

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

September 23, 2025

The North Ogden City Council convened on September 23, 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 18, 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
Blake Cevering	Council Member
Jay D Delpias	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
Brian Eynon	Chief of Police
Dylan Hill	Public Works Inspector

VISITORS:

Kevin Burns	Phil Swanson
Matt Fritz	Reed Miller
Tera Carney	Zach Ward
Sandy Cochran	Mike Mabey
Grant Protzman	Brenda Ashdown

Susan Kilborn
Susan Clements
Adam Speth
Robert Napoli
John Arrington
Kevin Mikkelson
Sandy Mikkelson

Collette Mabey
Michelle Jentzsch

0:00:01 Mayor Berube called the meeting to order. Council Member Pulver shared a series of quotes in recognition of the first day of fall. The quotes included reflections by John Muir on nature, autumn, and the peace found in the outdoors, as well as another quote describing October's poplars as flaming torches lighting the way to winter. He noted these quotes resonated with his own feelings and then invited the group to proceed with the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:01:55 No conflict of interest was disclosed.

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

0:02:29 Council Member Pulver motioned to approve the September 2, 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.

3. **DISCUSSION AND/OR ACTION TO APPROVE THE 2-YEAR TOWING EXTENSION AGREEMENTS**

0:03:33 Chief Eynon noted that all four companies respond quickly, serve the community well, and maintain good relationships with the City. Mayor Berube confirmed the positive feedback and stated that the agreements with Zach's Towing, Stauffer's Towing, Weber Towing, and Lost Recovery Towing are proposed to be extended by two years.

Council Member Dalpiaz motioned to approve the 2-year Towing Extension Agreements with Zach's Towing, Stauffer's Towing, Weber Towing, and Lost Recovery Towing. 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.

4. **DISCUSSION AND/OR ACTION TO APPROVE THE ENGINEERING SERVICES AGREEMENTS**

0:04:12 City Manager/Attorney Jon Call explained that CEC Engineering, JB Engineering, Wasatch Civil, ESI Engineering, Jones and Associates, and Horrocks Engineering are placed into a qualified pool, and when a project arises, bids are requested from all firms at once. This process shortens the RFP timeline and ensures competitive proposals. He noted that a few additional firms have been added this year compared to previous cycles, as more companies met the City's standards.

Council Member Cevering motioned to approve the Engineering Services Agreement with CEC Engineering, JB Engineering, Wasatch Civil, ESI Engineering, Jones and Associates, and Horrocks Engineering Firms. Council Member Watson 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

5. PUBLIC COMMENTS

0:07:29 Sandy Cochran, a North Ogden resident, thanked the Mayor and Council for allowing the opportunity to exercise the constitutional right to free speech, noting appreciation for the forum, and concluded without further comment.

0:07:40 Reed Miller, a North Ogden resident, announced that a Community Emergency Response Team (CERT) training will be held in October. He encouraged participation, noting the training is valuable, and explained it is a six-week course. He offered to be contacted by anyone interested in enrolling.

0:08:40 Susan Kilborn, a North Ogden resident, asked how the City's contract with towing companies operates, specifically whether they are on retainer and why four companies are needed. City Manager/Attorney Jon Call explained that the City uses a rotation system among the four providers, moving down the list with each call. He clarified that no monthly retainer is paid, and companies are only compensated for the services they provide. Mayor Berube added that the Police Chief monitors the process to ensure proper rotation. Susan thanked the Council for the explanation and expressed appreciation for the system.

0:10:36 Susan Clements, a North Ogden resident and North Ogden Historical Museum Liaison, reported on recent updates and needs at the North Ogden Historical Museum. She thanked the City for assistance with tree removal, yard care, roof repair, and siding replacement, noting that the roof held up well during a recent heavy rainstorm.

She requested gutter cleaning and mentioned the board had discussed the possibility of expanding the nearby parking lot to provide more convenient parking for museum visitors, as current parking is limited to the street. She reminded the Council that the museum is open Tuesdays and Thursdays from 3:00 to 6:00 p.m. and announced the upcoming holiday open house scheduled for December 11–13, after which the museum will close until February. She also noted that the museum is conducting its membership drive, encouraging donations via Venmo, check, or cash, with typical memberships around \$20. She expressed appreciation for ongoing community support.

0:13:25 Council Member Barker motioned to table item 6, the discussion on homeownership in North Ogden, until later in the meeting due to the presenter being stuck in traffic. Council Member Pulver seconded the motion.

All those in attendance voted aye.

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

0:14:22 Matt Fritz, a North Ogden resident, presented a detailed proposal for improvements to the City's Dog Park. He introduced himself as a retired Air Force member and current airline employee who has lived in the community for about a year and a half. He explained that the park was originally designed as a water detention area and not a permanent dog park, but he believes it can be enhanced to serve as a true community amenity. Matt's presentation included several improvement ideas: adding a perimeter walking track, a covered patio with picnic tables, additional benches, trees, and shade areas, replacing chain-link fencing with more aesthetic options, and seeding the park with grass and wildflowers. He also suggested upgrades to the entryway with tree bark or rubber mulch to reduce mud and dust, improved steps for accessibility, and the installation of a filtered dog pool in the low-lying muddy section of the park. Additional features he proposed were a bulletin board, a book-sharing library, and enhanced landscaping to create a more inviting and family-friendly environment. He acknowledged parking as a major concern, offering several options ranging from allowing parking on both sides of 850 East to creating a small parking lot at the north end, to more ambitious ideas such as acquiring adjacent land or creating a safe crossing to Barker Park once it develops further. He emphasized that none of his ideas would interfere with the park's stormwater detention function.

Matt also shared potential funding opportunities, including forming a nonprofit citizen group to manage and fundraise, seeking County and State grants for tree planting and water-wise landscaping, involving Utah State University and local businesses, and potentially reinstating higher dog license fees to help fund improvements. He stressed community interest, noting many park users are willing to volunteer and contribute. The Council expressed appreciation for his thorough presentation and ideas. Council members discussed the detention pond's water depth, mowing and maintenance, long-term parking solutions, and the possibility of relocating or expanding dog facilities at Barker Park in the future. They supported the idea of involving citizen fundraising and partnerships, and noted that grant applications are often strengthened by community involvement.

City staff confirmed that some dog park equipment has already been purchased but not installed, pending decisions about long-term improvements. Liability concerns were briefly discussed, with City Manager/Attorney Jon Call clarifying that most risks fall to dog owners, while the City's responsibility would be ensuring safe infrastructure. Mayor Berube and Council members thanked Matt for his initiative, calling it an exciting example of community involvement. The Council agreed that the next steps are for Staff to review technical issues related to stormwater, evaluate costs, and explore funding and partnership options before considering formal improvements. Matt committed to staying engaged with the process.

0:44:51 Council Member Dalpiaz motioned to move to the discussion on homeownership in North Ogden, as the presenter had arrived. Council Member Pulver seconded the motion.

All those in attendance voted aye.

7. DISCUSSION ON HOMEOWNERSHIP IN NORTH OGDEN

0:45:13 Adam Speth, representing the Northern Wasatch Association of Realtors, encouraged the City to focus on promoting homeownership in higher-density areas. He stated that while there is an oversupply of apartments and high-end single-family homes, there is a shortage of starter housing such as townhomes, condos, PRUDs, and small-lot single-family homes. He noted that North Ogden has approximately 900–1,000 approved but unbuilt market-rate apartments and recommended adopting policies that link higher-density zoning with owner-occupancy.

He referenced House Bill 37, which allows density bonuses for ownership products that meet moderate-income housing requirements. Adam highlighted affordability concerns, citing a median home sales price of about \$542,500, which requires an estimated \$135,000 household income, compared to the City's median household income of about \$105,000. He suggested targeting housing in the \$300,000 to low-\$400,000 range and returning to an 80/20 ownership-to-rental balance. Council members asked questions regarding implementation, existing entitlements, and feasibility. Mr. Speth suggested that entitled apartment projects could be converted to for-sale condominiums through separate tax IDs, and noted recent State legislation intended to improve condo financing and insurance.

The Council expressed support for encouraging more homeownership opportunities, acknowledged potential resistance from developers, and invited Adam to provide additional information and recommendations for attracting ownership-focused development.

8. **DISCUSSION AND/OR ACTION TO APPROVE THE MIKKELSON 3-LOT SUBDIVISION SIDEWALK IMPROVEMENT DEFERRAL REQUEST**

0:55:25 Ryan Nunn, Planner, presented a request from the Mikkelson family regarding a subdivision application to create an additional lot (Lot 2) on 850 East. He explained that as part of the subdivision process, roadway dedication triggered requirements for improvements, including sidewalks. Staff informed the applicants that a sidewalk would normally be required for Lot 2, but City Code allows for a deferral if no other sidewalks exist within 100 feet, which is the case in this area. Both staff and the City Engineer recommended approval of a sidewalk deferral since it meets code criteria and avoids a short, dead-end sidewalk.

Council members discussed past practices, noting concerns about sidewalk deferrals being overlooked or lost over time, and the costs to the City when deferred sidewalks eventually must be installed. City Manager/Attorney Jon Call explained that historically, only a few deferrals have been recorded, some never triggered, but current records management will help track future obligations. Council members weighed the value of requiring immediate construction against the likelihood of eventual City replacement and the lack of nearby sidewalk connectivity.

Applicant Kevin Mikkelson shared the history of the property and explained the family's challenges with the subdivision process. He asked that the Council approve the deferral, noting that it does not make sense to require a sidewalk when none exist on surrounding properties.

The Council expressed understanding of the situation, acknowledged the limitations of the lot and neighborhood, and discussed the need to balance consistency in policy with practicality. A motion was sought to either approve or deny the deferral, with approval requiring Staff to record a standard deferral agreement on the property.

Council Member Watson motioned to approve the Mikkelson 3-lot Subdivision Sidewalk Improvement Deferral Request. Council Member Barker 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. DISCUSSION AND/OR ACTION TO SET A PUBLIC HEARING FOR THE NORTH OGDEN FISCAL YEAR 2025-2026 BUDGET ON OCTOBER 14, 2025

1:19:07 City Manager/Attorney Jon Call explained that State law now requires the Council to formally set the date and time for any budget amendment hearing and recommended October 14, 2025, at 6:00 p.m. to address the property tax issue arising from this year's Truth in Taxation process. He reported that 81 entities began the process Statewide, 68 completed it, and only 20 fully complied and were certified; North Ogden is among the 48 not certified due to not displaying a required document listing all county taxing entities, their rates, contacts, and hearing dates during the Truth in Taxation hearing. He noted the State Tax Commission's heightened enforcement this year, citing another city's decertification for continuing discussion after its hearing and budget action, and said an appeal is underway. Jon stated the City can cover the \$136,000 shortfall from Fund Balance for now and that options to rebalance revenue will be discussed at the hearing. The Mayor criticized the statutory requirement as impractical and asked for a motion to set the October 14, 2025, public hearing as recommended.

Council Member Cevering motioned to approve setting a Public Hearing for the North Ogden Fiscal Year 2025-2026 Budget on October 14, 2025. 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. Mayor Berube – Finance Department

1:25:07 Mayor Berube reported on the City's current financial situation, noting that while financial statements have been prepared, revenues are not yet reflected, making them difficult to assess. He highlighted sales tax collections, showing July receipts of approximately \$358,000, which were about 8% lower than the \$389,400 collected in the same month the previous year. He cautioned that one month does not establish a trend, but sustained declines over multiple months could indicate a problem. He also explained that part of the decrease may be related to changes in State law regarding population estimates, now conducted by the Kem C. Gardner Institute rather than based on census counts and building permits. The new estimate places North Ogden's population at 21,300, only about 400 higher than five years ago, despite the issuance of roughly 500 building permits and multi-family developments. Because sales tax distribution and B&C road funds are tied to population, this lower figure reduces the City's allocation by an estimated \$150,000 annually.

Mayor Berube expressed concern about the lack of an appeal process in the legislation, noting that both he and Council Member Pulver have raised the issue with legislators. He emphasized the impact of this change on revenues, while affirming that the City will continue monitoring sales tax trends and plans to provide a more comprehensive quarterly update at the end of October.

b. Council Member Pulver – Public Works Department

1:32:29 Council Member Pulver reported on several Public Works updates. He noted an increase in graffiti on utility boxes and explained that if the boxes belong to the City, staff is responsible for repair or replacement. He also mentioned that notices for the burn pit had gone out, progress on the 1700 North project was around 85%, and that Public Works is preparing for snowplow season and truck readiness as colder weather approaches. He further reported that homes along Washington Boulevard, west of the S-curve between 3100 and 3300 North, are scheduled for removal, and these structures will be available for Fire Department and Police Department training.

Mayor Berube added that the Fire Chief was enthusiastic about the training opportunities, although regulations prevent the homes from being burned. Mayor Berube also addressed ongoing resident concerns about fiber installation. He clarified that companies performing the work operate under franchise agreements with the City, but responsibility for resolving issues lies with the fiber companies. He emphasized the need to direct residents to the City's website, where contact information for the providers and a detailed FAQ are posted.

c. Council Member Watson – Administration and Recreation Departments

1:36:48 Council Member Watson announced that the voter candidate forum will be held on October 9 at 6:30 p.m. at the Public Safety Building and encouraged residents to research the candidates and participate in the election on November 4. She also reported that the City's Trunk-or-Treat event is scheduled for October 25 at the North Shore parking lot and noted that applications are currently being accepted for crossing guard positions.

d. City Manager/Attorney Jon Call – Capital Projects

1:37:56 City Manager/Attorney Jon Call provided updates on current and upcoming Capital Projects. He reported that the Barker Park design RFP would be released the following Monday, to produce two design options to be reviewed through a public charrette and resident survey. This process will refine the previously approved 10,000-foot-level plan into implementation details. Upcoming Council discussions will include the transportation utility fee and transportation impact fees, which, while separate, can fund similar projects. He noted that xeriscaping improvements at Bicentennial Park have been completed successfully, and staff will present potential RAMP grant projects in November. He encouraged Council members to share ideas, reminding them that eligible RAMP projects must involve new features or facilities, not replacements.

He mentioned prior discussions about a community garden, ongoing work with the pond project, and highlighted Barker Park as the next major project requiring additional funding.

Mayor Berube added that the City should apply for a RAMP grant to support Cherry Days, similar to grants received by neighboring cities for community events.

Council Member Dalpias asked about the Aquatic Center improvements, and Jon confirmed that the relining and installation of the new play structure would occur in the spring, with different contractors coordinating work to save costs. Jon emphasized the chosen liner is cost-effective, reliable, and under warranty. Discussion also touched on the dog park improvements presented earlier in the meeting, with Jon noting these could potentially qualify for RAMP funding since they involve adding new features. Council Member Watson inquired about addressing Barker Park parking issues sooner, but Jon explained that without a finalized design, major investments in parking would be premature and unlikely to score well for RAMP funding. He also cautioned that permanent parking would require infrastructure and maintenance costs, while temporary event parking would require zoning changes. Mayor Berube and Jon further noted that parking has only been a significant issue during Cherry Days, and staff have worked with organizers of the North Pole live nativity to space out showtimes to reduce parking congestion.

11. PUBLIC COMMENTS

No public comment was made

12. MAYOR/COUNCIL/STAFF COMMENTS

1:46:06 Rian Santoro, City Recorder, announced that the updated Capital Projects list will be posted to the City Website by next week, as requested by residents.

1:47:24 Jon Call, City Manager/Attorney, reported that the recent community theater production, Bye Bye Birdie, drew about 1,000 attendees over eight nights. Despite chilly weather, the event was considered a success, with costs covered by resident sponsorships and additional support from Farr West. Final expense details are still being reviewed, and a full financial report will be presented to the Council in October, along with the Cherry Days wrap-up.

Mayor Berube emphasized the importance of transparency, noting that the final Cherry Days budget and event outcomes should also be shared publicly, similar to prior productions.

1:49:19 Council Member Dalpias raised questions about the earlier presentation by the Northern Wasatch Association of Realtors, specifically the claim that North Ogden had shifted from 80% homeownership to more rental housing. City Manager/Attorney Jon Call clarified that there was never a formal City policy mandating an 80/20 split; rather, the shift is due to increased apartment approvals combined with investor purchases of townhomes and condos that were initially intended for ownership. He explained that State pressure to increase available housing units led to more rental approvals, though the real need remains starter homes.

Discussion followed about whether approved but unbuilt apartments could be converted into condominiums. Jon noted that while the state has removed some barriers, the process remains complex and depends on developers' willingness to shift from a build-and-hold investment model to selling units. He said staff would engage with developers of stalled projects to explore this option.

Mayor Berube then suggested sharing updates on new commercial developments along 2700 North for transparency. Jon reported that Wingstop, a Pilates Studio, Jersey Mike's, and Mo' Bettahs are confirmed tenants, with additional national fast-casual restaurants in discussions. Council members expressed enthusiasm about the new businesses.

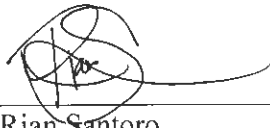
13. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:55 p.m



S. Neal Berube, Mayor



Rian Santoro
City Recorder

10/14/25

Date Approved

