

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

October 28, 2025

The North Ogden City Council convened on October 28, 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 October 23, 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 Dalias	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Peter Brown	Finance Director
Scott Hess	Community & Economic Development Director
Casey Hunsaker	City Treasurer
Dylan Hill	Public Works Inspector
Justin Rasmussen	Leisure Services Manager
Ryan Long	Lieutenant

VISITORS:

Kevin Burns	Reed Miller
Phil Swanson	Susan Kilborn
Tera Carney	Nicci Roylance
Zach Ward	Charlie Schmalz
Sandy Cochran	Catherine

Brenda Ashdown	Jamie Wayman
Merrill Sunderlund	Troy Wessman
Amy Ward	Madeson Wessman
Danielle Neveselov	Heather Chugg
John Arrington	Oliver Arrowood
Elise Hardy	Camden Law
Charles Schmalz	Sam Wayman
Henderson Bird	Don Arrowood
John Hall	JD Hall
Kylie Coleman	Denise Keyes
Chad Pauling	Brian Edmonds
Amy Pauling	Bryan Lund
Derek Terry	Leah Alt
Garrett Seely	
Jenny Larson	
Mindy Albee	
Dani Wollschleger	
Alicia Tisher	

0:00:01 Mayor Berube welcomed everyone to the meeting, and Council Member Watson recognized the passing of Don F. Calvin, a former North Ogden Mayor and long-time public servant. She noted that Mr. Calvin served on the Planning Commission and the City Council from 1976 to 1982, and as Mayor from 1982 to 1986. He also served as chairman of the Weber Area Council of Governments and on the board of directors for the Utah League of Cities and Towns. Mr. Calvin was 98 years old and had lived in North Ogden for 58 years. Council Member Watson expressed appreciation for his many contributions, stating that the City is better because of his service. She reflected on President John F. Kennedy's quote, "Ask not what your Country can do for you, but what you can do for your Country," encouraging everyone to contribute to the community in their own ways to make it a better place. She then led the Pledge of Allegiance.

PRESENTATION

1. CREATING CHANGE SO UTAH WOMEN, GIRLS, AND FAMILIES CAN THRIVE

0:02:38 Mayor Berube introduced Danielle Neveselov, Director of Community Resources, United Way of Northern Utah, representing "A Bolder Way Forward," a statewide initiative focused on helping women, girls, and families thrive.

Danielle explained that the movement is a seven-year collaborative effort addressing five key areas: education, workplace inclusion, community engagement, health and well-being, and safety and security.

She noted that North Ogden would be the first City in Weber County to adopt a resolution of support and outlined examples of other communities' initiatives, such as improving girls' math scores and increasing workplace flexibility for parents.

Mayor Berube thanked her for the presentation and emphasized the importance of turning resolutions into action, noting that domestic violence and sexual assault occur locally and that community awareness and prevention efforts are needed. Danielle said the next step would be to conduct a community assessment to identify existing resources, leaders, and areas for improvement. Council Member Cevering supported the idea of a resolution but requested that Danielle return with specific, actionable recommendations tailored to North Ogden. Mayor Berube agreed, asked that sample resolutions be shared with the City Manager for review, and highlighted the City's existing "safe space" feature in the Public Safety Building as an example of local support for residents in crisis.

CONSENT AGENDA

2. CONFLICT OF INTEREST DISCLOSURE

0:21:25 No conflict of interest was disclosed.

3. DISCUSSION AND/OR ACTION TO APPROVE THE OCTOBER 7, 2025, CITY COUNCIL MEETING MINUTES

0:22:20 Council Member Watson motioned to approve the October 7, 2025, City Council Meeting Minutes. 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 CONDITIONAL ACCEPTANCE OF SUBDIVISION IMPROVEMENTS AT HALL ORCHARD SUBDIVISION**

0:22:45 Public Works Inspector Dylan Hill reported on the Hall Orchard Subdivision, a 17-lot development recorded in April 2022. He stated that all improvements, including storm drain, detention basin, sewer, water, curb and gutter, sidewalks, and roadway, have been completed in compliance with City standards. He recommended conditional acceptance of the subdivision and initiation of the 1-year warranty period for the improvements.

Mayor Berube noted that the completion timeline was longer than usual, and Dylan explained that delays were due primarily to challenges in obtaining and installing a streetlight, which has since been paid for and is pending installation. Mayor Berube thanked Dylan for his persistence in ensuring project completion.

Council Member Dalpiaz asked about the status of the detention basin and its maintenance. Dylan responded that the basin has now been mowed and will be maintained by the City going forward. The developer provided funds to reseed the area, with additional improvements planned for the spring to enhance its condition.

Council Member Pulver motioned to approve the Conditional Acceptance of Subdivision Improvements at Hall Orchard Subdivision. Council Member Dalpiaz 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.

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

0:26:41 Public Works Inspector Dylan Hill reported on the Montgomery Farms Subdivision, located near the North Shore facility and adjacent to Patriot Point. He explained that the 35-lot subdivision received conditional approval in November 2023 and is now ready for final acceptance. All punch list items, including slurry work, approximately 200 feet of curb and gutter, landscaping in the cul-de-sac, and cleanup of the detention basin along 150 East, have been completed. Dylan stated that the City Engineer, Eric Casperson, recommends final acceptance of the subdivision improvements, after which North Ogden City will assume responsibility for maintenance. He noted that the developer is Century Communities, represented by John Coleman, and confirmed that all required work was completed the previous week.

Council Member Cevering motioned to approve the Final Acceptance of Subdivision Improvements at Montgomery Farms. 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

6. **PUBLIC COMMENTS**

0:29:58 Oliver Arrowood, a Weber High School student and member of the school's swim team, spoke in support of constructing an enclosed community pool. He stated that a local indoor pool would significantly reduce travel time for swimmers and families, noting that many teams currently commute over 30 minutes to facilities in South Ogden.

He explained that having a nearby pool would increase community participation in athletics, reduce costs associated with renting pool space, and create opportunities for the high school swim team and other programs to practice locally. Oliver added that a community pool could also generate revenue to improve local athletic facilities and amenities.

0:32:15 Camden Law, a Pleasant View resident and long-time member of the Piranha Swim Team, spoke in support of converting the North Shore Aquatic Center into a year-round facility. Camden shared that he has used the pool for both recreation and competitive swimming since age nine and has also worked there seasonally as a cashier and lifeguard for the past three years. He explained that having a year-round facility would benefit swimmers and families by providing safer, more convenient access, noting that Weber High's swim team currently practices at Ben Lomond High School, requiring him to leave home before 5 a.m. during the winter months. Camden said his competitive team also trains in South Ogden, adding to travel challenges. He pointed to successful examples in Clearfield and Bountiful, where similar pools were expanded into full recreation centers with multiple pools and amenities that serve surrounding communities. Camden suggested that a similar regional partnership could help share costs and make a North Ogden recreation center feasible. He expressed willingness to assist with research or planning efforts if the City chooses to explore the idea further.

0:34:33 Sam Wayman, a member of both the Weber High School and Piranha swim teams, spoke about the benefits of converting the North Shore Aquatic Center into a year-round facility. Sam shared that although he lives in Huntsville, he spends most of his time in North Ogden, often more than 13 hours a day, for school and swim activities. He addressed the financial aspect of the project, noting that based on information he reviewed, approximately 50 users per week could make the facility cost-effective to operate. Sam stated that the Piranha Swim Team alone could provide about half of that participation during the summer months and that additional swimmers from nearby communities, adults, and youth outside high school programs would easily exceed that number during the school year, helping to offset costs. Mayor Berube clarified that the 50-user estimate referred to operational costs, not the total capital expense to enclose the pool, but commended Sam's comments and enthusiasm for community support.

0:36:33 Jenny Larson, a Farr West resident, spoke in support of operating the North Shore Aquatic Center year-round. She shared that her daughter, a junior at Fremont High and member of the Piranha Swim Team, frequently practices at the pool and considers it her favorite place to swim. Jenny expressed frustration that the Weber School District does not have its own swimming facilities, which leaves students dependent on community pools like North Shore.

She suggested exploring a partnership with the School District to help offset operational costs, noting that schools already pay rental fees to use the pool. Jenny also emphasized that keeping the pool open year-round would provide additional recreational opportunities for families, such as water aerobics and other activities, benefiting residents throughout the winter months. She encouraged the Council to give further consideration to extending pool operations to a full 12-month schedule.

0:38:00 Elise Hardy, a North Ogden resident, spoke in strong support of operating North Shore Aquatic Center year-round. She explained that, in her professional work focused on substance use prevention and mental health promotion, research consistently shows that youth who feel connected to their community and have positive outlets are less likely to engage in risky behaviors. Elise emphasized that recreation facilities play a critical role in promoting mental and physical health, improving academic performance, and reducing juvenile crime by providing structured and supervised activities. She also cited data showing that investments in recreation produce a positive financial return, with every dollar spent yielding an estimated \$4.50 in community benefits through healthcare savings, crime reduction, and increased property values. She concluded by urging the Council to invest in healthy living opportunities for youth, stating that the cost of enclosing the pool is small compared to the long-term benefits for families and the community.

0:40:02 Henderson Bird, a North Ogden resident of 26 years, spoke in strong support of enclosing the North Shore Aquatic Center for year-round use. He shared his deep connection to the facility, having swum there as a student and club swimmer, worked there in high school, and now serves as the head coach of the Weber High School swim team. Henderson thanked the Council for their thoughtful consideration of this long-debated issue and acknowledged their commitment to protecting taxpayers while still exploring community improvements. He explained that Weber School District currently spends between \$10,000 and \$20,000 per swim season to rent pool space outside the District, primarily in Ogden, and said the District would likely contribute financially if North Shore became available for school use. He noted that Weber High's swim team has grown to 50 members, reflecting strong local interest in swimming, and that the Piranha Swim Club also pays significant fees to use North Shore during the summer. Henderson added that enclosing the pool would allow the City to host swim meets and expand programs such as water aerobics, which are in high demand but currently unavailable during winter months. He concluded that a year-round pool would not only strengthen community recreation and youth programs but also create new revenue opportunities for North Ogden.

0:45:32 Jamie Wayman, a Huntsville resident and lifelong swimmer, spoke in support of making the North Shore Aquatic Center a year-round facility. She shared that she grew up swimming in a covered pool and has continued swimming throughout her life, from youth competitions to college, and later through pregnancy and adult fitness programs. Jamie emphasized that swimming is an inclusive sport where everyone participates, noting that “no one sits on the bench,” and that access to a quality pool strengthens communities and builds connections across generations. She described the North Shore facility as a major community asset that provides valuable youth employment and recreation opportunities. Jamie said she and her family frequently travel from Huntsville to North Ogden to swim, eat, and shop, explaining that a year-round pool would not only serve residents but also draw visitors who contribute to the local economy. Jamie urged the Council to view the project as a long-term investment in families, health, and community unity, stating that strong swimming programs and facilities help develop robust school teams, active youth, and happier, healthier communities. She concluded by encouraging the City to move forward with making the pool available year-round.

0:48:40 Don Arrowood, a Pleasant View resident, spoke in support of expanding swimming opportunities in the community. He shared that he previously lived in the area but relocated to St. Louis for work, where he observed a strong swimming and water polo culture supported by numerous indoor pools. Don explained that when he returned to Utah for a position at Hill Air Force Base, his family chose to move back to Pleasant View specifically so his son could continue swimming with the Piranha Swim Team and later at Weber High School. He emphasized that the Weber High swimming program is nationally recognized and said his family’s decision to return was driven by the strength of the local swimming community, highlighting the value of maintaining and expanding aquatic facilities in North Ogden.

0:49:25 JD Hall, a Plain City resident and longtime former North Ogden resident, spoke in support of covering the North Shore Aquatic Center. He shared that his daughter swims with the Piranha Swim Team and that the experience has been incredibly positive for their family. JD became emotional as he expressed how meaningful the swim program has been, noting that his family regularly visits North Ogden, often for recreation and swimming at North Shore throughout the summer. He said they would love to see the pool enclosed for year-round use and continue supporting the community’s aquatic programs.

0:50:59 Brenda Ashdown, a North Ogden resident, spoke in opposition to enclosing the North Shore Aquatic Center. She reminded the Council that the community had only recently finished paying off the original bond for the pool and that several hundred thousand dollars from the RDA fund were used this year for maintenance.

Brenda cautioned that the primary expense of a bubble enclosure is not the initial cost but the ongoing costs of heating and maintaining the structure year-round, particularly during the winter. She expressed concern about the financial impact on taxpayers, recalling that residents previously voted down a community recreation center due to similar cost concerns. Brenda urged the Council to determine the total cost of bonding, projected tax increases, and long-term maintenance before considering any project. She stated that the pool does not currently break even and that any revenue it generates is offset by ongoing repair costs. Brenda concluded by stating her belief that it is not the City's responsibility to provide recreational facilities and suggested that those seeking additional swim access should direct their requests to the Weber School District rather than the City.

0:54:02 Denise Keys, a North Ogden resident, spoke in support of enclosing the North Shore Aquatic Center. She shared that she has a daughter on the Weber High School swim team and other children who swim with the Piranha Swim Team. Denise said the pool is heavily used throughout the summer and believes a year-round facility would continue to draw strong participation while providing needed recreation opportunities during the winter months. She noted that North Ogden currently lacks indoor recreation options for youth and that an enclosed pool would create more local jobs and help replace programs like water aerobics that were discontinued elsewhere. Denise emphasized that children involved in sports are less likely to get into trouble and said covering the pool would be an important investment in the community's youth and families.

0:55:17 Jennifer, a parent of three children, spoke in support of enclosing the North Shore Aquatic Center and emphasized the importance of data-driven decision-making. She referenced results from the Weber County Student Health and Risk Prevention (SHARP) Survey, which found that fewer than 50% of local youth feel they have opportunities to participate in community activities, clubs, or organizations. Jennifer stated that this lack of engagement contributes to higher rates of risky behaviors among youth and that providing positive outlets, such as a year-round pool, would help address that issue. She also cited data showing concerns about youth mental health in Weber County and explained that access to physical activity and community programs can improve overall mental well-being. Jennifer concluded by urging the Council to consider these data points as evidence that investing in a year-round aquatic facility would benefit not only local youth but the entire community.

0:57:20 Sandy Cochran, a North Ogden resident, stated that she did not have a position on the pool discussion but wanted to comment on agenda item number 10 regarding the amphitheater. She requested that the financial details, including the dollar amounts generated from amphitheater events, be shared publicly during that presentation for transparency.

0:57:57 Susan Kilborn, a 38-year resident of North Ogden and former Pleasant View resident, spoke in support of enclosing the North Shore Aquatic Center. She shared her lifelong love of swimming, noting her background as a lifeguard, swim team member, and former water aerobics instructor at the North Shore pool, where she once taught large classes. Susan emphasized the physical and mental health benefits of swimming for all ages, from youth and adults to seniors, and said she strongly supports expanding access through year-round use. She acknowledged differing opinions, referencing her friend Brenda Ashdown's earlier comments, but encouraged the Council to keep an open mind and explore potential funding options rather than dismissing the idea. Susan concluded by expressing appreciation to the Council and community and ended on a lighthearted note, wishing everyone a happy Halloween.

1:00:26 Merrill Sunderland, a North Ogden resident, spoke in opposition to enclosing the North Shore Aquatic Center. He acknowledged the enthusiasm of many residents who had spoken in favor of the project. Still, he expressed concern that the proposal appeared to represent a narrow special interest rather than the broader community. Merrill stated that he does not support any tax increase to fund the project unless it is first decided by a Citywide vote, allowing all residents to have a say. He concluded by encouraging the Council to seek funding sources directly tied to those who support the project, rather than burdening all taxpayers.

1:02:20 Reed Miller, a North Ogden resident, spoke about the proposal to enclose the North Shore Aquatic Center. Drawing from his experience in the military and as a former Roy resident, he noted that covered pools and recreation centers are valuable community assets but also costly to maintain. Reed said he currently enjoys water aerobics at VASA Fitness but recognizes that North Ogden's pool has long been an expensive facility for the City. He cautioned that bubble enclosures have limited lifespans and high maintenance costs and urged the Council to carefully consider long-term funding and sustainability before moving forward. Reed encouraged exploring shared funding options or partnerships to prevent the financial burden from falling solely on North Ogden residents while maintaining affordable access.

1:04:15 Mayor Berube thanked all who spoke during public comment, acknowledging the thoughtful and respectful discussion on both sides of the pool enclosure issue. He encouraged those from surrounding communities, such as Huntsville, Pleasant View, and Plain City, to attend their respective City Council meetings and explore how much financial support their cities might be willing to contribute toward a shared facility. He noted that any decision would require identifying both the capital costs and ongoing maintenance expenses and suggested that an interlocal agreement would likely be necessary if multiple cities were to participate.

Mayor Berube explained that while the City Council often hears concerns about property taxes, it is important to gather all relevant information before making a decision. He commended the youth presenters for their passion and professionalism and challenged residents to help gather data on potential revenue, participation levels, and funding partnerships.

Council Member Watson thanked all who provided input and encouraged additional feedback by email, noting that Council decisions are guided by public input. The Council expressed appreciation for the young speakers, stating that while fiscal responsibility remains a priority, the potential community benefits of recreation and youth engagement are significant.

Mayor Berube concluded by referencing a previous successful public presentation on the dog park project, encouraging supporters of the pool to follow a similar approach by researching costs, funding options, and visual plans to help the Council make an informed decision.

7. **DISCUSSION AND/OR ACTION TO APPROVE THE ACCEPTANCE OF THE ATKINSON–PAULING ANNEXATION PETITION FOR 1978 N 1150 EAST**

1:11:45 City Recorder Rian Santoro presented an Annexation Petition submitted by Garrett Seely and Derek Terry on October 14. She explained that the petition and proposed plat had been reviewed and approved by the Weber County Surveyor's Office. Required notices were mailed to all affected entities by both the petitioners and the Weber County Clerk's Office. Rian stated that the Council's action that evening was to accept the petition for further consideration. Once accepted, the annexation would be reviewed by relevant City departments before being certified by the Recorder and forwarded to the Planning Commission for a zoning recommendation. She noted that the petitioners were present and available to answer any questions.

Council Member Dalpiaz motioned to approve the acceptance of the Atkinson–Pauling Annexation Petition for 1978 N 1150 East. 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.

8. DISCUSSION ON TRI-CITY EXCHANGE FOOD BANK CODE ENFORCEMENT

1:15:03 Community and Economic Development Director Scott Hess presented an update on code enforcement efforts at the Tri-City Exchange Food Bank property, located adjacent to the Majestic View Townhomes. He reviewed photographs showing significant site cleanup progress between June and October 2025, including removal of debris, dismantled box trucks, and unregistered vehicles, as well as reorganization of materials and improved storage. However, he noted that several code and site issues remain unresolved, including the lack of an approved site plan, stormwater management, hard-surface parking, and coordination with UDOT for access and traffic control. Scott explained that while the site has improved visually, it still does not comply with City land use standards, as the property is too small to safely accommodate the volume of traffic and operations. He stated there is effectively no chance of the site becoming fully compliant with stormwater or site plan requirements due to physical constraints and limited access to stormwater outlets. He emphasized that continued investment into the site would be impractical and suggested that the long-term solution would be for the food bank to relocate to a more suitable property.

The Council discussed the challenges of enforcing compliance while recognizing the essential community service the food bank provides.

Council Members expressed concern about balancing fairness and consistency in code enforcement with compassion for an organization serving those in need. Mayor Berube noted the importance of avoiding selective exceptions but encouraged staff to assist the organization in finding a compliant, permanent location.

Council Member Watson suggested considering a development agreement or “sunset clause” that would allow the food bank to continue operations temporarily while securing a new site.

Scott Hess and the City Attorney agreed to evaluate possible options, such as creating code provisions for nonprofit uses or establishing a temporary operating timeline, and to return to the Council with recommendations for a path forward.

9. **DISCUSSION ON REVENUES AND EXPENSES CHERRY DAYS 2025 AND THE 2025 AQUATIC CENTER SEASON**

1:41:48 Finance Director Peter Brown presented a review of Cherry Days and the North Shore Aquatic Center. Cherry Days generated about \$6,300 from the 5K and \$22,400 in donations and other revenue. The event used a \$31,000 general fund transfer to balance costs. A missing \$5,000 donation was located, and a \$25,000 donation was received for pickleball. Brown suggested increasing sponsorships, raising 5K fees slightly, reviewing costly events, or establishing an acceptable subsidy amount.

The Council discussed confusion over a reported \$96,000 subsidy for 2024. Staff clarified the figure likely included fund transfers and prior-year balances, not actual spending, and that the real subsidy was closer to \$44,000. Staff will reconcile 2024 figures and confirm whether spending stayed within the authorized budget.

For the Aquatic Center, Peter reported nearly \$600,000 in annual revenue and an estimated \$16,000 operating surplus, excluding depreciation and capital costs.

Attendance averaged 688 people per day, down from 833 the prior year, likely due to weather and fee adjustments. Staff plan to provide data linking attendance to weather patterns.

Justin Rasmussen, Leisure Services Manager, reported that the Aquatic Center operations included 107 employees, over 4,500 training hours, 79 rescues, five major emergencies, and 1,500 children in swim lessons. Events included two free RAMP days, the Flow event, Benny’s Boat Race, and the K-9 Kerplunk. Staff are exploring ways to improve concession sales.

When asked about opening on Sundays, Justin said it would be difficult to staff and recommended limiting any Sunday hours to public swim or private rentals.

On the idea of operating year-round under a new enclosure, Justin said evening hours would be most practical and supported the concept if funding allowed, emphasizing it would require major investment and planning. No formal decisions were made.

10. DISCUSSION ON THE 2025 BARKER PARK AMPHITHEATER SEASON

2:20:17 City Manager/Attorney Jon Call presented a summary of the 2025 amphitheater season. He reported 11 scheduled activities, excluding Cherry Days events, or about 13 total if those are included.

The estimated total attendance was between 3,350 and 3,500 people. Rental revenue totaled about \$3,500, and the two paid productions, Newsies and Bye Bye Birdie, generated roughly \$21,000 in ticket sales. After accounting for expenses, donations, advertising, and rentals, the City netted approximately \$15,200, or closer to \$20,000 if including a \$5,000 reimbursement from Farr West City. Newsies and Bye Bye Birdie were the most expensive productions but also the most successful. Newsies benefited from a grant that covered most production costs, while Bye Bye Birdie received significant donations, including two \$5,000 contributions. Both shows drew around 1,000 attendees each and were viewed as major community successes. About 26 calendar days were used for performances and another 20–30 days for rehearsals. Sound system use was limited to minimize neighborhood impacts. Overall, Jon said the amphitheater operated for 30–60 days with full sound and lighting. He estimated that about \$11,000 remains available to reinvest in future shows or amphitheater activities. Most events, nine of the eleven, were free to the public, creating strong community engagement without major issues such as parking or noise.

The City plans to bring forward a proposal in early 2026 for next summer's productions, with roughly \$11,000 available for show rights and initial costs. Jon credited staff members Stacy, Megan, and Bryce for their strong coordination, with Bryce handling much of the technical and scheduling work. Council members praised the success of the amphitheater season and discussed early scheduling for next year's performances.

11. DISCUSSION ON UTILIZING THE AQUATIC CENTER IN THE WINTER

2:29:19 City Manager/Attorney Jon Call introduced the discussion on potentially enclosing the North Shore Aquatic Center for year-round use, explaining that staffing and maintenance currently scale down in the off-season and that about 50 daily users, six days a week, would be needed to break even on operating costs (not including capital). He expressed philosophical hesitation about using sales tax revenue to subsidize fee-based recreation but said staff would support whichever direction the Council chose.

Leisure Services Manager Justin Rasmussen then presented preliminary findings, with help from Recreation Coordinator Kylie. He outlined the benefits of a permanent dome, extended season, consistent maintenance, opportunities for youth and senior programming, and potential rentals, and showed examples of retractable structures that could open or close within minutes. The estimated cost for an air-supported dome ranged from about \$300,000 to \$1.6 million, with total first-year operating costs around \$1.8 million, including staffing and chemicals. Unknown expenses include heating, snow removal, and winter maintenance. Justin said the enclosure would cover the lap pool only, serving mainly as a practice facility, and could fit small bleachers but not large spectator seating.

Council discussion focused on financial feasibility and community benefit. Council Member Watson asked about potential revenue from school swim teams and private clubs, noting several groups expressed willingness to pay annual or monthly fees. Justin confirmed those revenues were not included in the estimate but said local teams were enthusiastic and ready to sign contracts. Other Council members supported gathering more information but wanted clearer costs, confirmed commitments, and assurance that the project wouldn't add taxpayer burden.

Council Member Dalpiaz recalled a similar 2007 bond vote that failed and suggested any new proposal may warrant public input or a vote. Council Member Barker favored continued off-season research, while Council Member Pulver recommended waiting until the November 21 budget-priority session. Mayor Berube proposed that residents lead the next steps, similar to the citizen-led dog-park project, with City Staff and possibly himself (after leaving office) serving only as resources.

The Council agreed to pursue a citizen-led exploratory effort, coordinated through Council Member Watson, with support from Council Members Barker and Cevering, and to revisit findings later. No formal vote or funding commitment was made.

12. REVIEW OF FLASHVOTE SURVEY ON NEIGHBORHOOD COMMERCIAL

3:07:55 City Manager/Attorney Jon Call summarized results from a recent City survey on small-scale commercial development, which included uses such as coffee shops, bakeries, barbershops, daycares, small medical or dental offices, convenience stores, and art galleries. Overall, residents were cautiously open to the idea but strongly emphasized the need to protect neighborhood character, manage traffic, and ensure adequate parking. About one-third of respondents opposed such development, 16% were neutral, and nearly half supported exploring it further.

Jon recommended that the Council authorize the Community and Economic Development team, led by Scott Hess, to begin drafting an ordinance with the Planning Commission focused on strict use standards, building size limits, hours of operation, and identifying low-impact locations, particularly in future developments away from existing homes. He noted that the detailed written comments and word-cloud data in the survey packet provide valuable insight into residents' concerns and expectations. He concluded by encouraging those who hadn't yet reviewed the survey on North Ogden's "FlashVote" platform to do so, noting that the responses came entirely from residents over age 30 and offered meaningful feedback for shaping the City's long-term approach to small-scale neighborhood commerce.

13. DISCUSSION ON THE NOVEMBER 2025 MEETING SCHEDULE

3:11:47 City Manager/Attorney Jon Call clarified upcoming meeting requirements. He noted that by law, the City Council must meet before November 18 to officially canvass and approve election results (the election is on November 4). Since Veterans Day is November 11 and the annual Council retreat is scheduled for November 21, staff recommended holding meetings on November 18 and November 21 only, rather than adding a meeting during Thanksgiving week. Council members agreed to that schedule. Jon added that December typically includes only one work session and one regular meeting during the second week, with no meetings for the rest of the month due to holidays. He confirmed the November 18 meeting will be noticed as a special meeting to meet legal requirements.

14. COUNCIL DEPARTMENT REPORTS

a. Mayor Berube – Finance Department

3:15:18 Mayor Berube reviewed the City's financial and sales tax status, noting that monthly sales tax collections were better than budgeted. Year-to-date revenues are up approximately 1.27% compared to last year, despite fluctuations in earlier months. He reported that excavation permit revenue has already exceeded the annual budget, and building permit revenue is at roughly 40% of the yearly projection after only three months, indicating a strong start to the fiscal year. He also noted that interest income remains favorable, with no major expenditure concerns identified in the financial statements provided by Finance Director Peter Brown. Overall, he described the City's financial position as healthy and on track.

b. Council Member Pulver– Public Works Department

3:17:23 Council Member Pulver reported that asphalt work around the City is nearly complete for the season, and snowplows are prepared for the upcoming winter weather. Public Works has winterized all summer equipment, including park restrooms, and relocated equipment behind City facilities to improve access to the Senior Center. The annual leaf collection program is underway, with residents reminded to place leaves on the park strip, not in gutters, to prevent storm drain blockages. Leaf pickup will occur the day after each neighborhood's garbage collection, following the same schedule as last year.

c. Council Member Watson – Administration and Recreation Departments

3:18:39 Council Member Watson reported on behalf of the Administration, noting that Leisure Services Manager Justin Rasmussen had already given his update, HR Director Katie had no additional report, and City Recorder Rian Santoro reminded everyone to vote in the upcoming election.

d. City Manager/Attorney Jon Call – Capital projects

3:18:52 City Manager/Attorney Jon Call reported that the detention basin relocation project has been awarded to J-U-B Engineers for design, with completion expected by late November or early December, allowing construction bids to proceed for spring and summer work. He also noted that the Barker Park design contract has been awarded for the initial design phase, which will include three concept options to be reviewed by staff, Council, and the public through community workshops. The plans will align with Council direction, featuring soccer fields on the north section and other amenities consistent with prior park concepts.

Jon added that a Transportation Utility Fee discussion is scheduled for December and that the Transportation Impact Fee update process is underway, with engineering firm proposals expected soon and a preliminary discussion with the council planned for January. Mayor Berube emphasized that moving forward on transportation and commercial planning is time-sensitive due to potential development opportunities.

15. PUBLIC COMMENTS

3:21:53 Brian Edmonds, a former North Ogden resident and Weber High swim team member, spoke in support of covering the North Shore Aquatic Center.

He noted that with the 2028 Olympics approaching, there will likely be a National surge in interest and participation in swimming, creating a timely opportunity for North Ogden to expand its facilities. Brian emphasized that Weber School District should be approached to help fund the project, as it is reportedly the only large district in Utah without its own pool, relying instead on Ogden School District, which has increased usage fees. He also suggested exploring Olympic-related grants and funding opportunities for local sports development. Brian concluded by expressing his appreciation for the pool and the positive impact swimming has had on his life.

3:25:17 Bryan Lund, a resident of Mountain Green and local swim coach, spoke in strong support of covering the North Shore Aquatic Center. He shared that his petition for the project has gathered over 400 signatures, with additional backing from residents across Weber County, including Pleasant View, Farr West, Plain City, and Marriott-Slaterville, bringing total support to an estimated 1,200 people. Bryan explained that swimmers often face challenges traveling to South Ogden for winter training, resulting in a 20–30% loss of local swimmers each season. He emphasized that North Shore is a highly valued and reliable facility compared to others in the region, which frequently close unexpectedly. He also noted strong community interest in expanding aquatics programming, including master’s swimming and water polo teams, if the pool were available year-round. Bryan concluded by commending the City for its work, acknowledging concerns about raising taxes, but affirming that broad community support exists across northern and western Weber County to help sustain the project without overburdening North Ogden taxpayers.

3:28:58 Phil Swanson, a North Ogden resident, provided historical context on the City’s pool decisions and urged fiscal caution regarding the proposed pool cover project. He recalled that around 2000, residents voted against issuing a bond to build the pool, but the City Council proceeded with construction anyway, and in 2007, voters again rejected a bond to cover the pool. Swanson emphasized that the Council has a fiduciary responsibility to respect taxpayer sentiment and spend public funds wisely. He referenced the Rupert, Idaho, and Greenville, South Carolina pool cover projects, both featuring retractable or permanent structures costing \$2–3 million, and warned that fabric bubble covers are prone to vandalism and costly repairs, noting Rupert’s previous bubble was damaged twice, each incident costing \$600,000 to replace. He also highlighted that Rupert’s project succeeded partly because of a \$1 million private donation, suggesting similar fundraising could be essential if North Ogden pursued a project of this scale. Phil proposed conducting a FlashVote community poll to gauge public support for a \$3 million expenditure, stressing that inflation could push the total even higher.

He concluded by announcing plans to personally visit Rupert, Idaho, to tour the facility and gather firsthand information, inviting Council Member Watson and one additional Council Member to join him to avoid a quorum.

3:32:45 Leah Alt, a North Ogden resident and a former swim and water polo coach of 12 years, spoke passionately in favor of covering the North Shore pool to support local youth. She emphasized that it is unusual for a high school of Weber's size to lack its own pool, forcing students to travel 20 minutes for practices, a burden that disadvantages less privileged families who cannot provide early-morning transportation. Leah highlighted the broader community benefits of youth sports participation, noting that involvement in programs like swimming and water polo reduces teen pregnancy, drug use, and behavioral issues. She described swimming as an "equalizer sport", accessible to all students, not just those who can afford expensive club sports, and shared how it personally impacted her daughter, who "needed a win" and found confidence and belonging through water polo. She urged the Council to consider the social and emotional benefits for underprivileged youth who would gain access if the pool were open year-round. She also expressed appreciation for Leisure Services Manager Justin Rasmussen's dedication, acknowledging that expanding pool operations could demand extra unpaid effort from him, which community members would continue to rely on regardless.

3:36:06 Heather Chugg, a Pleasant View resident and former Weber High swim team member from 1991 to 1995, spoke in support of developing a community pool facility. She shared her experience growing up in several East Coast and military communities where public swimming was a normal part of community life and expressed surprise that Weber High still lacks a pool after so many years. She said aquatic centers serve residents of all ages by offering swim lessons for children, low-impact fitness and rehabilitation programs for adults and seniors, and opportunities for lifelong health and recreation. She added that many people do not realize how beneficial these facilities can be until they have access to them. She mentioned examples from other states, such as YMCA programs that promote swimming for beginners and community triathlons that encourage fitness and inclusion. Heather suggested that hospitals and wellness centers could be potential sponsors or donors to help fund such a facility.

Heather also commented on the proposed closure of Lomond View Elementary School, encouraging the school board to pause and review new housing growth before finalizing any decision, warning that closing the school could create overcrowding and greater costs later. Mayor Berube responded that the school district is aware of these issues and is studying future growth projections.

3:41:48 Heather, a North Ogden resident and former employee at North Shore, spoke in support of continuing to explore the idea of covering the pool. She said there is strong community passion and that many funding and design options have not yet been fully considered. She asked the Council to allow residents the opportunity to gather and present data before any decisions are made. Heather recalled her family's involvement in the 2007 bond effort and said misinformation at that time influenced public opinion. She opposed using a flash poll to gauge support, arguing that it would likely produce inaccurate results since younger families, the group most likely to use the pool, are less represented in those surveys. She emphasized wanting a fair, citizen-led process to study the proposal thoroughly.

3:43:14 Another North Ogden resident followed, suggesting that the City proactively contact the citizens who spoke in favor of the pool to guide them on how to develop and present a formal proposal. He said they have enthusiasm but may not know the steps needed to turn their ideas into actionable research. He also thanked the City for allowing vacant homes on 400 East to be used by the Fire Department for live training exercises, calling it an invaluable opportunity for first responders.

3:45:40 Sandy Cochran, a North Ogden resident and member of the Weber County League of Women Voters, thanked and commended the City's candidates for conducting respectful campaigns. She noted that in contrast to other nearby communities where elections have become negative and divisive, North Ogden's candidates have maintained civility and professionalism. She expressed some concern about the amount of campaign funding coming from real estate and development groups, but emphasized her appreciation for how well the local campaigns have been handled overall.

16. MAYOR/COUNCIL/STAFF COMMENTS

3:46:46 Finance Director Peter Brown commented that, based on his own research, the estimated \$3 million cost for covering the pool seems accurate. He added that if the project is funded without using taxpayer money, the City would still need to generate about \$200,000 in additional annual revenue to cover expenses unless grant funding is secured.

3:48:06 City Manager/Attorney Jon Call explained that a resident requested permission to place fundraising signs at the dog park, but the current City Code only allows signs the size of political signs. He asked whether the Council wanted the Planning Commission to consider amending the code to allow larger fundraising signs in institutional zones.

Council Member Dalpiaz said a local veterinary business had contacted him about sponsoring signs after hearing the earlier dog park presentation. He supported allowing fundraising signs but was unsure whether the current size limit would be sufficient or appealing to sponsors. Mayor Berube suggested reaching out to the resident who proposed the dog park to gather feedback from interested businesses about whether the smaller signs would be acceptable for sponsorships. Council Member Barker agreed to contact the resident and discuss what size and type of signage would make sense. The discussion concluded with general agreement to collect input before deciding whether a code amendment is needed.

17. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 9:53 p.m.



S. Neal Berube, Mayor



Rian Santoro
City Recorder



11/19/25

Date Approved