, departmental spending appears to be within budget, with only a few departments slightly over.

Notably, the Police and Finance Departments were significantly under budget, the latter due in part to interim coverage by City Manager/Attorney Jon Call. Mayor Berube noted the City could end the fiscal year approximately \$175,000 to \$200,000 better than budgeted, potentially allowing for a transfer to the CIP fund, pending audit confirmation. However, concern was expressed about multiple recent months of negative sales tax growth, signaling a possible downward trend. Department Heads have been directed to prepare contingency plans in anticipation of possible budget tightening. Mayor Berube concluded by inviting questions and again thanked Staff for their fiscal discipline.

b. Council Member Pulver– Public Works Department

1:48:09 Council Member Pulver provided the Public Works departmental report, highlighting recent and ongoing projects. He noted the addition of a new right-turn lane near McDonald's as a significant improvement and acknowledged the importance of completing the waterline project on 1700 North for nearby residents. Public Works is currently engaged in sewer system maintenance, including cleaning and video inspection, as well as stormwater basin cleanup during the dry weather. Road maintenance efforts, such as slurry sealing and patching, are also underway. Public Works continues to monitor and enforce proper road restoration by fiber installation crews. Preparations for the upcoming fall and winter seasons are also in progress.

c. Council Member Watson – Administration & Recreation Departments

1:50:08 Council Member Watson provided an update on the Administrative and Recreational departments. She noted that Ryan Long was sworn in as a new Lieutenant and Tyler Jackson was promoted to Sergeant, with a ceremony held earlier in the week. The City is also accepting applications for a Community Service Officer position.

She reminded everyone that Newsies will be performed at the amphitheater from July 23 through August 2.

Updates from the Aquatic Center included successful swim lessons, a well-attended RAMP Day with over 2,000 guests on July 5, and a successful Flick and Float event sponsored by Ultimate Express Car Wash. Aquatic Center Staff also participated in the Cherry Days Parade and are conducting a management training program with 12 participants. Infrastructure improvements at the pool include the near completion of the SCADA system at the pump house and a recent pump failure that was resolved within hours.

Lifeguard training is ongoing, and the upcoming Benny's Boat Race is scheduled for August 6. Council Member Watson will forward a full report from the Aquatic Center Director for additional details.

d. City Manager/Attorney Jon Call – Capital Projects

1:52:31 City Manager/Attorney Jon Call provided an update on several capital projects. He reported that the 2550 Detention Basin Project is currently on hold due to uncertainty in the federal budget. However, a \$3 million earmark request has been submitted through Representative Blake Moore's office to replace a previous NRCS (Natural Resources Conservation Service) grant, with a decision expected in October. If approved, the funding would support completing irrigation storage in the park area. The Water Works Experience has received positive feedback and high usage. Jon reminded the Council that it is called an "experience" rather than a "park" to avoid the requirement for a restroom near the wellhead.

Updates were also provided on other park projects: Orton Park has been well-received for its modern design and child-friendly features, and the new playground and pickleball amenities at Lomond View Park are complete. Mountain View Park is scheduled for development in the coming year.

Transportation updates include the completion of the turn lane and ongoing work on a transportation utility fee analysis. Barker Park planning is also progressing, as previously discussed.

In response to a reminder from Mayor Berube, Jon also noted improvements underway at Bicentennial Park funded by an RDA grant. These include water-wise landscaping, duck-resistant ground treatments, and a redesign of the veterans' memorial plaques to improve organization and presentation, creating a more respectful and unified display for families of those who served.

10. **PUBLIC COMMENTS**

1:57:14 Sharon Hinchliffe, a North Ogden resident, thanked the City for snow removal efforts in her cul-de-sac, particularly during a previous heavy winter. She acknowledged concerns about potholes but appreciated the ongoing repairs. She shared that her grandchildren enjoy exploring the open space at Barker Park and hopes some of it remains undeveloped. She also noted her appreciation for the respectful tone of the current meeting compared to a past experience.

1:59:31 Phil Swanson, a North Ogden resident, expressed appreciation for the newly completed right turn lane near McDonald's, noting widespread positive community feedback online. He thanked the City and UDOT for their efforts in getting it completed. Mayor Berube added that the improvement addressed a safety concern and acknowledged UDOT and City Engineer Eric Casperson for their roles in making the project possible.

2:00:26 Sarah Lansing, a North Ogden resident, voiced her support for the ongoing planning efforts at Barker Park and expressed hope that the project would move beyond planning into implementation. She emphasized that the improvements have been long-awaited. Mayor Berube thanked her for her continued involvement and contributions to the City's park planning.

2:01:25 Susan Kilborn, a North Ogden resident, praised the City's candidates for their full participation in the recent Q&A event hosted by the Weber County League of Women Voters. She noted her pride in North Ogden, especially compared to other cities where participation has been low. She also thanked those who attended the event and encouraged continued public engagement in City meetings and online platforms.

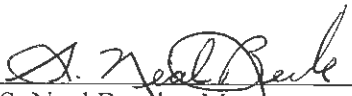
11. MAYOR/COUNCIL/STAFF COMMENTS

2:04:33 Council Member Dalpiaz shared that the Community Band Concert is happening on Thursday at 7 p.m. at the amphitheater. He also expressed interest in attending the upcoming "Newsies" show, possibly buying a ticket for each night, and said he's very intrigued by the event.


12. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:06 p.m.


S. Neal Berube, Mayor




Rian Santoro
City Recorder

0/26/25
Date Approved