



NORTH OGDEN CITY COUNCIL MEETING MINUTES

September 9, 2025

The North Ogden City Council convened on September 9, 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 September 4, 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	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Dave Espinoza	Public Works Director/Assistant City Manager
Peter Brown	Finance Director
Scott Hess	CED Director
Katie Gerard	Human Resources Director
Dylan Hill	Public Works Inspector
Nate Davis	Building Inspector
Brian Eynon	Chief of Police

VISITORS:

Sandy Cochran	Phillip Swanson
Kevin Burns	Barry Gittleman
Tera Carney	Rick Scadden
Brian Bartholomew	Reed Miller

Kory Cox	Trex Yeylor
Brenda Ashdown	Michelle Jentzsch
Renee Gardner	Kaelin Stanley
Stef Casey	Tray Knable
Susan Kilborn	Julie Anderson
Max Wilson	

0:00:00 Mayor Berube excused Council Member Cevering and Council Member Pulver, noting Council Member Pulver will join via Zoom, and called the meeting to order. Council Member Watson offered an invocation and led in the Pledge of Allegiance.

PRESENTATION

1. UTAH RETIREMENT SYSTEMS PRESENTATION – PENSION LIABILITY AND WHAT IT MEANS FOR THE CITY

0:01:43 Kory Cox, Director of Legislative and Government Affairs for the Utah Retirement Systems (URS), presented information to the Council regarding net pension liability and its impact on the City's financial reporting. He explained that URS operates like a reservoir, where contributions from employers, employees, and investment earnings fund future pension benefits. The majority of City employees participate in the defined benefit pension plan. URS currently manages about \$50 billion in pension assets and is approximately 94–95% funded, depending on the measurement basis. Kory discussed how net pension liability is calculated using actuarial assumptions such as investment return rates, salary growth, retirement ages, mortality, and inflation. He noted that the liability fluctuates due to changes in investment returns and adjustments to conservative assumptions, such as lowering the discount rate from 7.5% to 6.85%. He also explained that statewide salary increases higher than projected in recent years have contributed to higher liabilities, as higher salaries lead to higher future pension benefits. He emphasized that these fluctuations reflect a snapshot in time under GASB 68 reporting requirements and do not immediately affect contribution rates. He reviewed North Ogden City's specific history, noting that the City's net pension position has shifted from a \$2.6 million liability in 2018 to a \$1.6 million asset in 2021, and back to a \$1.6 million liability as of the most recent report. He reassured the Council that contribution rates are smoothed over time to avoid budget volatility and that URS has a contribution rate management plan to gradually lower rates as funding improves. The City has seen decreases in contribution rates over the past few years, and more reductions are expected starting in 2026.

Council members asked clarifying questions about how contributions are budgeted, how employee contributions work, and how the City's proportionate share is calculated. Kory explained that employer contributions come from each payroll as part of employee compensation and that net pension liability is allocated based on the City's share of covered payroll across the statewide system. He also explained that the legislature required Tier II employees to contribute to cap employer liabilities and ensure employees have a stake in the system. Kory concluded by stating that URS remains financially strong and fiscally responsible, and while net pension liability figures may fluctuate, they do not represent an immediate cash obligation. He invited the Council to contact him with any further questions.

CONSENT AGENDA

2. CONFLICT OF INTEREST DISCLOSURE

0:35:55 No conflict of interest was disclosed.

3. DISCUSSION AND/OR ACTION TO APPROVE THE AUGUST 19, 2025, AND AUGUST 26, 2025, CITY COUNCIL MEETING MINUTES

0:36:58 Council Member Watson motioned to approve the August 19, 2025, and August 26, 2025, City Council Meeting Minutes. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	excused
Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye

The motion passed unanimously.

4. **DISCUSSION AND/OR ACTION TO APPROVE THE CONDITIONAL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS AT NORTHVIEW ESTATES PHASE 9**

0:37:11 Dylan Hill, Public Works Inspector, reported on the Northview Estates Phase 9 subdivision, which connects the Cove on Mountain Road to 600 East. He stated it is a 28-lot subdivision recorded in 2024 and that improvements include curb and gutter, sewer, storm drain, water, and streetlights. The streetlight invoice has been paid, though the lights are not yet installed due to lead times, and a contractor is working on their installation. Sidewalks will be installed as homes are built. He confirmed all improvements meet City standards and recommended approval for conditional acceptance to begin the one-year warranty period.

Council Member Dalpias thanked Public Works for addressing a water flow issue from Lot 203 by working with the builder to create a swale to direct water properly.

Council Member Dalpias motioned to approve the Conditional Acceptance of Subdivision Improvements at Northview Estates Phase 9. Council Member Watson seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	excused
Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye

The motion passed unanimously.

5. **DISCUSSION AND/OR ACTION TO APPROVE THE FINAL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS AT NORTHVIEW 8**

0:39:24 Dylan Hill, Public Works Inspector, reported on the Northview Phase 8 subdivision, which connects 100 East to Pleasant View Drive.

He stated it is a 44-lot subdivision recorded in June 2022. As part of the final punch list, the sidewalk, curb, and gutter replacement, slurry seal, and striping were completed. Conditional acceptance was granted in April 2024, and all improvements meet City public standards. He noted that the City Engineer, Eric Casperson, recommends granting final acceptance of the improvements and having the City take responsibility for them.

Council Member Barker motioned to approve the Final Acceptance of Subdivision Improvements at Northview Phase 8. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	aye
Council Member Cevering	excused
Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye

The motion passed unanimously.

ACTIVE AGENDA

6. PUBLIC COMMENTS

0:41:35 Max Wilson, a North Ogden resident, spoke during public comment to request improvements to the North Ogden skate park. He stated the park is an important place for youth to gather, stay active, and build skills, but it currently lacks lighting and has aging features. He explained that adding lights would extend safe usage hours and discourage negative activity, while revamping the park with updated ramps and smoother surfaces would make it more appealing and comparable to skate parks in nearby cities. He emphasized that supporting the skate park supports local youth who may not participate in traditional sports and provides a positive, inclusive environment.

Mayor Berube and Council Member Watson thanked Max for his well-prepared comments and engagement as a youth.

The Council discussed the need to determine potential costs, explore possible fundraising opportunities, and consider community partnerships or grants, such as through Weber Communities that Care (CTC), which is hosting a skate night event.

They encouraged Max and other skaters to help maintain the park and demonstrate community support, thereby strengthening potential funding opportunities. The Mayor acknowledged the importance of investing in recreational opportunities beyond traditional sports and expressed appreciation for Max's efforts.

0:48:37 Kaelin Stanley, a Pleasant View resident living near the North Ogden border, spoke during public comment to request a crosswalk on 2550 North between the Cove Townhome subdivision and Maria Montessori Academy. She explained that families from the Cove walk young children to and from school multiple times a day, often with only one adult present, and must cross during heavy traffic periods. She described safety concerns with speeding vehicles, distracted drivers, and the lack of designated crossings or school zone signage in the area, noting that many families opt to drive rather than walk due to these hazards. Kaelin stated that a crosswalk would benefit not only Montessori families but also residents crossing to the North Shore Aquatic Center or nearby homes. She offered to gather data or a petition to help show the number of families affected and suggested expanding the existing school speed zone.

Council members acknowledged the safety concerns and discussed the potential for a traffic study to count pedestrian usage. It was noted that the location falls near multiple City boundaries, and coordination with Pleasant View and possibly Harrisville may be needed. Mayor Berube directed staff, including the Police Chief and Public Works Director, to review the request and work with neighboring cities on possible solutions, thanking Stanley for bringing the issue to their attention.

0:55:31 Julie Anderson, Chair of the Weber CTC, addressed the youth in attendance and encouraged them to participate in the upcoming skate night event on Monday. She stated that the CTC has been working with the North Ogden Youth Council to make the skate park a more positive and welcoming place. She shared that both she and the CTC coordinators will be at the event and would like to discuss potential improvements, such as adding lighting and creating a mural with positive messaging. Julie emphasized that the goal is to shift the perception of the skate park from negative to positive and that the CTC is supportive of exploring grants or matching funds to help with enhancements. Mayor Berube added that there may be grant opportunities through Weber County that could involve matching contributions. Julie reiterated that the CTC is there to support the youth and would be excited to collaborate on these improvements.

0:57:49 Sandy Cochran, a North Ogden resident, commented in opposition to the agenda item regarding the use of culinary water at Jordyn Park. She expressed concern that allowing this would set a precedent for making future exceptions.

She noted that during past water restrictions, residents were warned of large fines or increased costs for using culinary water for outdoor purposes. She stated she would not support making an exception in this case.

0:58:45 Brian Bartholomew, a North Ogden resident, commented on the agenda item regarding the use of culinary water for outdoor purposes in a proposed subdivision. He disclosed that he has Lot 1 in the subdivision and serves on the Board of Directors for Mountain View Irrigation. He stated he is strongly opposed to using culinary water for irrigation, noting that North Ogden has previously issued restrictions and warnings during low water years. Brian said water availability has long been a known issue with this property and was one reason he previously chose not to pursue it. He mentioned he has been seeking water shares as previously advised and confirmed they are available, though difficult to find. He expressed willingness to continue discussions with the developer but urged the Council not to approve the use of culinary water in the subdivision, calling it a bad plan.

1:00:16 Phil Swanson, a North Ogden resident, commented on the agenda item regarding the use of culinary water for outdoor irrigation, stating his opposition to the idea. He emphasized that the City's culinary water system was designed solely for indoor use and fire protection, not for irrigation, and using it for outdoor watering would place an excessive burden on the system. Phil noted that average culinary use per household is around 3,000–6,000 gallons monthly, but irrigation can raise usage to 15,000–20,000 gallons, tripling or quadrupling demand. He warned that approving this for one subdivision would set a precedent and encourage others to request the same, and he urged the Council to reject the proposal.

7. DISCUSSION ON DOG PARK LOCATION AND POTENTIAL FOR FUTURE LOCATIONS

1:02:17 Council Member Barker motioned to postpone the discussion on the Dog Park location until September 23, 2025. Council Member Watson seconded the motion.

All those in attendance voted aye.

8. **DISCUSSION ON THE USE OF CULINARY WATER FOR OUTDOOR IRRIGATION IN THE JORDYN PARK SUBDIVISION**

1:03:10 Barry Gittleman, Hamlet Homes, and Developer, Rick Scadden, spoke regarding the Jordyn Park subdivision and the ongoing challenges in securing secondary water for the project. Barry explained that Hamlet Homes purchased the subdivision about a year and a half ago and became aware after the purchase that the previously arranged secondary water agreement was no longer being honored following the passing of Randy Marriott. He stated they have been actively working with North Ogden Irrigation, Pineview, and Marriott Companies to resolve the issue, have already purchased some water shares, and are trying to secure more. He emphasized that most available shares are for use below the canal, and legal agreements are being drafted to allow use above the canal, though this process could take months or years. He noted the subdivision is fully platted and recorded, but an agreement with the City requires that no certificates of occupancy will be issued until the secondary water issue is resolved. He said they are not seeking a vote but want to inform the Council of the situation and request that, only as a last resort, the City consider allowing temporary use of culinary water for outdoor irrigation if no other solution becomes available. He also stated they would be willing to create an HOA to enforce water-wise landscaping and usage restrictions to reduce demand.

Rick Scadden provided background on the original water agreement, explaining that Marriott Companies had issued a will-serve letter, but after Randy Marriott's death, new leadership initially misstated the number of shares required, causing confusion. He clarified that they now have 10.5 shares secured and are close to obtaining the final share needed, but are waiting for North Ogden Irrigation and Pineview to finalize bylaw amendments to allow use of the shares above the canal. He stressed this situation was not caused by negligence but by unforeseen circumstances and that they are seeking only a short-term solution while permanent agreements are completed. He noted that all infrastructure for a secondary system is already installed, and only the connection is missing, so culinary water would be a temporary stopgap if allowed.

Barry added that they are open to conditions such as strict usage limits, expiration dates, or limiting culinary water use to the first few homes if needed, and they will not proceed without addressing council and public concerns. Mayor Berube clarified that no decision would be made at this meeting and emphasized the complexity of water issues and the need to ensure risk is addressed. The Council agreed to postpone the agenda item regarding the use of culinary water for Jordyn Park.

Council Member Dalpias motioned to postpone the discussion on the use of Culinary Water for Outdoor Irrigation in the Jordyn Park Subdivision. Council Member Barker seconded the motion.

All those in attendance voted aye.

9. COUNCIL DEPARTMENT REPORTS

a. Council Member Dalpias – Police Department

1:28:29 Council Member Dalpias reported that a new Community Service Officer will be starting with the Police Department on September 15 and brings valuable experience to the role. He noted the Weber Fraternal Order of Police annual Officer Wellness Golf Tournament will be held on September 12 and encouraged participation, explaining it raises funds to support officer wellness in Weber County. He also reminded everyone about the Communities That Care event at the North Ogden skate park on September 15 from 6 to 8 p.m., where a member of the police department will serve as a competition judge. Council Member Dalpias expressed appreciation for the youth who spoke earlier about improvements to the skate park, commending their courage in addressing the Council.

b. Council Member Barker – Parks Department

1:30:22 Council Member Barker reported that the Parks Department is currently focused on maintenance of all City parks. He noted they are short-staffed as seasonal employees have returned to school, but they are doing their best to keep up with mowing and preparing the soccer fields for use.

c. Mayor Berube – Building and Planning Departments

1:30:40 Mayor Berube delivered a report from Scott Hess on behalf of Council Member Cevering regarding the building and planning Departments. He stated that 69 building permits have been issued so far this year, including six for townhomes in the Freedom Courts development, with Northview Phase 9 and Views at Rockwood also actively building. He noted the importance of accurate permit reporting for population estimates. Preliminary approval has been granted for the first 22-lot phase of the Barker Estates single-family subdivision near Barker Park and for the 49-unit Orchard Bend multifamily project in the Westates annexation area, which will require 20% owner occupancy.

He also reported that the second code compliance meeting for Tri-City Exchange has been completed, with timelines and expectations set for bringing the property into compliance, emphasizing the need to be firm to avoid setting precedents. The Barker Depot commercial area is progressing, with drive-through tenant improvements underway and the first tenants expected to be Wing Stop, Jersey Mike's, and a Pilates studio.

10. PUBLIC COMMENTS

1:33:39 Brian Bartholomew, a North Ogden resident and board member of Mountain View Irrigation, provided a second public comment regarding the Jordyn Park subdivision. He stated that projects lacking sufficient water shares are not uncommon, and Mountain View is currently dealing with several similar situations. He explained that while development north of the Cove has water through Marriott, other upcoming projects in the area do not. He clarified that a will-serve letter only indicates a company's commitment to maintain and service the system after completion but does not provide actual water, and noted that developers previously connected without delivering the required water, leading Mountain View to disconnect them. Brian expressed concern that proposed HOA enforcement of water usage would not be effective, as overuse penalties are minimal and enforcement would ultimately fall on the city or Mountain View. He acknowledged that the Jordyn Park developers are close to obtaining the needed shares and likely will, but stressed that this is a recurring issue that Mountain View expects to face with other projects in the coming years.

1:35:20 Brenda Ashdown, a North Ogden resident, commented that while she supports the youth who spoke in favor of improvements at the skate park, she is concerned about the environment there for younger children. She stated that younger kids often feel intimidated and have difficulty using the park due to the language and demeaning behavior of older kids. She suggested considering designated times for younger children to use the park without older youth present, though she acknowledged enforcement could be challenging. She emphasized that several elementary-aged children avoid the park out of fear when older kids are present.

11. MAYOR/COUNCIL/STAFF COMMENTS

1:36:50 Jon Call, City Manager/Attorney, announced that the play Bye Bye Birdie will be performed starting the upcoming weekend and continuing the following weekend, noting it is a great show and better than the movie. Mayor Berube reminded him to ensure the theater group is aware that the park closes at 10:00 p.m. and to ask them to monitor sound levels during late-night practices, as there had been instances of rehearsals continuing past 11:00 p.m. He emphasized the need to consistently enforce the park's closing time.

1:38:03 Rian Santoro, City Recorder, announced that the City website now offers a feature for residents to sign up for notifications when meeting agendas are posted. She explained that after signing up, users must confirm their subscription through an email before receiving the notifications and encouraged everyone to utilize this new feature, which is available on the Agendas and Minutes page.

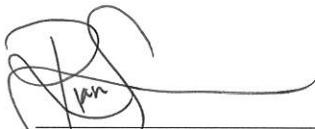
12. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:39 p.m



S. Neal Berube, Mayor



Rian Santoro
City Recorder

10/1/25

Date Approved

