

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

August 26, 2025

The North Ogden City Council convened on August 26, 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 August 21, 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/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
Rian Santoro	City Recorder
Brian Eynon	Chief of Police
Dave Espinoza	Public Works Director/Assistant City Manager
Peter Brown	Finance Director
Scott Hess	CED Director
Casey Hunsaker	Treasurer

VISITORS:

Brenda Ashdown	Collette Mabey	Mike Mabey
Kevin Burns	John Arrington	Robert Smith
Sandy Cochran	Jason Westbrook	Della Smith
Susan Kilborn	Christine Nguyen	Scott Coleman
Phil Swanson	Tera Carney	Mrs. Bradley
Reed Miller	David Ropelato	
Zach Ward	Susan Clements	

0:00:05 Mayor Berube called the meeting to order, and Council Member Dalpiaz shared a thought regarding the recent fire, noting his experience observing the Emergency Operations Center during the event. He expressed appreciation for the calm and professionalism of City staff, including the Emergency Manager, City Manager, Chief of Police, and others involved. He mentioned his own role of monitoring social media to help direct residents to accurate information. He emphasized how humbling the experience was, praised the City's Emergency Operations Team for their preparedness, and noted efforts to provide sandbags to residents for potential flooding. He concluded by leading the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:03:12 No conflict of interest was disclosed.

2. DISCUSSION AND/OR ACTION TO APPROVE THE JULY 22, 2025, AND AUGUST 5, 2025, CITY COUNCIL MEETING MINUTES

0:04:01 Mayor Berube expressed appreciation to the City Recorder for preparing the minutes promptly and in-house, noting the past practice of delayed minutes and higher outside costs.

Council Member Dalpiaz motioned to approve the July 22, 2025, and August 5, 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

0:05:11 Phil Swanson, a North Ogden resident, expressed gratitude to the firefighters and multiple agencies that assisted during the recent fire, as well as to the City's Emergency Operations Team for their efforts. He also suggested that during tonight's public hearing, the Council discuss their positions on matters such as the proposed tax increase before public comment, so residents have a clearer understanding of where the Council stands. Mayor Berube responded that the presentation preceding the hearing would likely address that concern.

0:06:39 Mrs. Bradley, a North Ogden resident, who lives near the recent fire, expressed concern that the incident could have been prevented with better signage and gates to restrict motorized vehicle access on the trails, as required by City ordinance. She reported seeing people using motorized vehicles in the area, even during firefighting efforts, and questioned why enforcement and barriers are lacking. Mayor Berube and Chief Eynon explained that the entry point is on private property where the City cannot install gates or fences without the owner's permission, though ordinances already prohibit motorized vehicles. Chief Eynon stated enforcement is difficult since violators often leave before police arrive. Mrs. Bradley shared that neighbors are supportive of improved signage or barriers and may be willing to contribute funds, and Mayor Berube encouraged coordination with City staff to explore options.

4. **PUBLIC HEARING, DISCUSSION, AND/OR ACTION TO APPROVE THE 2025-2026 FISCAL YEAR BUDGET AND ASSOCIATED TAX RATE**

0:12:18 Mayor Berube provided background on the property tax process, explaining that the initial 15.61% increase submitted to the County was a placeholder required before final reconciliations and sales tax figures were available. After receiving updated revenue numbers, including higher-than-expected sales tax collections, and reviewing departmental budgets that came in under projections, the City adjusted the proposal. The revised recommendation was for a property tax increase between 4.5% and 5%, generating approximately \$140,000 to \$250,000 in additional revenue. Mayor Berube noted that the initial higher percentage would have generated \$3.48 million, while the revised amount is \$3.16 million. Council discussion will determine the final percentage, and the ordinance will need to reflect the chosen rate. Mayor Berube then opened the public hearing for comments.

a. **PUBLIC HEARING**

0:19:30 Phil Swanson, a North Ogden resident, thanked the Council for their efforts to reduce the proposed tax increase, noting the improved outlook compared to the previous week. He acknowledged that the sales tax numbers helped, but emphasized his appreciation for the many hours of work put in to minimize the increase.

0:20:11 Reed Miller, a North Ogden resident, expressed frustration with the initially proposed 15–16% tax increase, noting repeated increases in recent years. He emphasized that when taxes rise, costs such as rent also increase, which impacts residents. He urged the Council to be mindful of the burden on citizens while acknowledging their efforts to manage the budget and expressing appreciation for their work.

0:21:45 Susan Clements, a North Ogden resident, commented that while she was not at the previous meeting, she watched it online and felt discouraged by the amount of criticism directed at the Council. She acknowledged the difficulty of preparing the budget and recognized the Council's hard work and effort. She echoed earlier comments of appreciation and thanked the Council for their dedication.

0:23:31 Kevin Burns, a North Ogden resident, thanked the Council for their extensive work on the budget, noting the long hours and difficult discussions involved.

He acknowledged the visible stress Council members endured during the process and expressed appreciation for their efforts, while also stating his continued dislike of tax increases but recognizing their necessity.

Council Member Pulver motioned to close the public hearing. 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.

b. DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2025-20, ADOPTING THE FINAL BUDGET AND TAX RATE FOR FISCAL YEAR 2025-2026

0:24:35 The Council discussed approval of Ordinance 2025-20 adopting the final budget and property tax rate for fiscal year 2025–2026. Discussion focused on revenues, particularly sales tax projections, and the proposed property tax increase between 4.5% and 5%. Council members reviewed updated sales tax figures, the impact of capital improvement funding, and the importance of balancing revenues conservatively. Council Member Barker noted the increase equates to about \$20 per residence annually. Council Member Dalpias supported 4.5% to maintain capital improvements. Council Member Cevering preferred 5% for added flexibility but acknowledged the majority leaned toward 4.5%. Council Member Watson expressed appreciation for the work of City staff and Mayor Berube. It was determined that a 4.5% increase, with a certified rate of 0.001363, would be included in the motion to adopt the ordinance.

Council Member Dalpias motioned to approve Ordinance 2025-20, adopting the final budget and tax rate of 0.001363% for fiscal year 2025-2026. 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.

5. CANVASS OF THE PRIMARY ELECTION RESULTS

0:38:22 City Recorder Rian Santoro presented the Canvass Report for the 2025 Municipal Primary Election. A total of 12,834 ballots were mailed, with 4,020 ballots cast for a voter turnout of 31.32%. There were 32 rejected ballots, including those returned late, unsigned, or with signature issues. Election results were reported as follows: Ryan Barker received 43.31% for mayor, Phil Swanson 30.89%; for city council at large, Jay D Dalpias received 35.77%, Tera Carney 18.71%, Kevin Burns 17.44%, and Zach Ward 14.72%. Mayor Berube congratulated candidates advancing to the general election and noted the low turnout. The cost of the election was discussed, with the County charging approximately \$42,000 for both elections.

Council Member Cevering motioned to approve the results of the 2025 Municipal Primary Election Canvass. 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. **DISCUSSION AND/OR ACTION TO APPROVE AN AGREEMENT WITH PENNY PILOT SOFTWARE**

0:43:09 Community and Economic Development Director Scott Hess introduced the Penny AI, a centralized AI-powered platform designed to help residents access City information such as garbage schedules, permits, and code requirements.

The app would pull from the City's website, codes, and social media to provide real-time, accurate answers. North Ogden was offered the chance to pilot the program for one year at no cost, with future costs estimated at \$1 per resident.

Casey Elliott from Penny Software presented the app's features, including AI chat, event posting, news feed, and emergency notifications. He emphasized its potential to reduce staff workload by answering frequently asked questions and consolidating communication channels. Council members discussed functionality, notification customization, implementation needs, and the importance of resident feedback through a focus group. Concerns were raised about staff capacity to manage the pilot and the need for an implementation plan to ensure proper evaluation. Council members expressed support for testing the app, recognizing both potential benefits and the need to measure cost savings and effectiveness. The Council approved moving forward with the Penny App pilot program, contingent on developing and reviewing an implementation plan, with the option to discontinue if the plan cannot be carried out successfully.

Council Member Watson motioned to approve an agreement with Penny Pilot Software. 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.

7. **DISCUSSION AND/OR ACTION TO APPROVE THE WASHINGTON BLVD.
BIG O TIRES SIDEWALK REDUCTION OR DEFERRAL REQUEST**

1:13:36 Community and Economic Development Director Scott Hess presented the Big O Tires site plan, noting Planning Commission approval and explaining that staff must apply City code as written.

The plan includes required landscaping, additional parking stalls, and updates to detention basins located within UDOT right-of-way, which will require an encroachment permit.

The main issue for Council consideration was the sidewalk width along Washington Boulevard, where City standards call for a 10-foot multi-use path but allow reductions to 8 feet only in limited cases of physical constraint. Staff recommended maintaining the 10-foot standard due to nearby connections and anticipated growth. The Council discussed the code requirements, Planning Commission comments, and the implications of granting exceptions.

Applicant Jason Westbroek expressed frustration with delays, conflicting guidance, and added costs, but stated he was willing to build a 10-foot sidewalk if that was the City's requirement. Council members acknowledged the challenges he faced, expressed support for consistent application of standards, and emphasized the need for clearer communication from staff in future cases. The consensus was to move forward with the project requiring the 10-foot sidewalk, recognizing UDOT's role in permitting and possible additional engineering needs, while committing to resolving the matter so the applicant could proceed without further delay.

Council Member Dalpias motioned to disapprove the Washington Blvd. Big O Tires Sidewalk Reduction or Deferral Request. 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 A CONTRACT FOR CITY PROSECUTOR SERVICES**

1:44:40 City Manager/Attorney Jon Call presented a proposal to extend the City's contract with Brandon Miles, who serves as both City Prosecutor and Hearing Officer for code enforcement, for an additional five years.

The contract includes an increase in the monthly rate from \$1,100 to \$1,250, reflecting the additional workload from more frequent code enforcement hearings. Jon highlighted that Brandon is a valuable resource, available 24/7 to assist officers with evidence preservation and prosecution guidance. He confirmed the cost is already accounted for in the budget.

Council Member Barker motioned to approve the contract for City Prosecutor services. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	aye
Council Member Delpias	aye
Council Member Pulver	aye
Council Member Watson	aye

The motion passed unanimously.

9. **DISCUSSION AND/OR ACTION TO APPROVE THE COMMUNITY WILDFIRE PREPAREDNESS PLAN**

1:47:35 Council Member Barker, who also serves as the Northview Fire Department's Fire Marshal, presented information on the Community Wildfire Preparedness Plan, explaining that participation protects the City from bearing the full cost of wildfire suppression, which can otherwise reach millions of dollars.

He outlined the City's risk areas on the east bench and the Cove, described prevention efforts such as home assessments and door-to-door outreach, and noted mitigation plans like holding chipper days and improving access along Power Line Road. Preparedness efforts also include the purchase of a new brush truck used in the recent fire. Mayor Berube confirmed that adoption of the plan falls under the Fire District's responsibility, but that the State requested formal approval by each City. He emphasized the importance of participation to avoid severe financial liability. The Council discussed details of risk mapping, insurance impacts, and mitigation efforts, and Council Member Barker explained the chipper day program for reducing fire fuels.

Council Member Cevering motioned to approve the Community Wildfire Preparedness Plan. 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.

10. COUNCIL DEPARTMENT REPORTS

- a. Council Member Pulver-- Public Works Department
[1:56:23](#) Council Member Pulver reported that progress is going well with the main line installation, and additional crews have been brought in to help. The key concerns remain fire damage and runoff. Sandbag stations have been set up for residents to use. Stakes with GPS coordinates have been placed in the burn scar area to help monitor ground movement during rainfall. Council Member Pulver also noted that the noise in certain neighborhoods was caused by sewer line mapping equipment, which may have sounded unusual but was part of the process.

b. Council Member Watson – Administration & Recreation Departments

1:57:28 Council Member Watson reported that the Aquatic Center has two remaining open days, Saturday from 11:00 a.m. to 6:00 p.m. and Monday from 12:00 p.m. to 6:30 p.m., after which it will close for the season. Rob Rhoades was sworn in as the City's newest officer, returning to the department. City offices will be closed on Monday in observance of Labor Day.

Council Member Watson also noted that while the primary election has concluded, the general election on November 4 is upcoming, and encouraged citizens to research candidates and attend debates.

c. Mayor Berube – Finance Department

1:58:09 Mayor Berube thanked Council members for their reports and presented the annual sales tax collection report. He noted that last year the City collected a little over \$4.8 million, while this year's collection totaled approximately \$4.934 million, representing a 2.64% increase. He clarified that the report shown was outdated and that the correct report reflects a 12.1% increase. He explained that this growth, along with an additional 2% increase included in the budget, helped reduce the property tax increase by allowing excess funds to cover some expenses. Mayor Berube also stated that the State administrative fee for FY2025 may be incorrect, listed at \$84,000 when it is likely closer to \$120,000–\$130,000, which will reduce the net revenue received. He further reported that he and Council Member Pulver have been working with the Population Committee regarding population estimates, as current figures suggest the City has only grown by 400 residents since the 2020 Census, which appears inaccurate. They have a follow-up meeting scheduled on September 2 to review additional data on utility connections year by year since 2020. He expressed hope that an adjustment could be made, which would increase the City's share of sales tax revenue, and thanked Council Member Pulver for his involvement.

d. City Manager/Attorney Jon Call – Capital Projects

2:01:33 City Manager/Attorney Jon Call provided updates on upcoming projects. He reported that progress is being made on Barker Park, with an RFP for the design expected to move forward soon, which will allow the City to determine project costs and establish a timeline. He also noted that work is advancing on the pool liner and pool playground. The playground provider visited the site last Friday to finalize the design so the order and installation can proceed. Jon added that Public Works Director/Assistant City Manager Dave Espinoza and his team have been working on pool utility upgrades, which should be completed during the off-season. By next summer, the pool should have a new blue liner and a blue playground, and utility costs are expected to be lower.

He reminded the Council that these improvements are largely funded through the RAMP grant awarded by Weber County's grant program.

2:02:39 Mayor Berube asked Scott Hess, Community and Economic Development Director, to provide an update at a future Council meeting regarding Tri-City Exchange, noting that if progress is not being made, the City will need to take necessary action.

Scott Hess responded that a follow-up visit had originally been scheduled for September 1, but since that falls on Labor Day, he will contact Tri-City representative Mike to reschedule. He explained that the City previously held an initial meeting with the property owners and conducted an on-site inspection with the Police, Engineering, and Planning departments. The owners had committed to some cleanup by September 1, and Scott confirmed he will bring an update back to the Council after the rescheduled meeting.

11. MAYOR/COUNCIL/STAFF COMMENTS

2:03:48 Council Member Barker asked for an update on the Everbridge system, also known as the County's reverse 911 notification program. Treasurer/Emergency Manager Casey Hunsaker explained that the entire Homeland Security Region 1, including Weber, Box Elder, Cache, Morgan, and Davis counties, recently switched from Code Red to Everbridge following an RFP process. He encouraged residents to sign up through the Everbridge website and noted he is certified to send notifications through the system. Unlike Code Red, Everbridge is geo-fenced, allowing alerts to be sent to specific areas, such as evacuation zones, during the recent fire. County-level notifications can also be issued through a higher-level system known as HiBOSS.

Mayor Berube raised concerns about the lack of cell service in parts of the City during the fire, which limited communication and prevented residents from receiving alerts. He suggested working with cell providers to improve coverage as part of the City's emergency preparedness planning. Casey added that the Emergency Operations Center also experienced communication issues, requiring the use of radios to coordinate with County emergency managers. Council Member Dalpiaz asked about reports of residents outside the evacuation area receiving alerts. Casey explained that geo-fencing is not always precise and that in some cases, residents may have misunderstood general alerts as evacuation orders. The discussion concluded with acknowledgment that Everbridge is now in place, replacing Code Red, and efforts are ongoing to ensure residents sign up and communication systems are improved.

2:10:33 Council Member Pulver raised two enforcement concerns. First, he noted improvements in addressing fire safety hazards, with enforcement efforts being stepped up, though some areas inside the City still need attention. Second, he expressed concern about the sharp increase in scooter and e-bike use among youth, noting unsafe behaviors such as speeding around corners without paying attention. He suggested more education to prevent potential accidents or fatalities. Mayor Berube added that some cities have passed ordinances regulating riding on sidewalks due to accidents and suggested checking whether the City has similar rules in place. He also noted the issue of young children riding motorized motorcycles on City streets. Additionally, he reminded the Council of the importance of City-owned property maintenance, particularly in the spring, to prevent fire hazards, citing a past fire in Salt Lake caused by uncleared land. He confirmed that City staff are aware of their responsibilities to manage such risks.

2:11:12 Council Member Delpias apologized for initially forgetting to thank the firefighters during his earlier remarks. He expressed deep gratitude to the City's firefighters and all assisting agencies, calling their efforts during the fire miraculous and amazing to witness. Mayor Berube added that a public thank-you had already been posted on the city's Facebook page, and he intends to have a formal letter prepared and sent to each agency involved to acknowledge their teamwork and support.

2:14:27 City Manager/Attorney Jon Call reminded the Council that the Planning Commission will join the next Work Session to discuss the City's future growth and long-range planning, including updates to the General Plan. Mayor Berube added that development north of the City should be carefully considered, noting concerns previously raised by Council Member Barker about having only one exit from that area. He emphasized that the recent fire demonstrated how limited access could pose serious health and safety risks during an evacuation, and suggested the issue be addressed before further development proceeds.

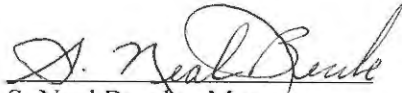
12. PUBLIC COMMENTS

No public comment was made.

13. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:26 p.m


S. Neal Berube, Mayor





Rian Santoro
City Recorder

9/9/2025
Date Approved