

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

November 18, 2025

The North Ogden City Council convened on November 18, 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 November 13, 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	Excused
Jay D Delpias	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
Dylan Hill	Public Works Inspector
Dave Espinoza	Public Works Director/Assistant City Manager
Nate Davis	Building Official

VISITORS:

Tera Carney	Maxwell Irvine
Phil Swanson	Riley Watson
Zach Ward	Haylie Squire
Sean Wilkinson	Kate Macbeth
Mike Mabey	Lydia Potokar
George Lenkersdorfer	Mylie Harkness
Kale Watson	Claire Gunderson

Brock Watson
Dallin Squire
Tiffany Godfrey
Wendy Broadhead
Alicia Tischler
Charles Schmalz
Kevin Burns

Susan Kilborn
Susan Clements

0:00:00 Mayor Berube welcomed everyone to the meeting and introduced Boy Scout Cub Pack #1023 Member, Peter, who offered an invocation and then led in the Pledge of Allegiance.

PRESENTATION

1. WEBER COUNTY TRANSFER STATION PRESENTATION

0:01:32 Weber County Community Development Director Sean Wilkinson presented information regarding the County's transfer station operations and the request for cities to sign an updated long-term waste delivery agreement. He explained that a new Ogden City transfer station has opened and has contracted with Republic Services to accept all commercial waste at a lower rate than the County's facility. This shift has significantly reduced the County's commercial tonnage and negatively impacted the transfer station's budget. The County provides numerous public waste services, including green waste, household hazardous waste, tire recycling, and metal and cardboard diversion, and relies on municipal waste contracts to maintain these services, as they are not mandated by statute.

Sean stated that the current two-year agreement between the County and cities includes a six-month opt-out clause. The County is requesting an updated agreement with an initial five-year term, three additional five-year extensions (up to twenty years total), and a two-year opt-out clause. All other terms remain the same. He emphasized the County cannot continue to operate the transfer station without guaranteed municipal waste streams, as relying only on public drop-off is not financially sustainable. The County has also held its tipping fee at \$50 per ton for three years in response to competition, despite prior increases largely tied to fuel and trucking costs. He noted the County is managing expenses by leaving vacant positions unfilled and reviewing efficiency services. Sean cautioned that the competing Ogden transfer station has offered some cities slightly lower rates, but with automatic annual CPI increases and fewer public services than the county currently provides. He also noted concerns regarding potential future acceptance of out-of-state low-level waste at a related facility.

He clarified that County residents would not be turned away from using the County's transfer station, but fees could differ depending on whether their city participates in the agreement.

The Council discussed the County's financial challenge, the importance of all major cities, including Ogden City, participating, and the need for predictable tipping fees and service assurances in any long-term agreement. Sean stated the County would not finalize contracts unless a majority of cities commit. Several cities have already approved or are considering the agreement, and he is meeting with others throughout the month. Council members expressed willingness to consider the proposal but noted the complexity of the issue and the need to review the contract and financial information. Mayor Berube reiterated that the County cannot continue to absorb annual losses and that upcoming contract renewals with Republic Services may also affect long-term costs. Council members agreed to continue reviewing the proposal as other cities make decisions.

2. YOUTH COUNCIL PRESENTATION

0:27:39 Members of the North Ogden Youth City Council presented an overview of their activities, leadership experiences, and efforts to manage limited funding. Youth City Mayor Kale Watson highlighted the Youth Council's 20–30 active members and their volunteer service at major City events, including Cherry Days, the North Pole event, Trunk-or-Treat, and the Easter Egg Hunt. He shared personal experiences developing leadership and problem-solving skills while volunteering and noted that the Youth Council welcomes students in grades 8 through 12 and receives support through a grant with Utah State University.

Youth Council member Mylie Harkness spoke about the annual statewide Youth Council Leadership Conference at Utah State University, describing it as a valuable learning and networking opportunity with breakout sessions on goal setting, communication, and personal development. She reported that the conference costs approximately \$300–\$400 per participant, covering registration, lodging, and transportation, and expressed appreciation for any financial assistance available.

Youth City Manager Maxwell Irvine described a new participation-based point system he developed to fairly determine eligibility for attending the conference when the budget is limited. He explained that members earn points through attendance, recruitment of new members, and going above and beyond in service. Points are tracked through a detailed Google Sheet he created, using formulas to eliminate manual errors, and displayed on a leaderboard accessible to the Youth Council. He noted he has managed this system for seven months and that it encourages consistent engagement.

Youth Council Recorder Haylie Squire explained her role in tracking attendance at events, which determines point awards and eligibility for conference participation. She emphasized the positive personal and community impact of the Youth Council and expressed gratitude for the City's support.

The Council and the Mayor thanked the youth for their service, commended their leadership and creativity, and engaged in light conversation and questions. The presentation concluded with expressions of appreciation for the youth members' contributions to the community.

CONSENT AGENDA

3. CONFLICT OF INTEREST DISCLOSURE

0:37:35 No conflict of interest was disclosed.

4. DISCUSSION AND/OR ACTION TO APPROVE THE OCTOBER 14, 2025, AND OCTOBER 28, 2025, CITY COUNCIL MEETING MINUTES

0:37:48 Council Member Pulver motioned to approve the October 14, 2025, and October 28, 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 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 ROCK POINT ESTATE SUBDIVISION**

0:38:35 Public Works Inspector Dylan Hill reported on the status of improvements for the Rock Point Subdivision Phase 3, located below Frog Rock. He explained that the subdivision was recorded in November 2022, and he previously appeared before the Council in February 2024 when the conditional acceptance was amended following inspection. At that time, the punch list identified a missing section of sidewalk on the north side and approximately 40 feet of curb and gutter requiring replacement. Dylan confirmed that all required improvements have now been completed and meet City standards. He noted that the City engineer, Eric Casperson, has recommended final acceptance of the subdivision. No further questions were raised by the Council.

Council Member Dalpias motioned to approve the Final Acceptance of Subdivision Improvements at Rock Point Estate Subdivision. 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**

0:40:57 Phil Swanson, a North Ogden resident, commented on the transfer station discussion. He noted that Weber County has long been the only transfer station option, creating what he described as a functional monopoly. He observed that the County now appears concerned because a competing private facility has entered the market. Phil acknowledged that the County provides certain services the private entity may not, and he encouraged the Council to proceed cautiously and deliberately as it evaluates whether to remain with the County or consider alternative options.

He added that private industry often performs more efficiently than government, but recognized that solid waste operations are specialized and may differ. He wished the Council luck as they considered the decision.

0:42:29 George Lenkersdorfer and his wife, both North Ogden residents, addressed the Council regarding the vacant homes near their property on 450 East, which are currently being demolished as part of the City's project in that area. They stated they are interested in potentially purchasing one of the lots once the homes are removed and asked about timelines, process, and plans for the properties. They also noted concerns about future development, including the possibility of multistory buildings obstructing their mountain views. Staff explained that all vacant homes are scheduled to be demolished within the next month, after which the area will remain undeveloped until the larger project concludes. The project is anticipated to begin in the spring and be completed by October of next year. During that period, the Planning Department will review and finalize how the lots will be reconfigured and designated for future sale. Under the City's agreement with Weber County, all lots must be sold at market value, and sale proceeds must be returned to the project budget. The City intends to notify adjacent property owners, including the Lenkerdorfers, when the lots are ready to be listed and will provide early notice before properties are marketed more broadly. Staff also noted that impact fee credits remain with the parcels due to existing structures, which adds value to the lots for future construction. The Lenkerdorfers reiterated their desire for the opportunity to purchase the lot directly behind their home and expressed concerns about maintaining control over development adjacent to their property. The Mayor clarified that only the City Council has authority over the disposition of the lots and that any commitments previously referenced were not binding. Staff confirmed that all utilities would be stubbed in for future home construction. The Council and Staff thanked the Lenkerdorfers for attending and stated that their interest and contact information had been formally recorded.

7. **DISCUSSION AND/OR ACTION TO APPROVE THE 2025 GENERAL ELECTION CANVASS REPORT**

0:48:31 City Recorder Rian Santoro presented the results of the 2025 General Election. North Ogden City had 12,709 active registered voters, with a voter turnout of 40.7%. A total of 5,173 ballots were counted, with 25 ballots rejected. Three provisional ballots were cast, and all three were counted. By-mail ballot data included 12,888 ballots mailed to voters, of which 5,173 were returned and counted. A total of 7,715 ballots were not returned, and 259 were undeliverable. Seventeen ballots were returned after the deadline.

One ballot was rejected for a signature mismatch, five were returned unsigned, and two were signed by someone other than the voter.

The reported results for Mayor showed Ryan Barker receiving 59.7% of the vote. For the two City Council at-large seats, the top candidates were Jay D Dalpiaz with 37.8% and Tera Carney with 23.65%. The final results were presented for Council acceptance and certification.

Council Member Pulver motioned to approve the 2025 General Election Canvass Report. Council Member Watson seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

8. DISCUSSION AND/OR ACTION TO APPROVE THE AGREEMENT WITH DOUBLE OTT RANCH TO MOVE PROPERTY LINES TO ACCOMMODATE THE POND AND NEIGHBORING DEVELOPMENT

0:52:38 City Manager/Attorney Jon Call provided an update regarding Block 3 of the Patriot Point Subdivision, which the City obtained in 2019–2020 through development and reimbursement agreements that conveyed approximately 6.5 acres to the City in exchange for impact fee credits. During the final design of the detention basin, staff determined that a 0.47-acre section of the property was not needed. Jon explained that the additional land created an irregular “bulb-out” in the pond design that offered no functional capacity and complicated fencing and access for the neighboring Double Ott Ranch property.

Following a full engineering review, staff recommended straightening the property line and returning the 0.47 acres to the previous owner. This adjustment would also reduce the impact fee credits owed to the developer, with no monetary exchange required.

Jon noted that the detention basin will still meet the required 22.3 acre-feet capacity, and the design change reduces future maintenance obligations while maintaining planned amenities such as the walking trail, kayaking/canoeing area (with swimming prohibited per the original agreement), playground, and parking area.

In response to Council questions, Jon reviewed the future alignment of 150 East. The roadway currently extends near the subdivision and is intended to continue north to connect with 2550 North. Utility work and rough grading have already occurred, though the road is not expected to be constructed until surrounding parcels develop. He noted that 150 East will not align with 100 East or 200 East, but will tie into an existing point near nearby homes and may connect more directly when larger properties, such as the former sod farm, are redeveloped in the future. Jon concluded by recommending approval of the agreement, adjusting the property boundary, and associated impact fee credits.

Council Member Watson motioned to approve the Agreement with Double Ott Ranch to move property lines to accommodate the pond and neighboring development. Council Member Barker seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

9. COUNCIL DEPARTMENT REPORTS

a. Council Member Dalpiaz – Police Department Report

0:59:39 Council Member Dalpiaz reported that the Police Department recently hosted a wellness conference attended by agencies from across Weber County. The event focused on supporting officers' physical, mental, and emotional health, and highlighted strategies for maintaining wellness throughout their careers and into retirement.

He also noted that the department currently has one open law enforcement position and is in advanced discussions with a potential candidate. Overall, the department remains well-staffed.

b. Council Member Cevering – Planning and Building Departments

1:00:35 City Manager/Attorney Jon Call provided an update on behalf of Council Member Cevering. He reported that the annexation request for the Pauling/Atkinson property, located near Fruitland Drive at approximately 1900–1950 North, will be reviewed by the Planning Commission the following evening for a zoning recommendation. The item is expected to come before the City Council in December, though it may be deferred to January due to the length of the December agenda. Jon noted that the discussion is anticipated to be highly involved and encouraged Council Members to engage with residents as needed, explaining that annexations are legislative actions and ex parte communication is permissible. He also shared brief updates on economic development activity, stating that the Community and Economic Development Department has conducted several commercial site plan reviews. While project names cannot yet be released, he indicated that promising commercial prospects are moving forward. Jon concluded by noting that continued residential construction is occurring throughout the City.

c. Council Member Barker – Parks Department

1:02:50 Council Member Barker noted he had not been able to contact the Parks Department for an update. Council Member Pulver reported positive feedback from residents regarding Kyle, the leaf collection operator, noting that he has been especially helpful in unusual or challenging situations and expressing appreciation for his efforts. The Mayor reminded residents that leaves should be placed on the park strip rather than in the gutter, as leaves in the roadway create operational and drainage issues. He further clarified that the guidelines provide an exception for properties with gravel or stone parkways.

10. PUBLIC COMMENTS

No public comment was made.

11. MAYOR/COUNCIL/STAFF COMMENTS

1:04:19 City Manager/Attorney Jon Call reported that the City's leaf collection truck, nicknamed Snuffleupagus, is aging and increasingly expensive to maintain. He advised the Council to begin planning with the expectation that the vehicle may not be replaced due to cost, noting that a new leaf truck is now priced at approximately \$650,000, nearly triple what the City paid when it originally purchased the equipment as part of an early test group. Jon stated that while the truck benefits stormwater management, its high replacement cost makes future continuation of the program uncertain. He also reminded the Council and public that the annual Council Retreat will be held in the Council Chambers on Friday at 8:00 a.m., with a tentative goal of concluding around 1:00 p.m. The meeting is open to the public and will be recorded.

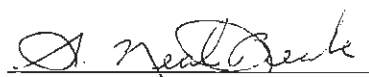
1:05:52 Council Member Barker reported on recent firefighter training activities using the soon-to-be-demolished homes near 450 East. He explained that firefighters have been able to conduct extensive hands-on exercises, including cutting ventilation holes in roofs, breaching exterior brick walls to create emergency exits, and cutting an eight-by-eight-foot opening in a floor to practice rescues using fire hoses. He noted that such realistic training is invaluable and only possible when access to real structures is available. Several outside fire agencies have also participated in the training, similar to how local crews join training opportunities when structures become available in other jurisdictions. In response to a question, Council Member Barker confirmed that the City does not receive compensation from other agencies that participate; instead, the training exchanges are reciprocal and mutually beneficial. The Mayor added that the Police Department is also utilizing the structures, and both departments find them highly valuable. Council Member Watson then raised a follow-up question regarding the earlier discussion on the vacant lots, expressing support for allowing adjacent homeowners the opportunity to purchase neighboring lots and asking how that process would be formalized. The Mayor agreed with the concept but cautioned that any form of first right of refusal must be structured carefully so as not to unintentionally affect market value. Council Member Watson also asked how homeowners would be notified. City Manager/Attorney Jon Call explained that staff will bring back a proposed policy for Council consideration, noting that State law requires a formal public hearing and Council action to dispose of City-owned property. Jon added that previous discussions have included the idea of prioritizing attainable housing, for example, housing options suitable for teachers or firefighters, as part of the future subdivision. He suggested that a sealed-bid process with appropriate parameters may be one option. Staff anticipates returning to the Council with a formal process next summer as the subdivision and overall project near completion.

1:09:27 Council Member Dalpiaz reported on a recent Planning Commission discussion concerning public notification requirements for zoning changes and annexation requests. He noted that during that meeting, a resident expressed frustration about not receiving notice for an item under review. Staff determined that the resident lived just outside the 300-foot state-mandated notification radius. Council Member Dalpiaz stated that the Planning Commission discussed whether the City should consider expanding its notification boundary beyond the minimum required by state law to improve transparency and reduce instances where residents feel they were not informed. He expressed interest in exploring an expanded radius, such as 500 feet or another appropriate distance, while acknowledging that larger boundaries would increase mailing costs. The Mayor noted that a modest increase may be reasonable and asked that the City Manager review the matter. City Manager/Attorney Jon Call stated that staff can bring back options, including examples showing how many additional homes would be notified at various distances. He emphasized that the current notification system already helps create a “critical mass” of awareness, but additional outreach could be considered, particularly in areas with lower density or agricultural parcels where fewer residents are captured within the existing 300-foot radius.

12. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:12 p.m.


S. Neal Berube, Mayor


Rian Santoro
City Recorder



12.9.15

Date Approved