

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

December 2, 2025

The North Ogden City Council convened on December 2, 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 26, 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
Peter Brown	Finance Director
Dylan Hill	Public Works Inspector
Dave Espinoza	Public Works Director/Assistant City Manager
Brian Eynon	Police Chief
Bowen Koenig	Streets Supervisor

VISITORS:

Kevin Burns	Susan Clements
Tera Carney	Brenda Ashdown
Zach Ward	Lamar
Susan Kilborn	Jennifer Pennington
Christopher Burton	
Marcus Keller	

0:00:00 Mayor Berube welcomed everyone to the meeting, and Council Member Cevering offered the invocation and led in the Pledge of Allegiance.

ACTIVE AGENDA

1. PUBLIC COMMENTS

0:01:05 No public comment was made.

2. DISCUSSION ON ADOPTING A TRANSPORTATION UTILITY FEE AT THE DECEMBER 9, 2025, CITY COUNCIL MEETING

0:03:04 Marcus Keller with Cruise and Associates presented an overview of the Transportation Utility Fee (TUF) study underway with City staff. He explained that a TUF is a utility-style fee intended to fund transportation infrastructure based on system use rather than relying solely on property tax increases. Based on a recent pavement condition study, which identified the City's average road Remaining Service Life (RSL) at approximately seven years, engineers estimated that fully reconstructing all City roads to new condition would cost approximately \$115 million. Under anticipated TUF legislation, the fee may only be used to cover the "funding gap" needed to maintain the current RSL. That gap is estimated at approximately \$3 million annually, although staff focused on a target of \$1.5–\$1.6 million to mitigate resident and business impacts and minimize legal risk.

Marcus reviewed several scenarios varying the monthly fee per Equivalent Residential Unit (ERU) and the commercial ERU rate. One ERU equals one residential account, while commercial ERUs are assigned using national traffic-trip data based on use type and square footage. Scenarios included residential fees between \$10 and \$15 per month and different discounts and caps for businesses. Uncapped business fees could reach several thousand dollars per month for high-traffic users, while capping any one business at \$500 would reduce projected revenue by about \$400,000. Staff and the consultant noted that higher residential ERU rates distributed across more than 7,000 accounts yield steady revenue with a smaller per-household burden, while high business rates quickly escalate for large traffic generators.

Mayor Berube and the Council discussed whether to include tax-exempt institutions such as churches and schools. The Mayor emphasized that these entities generate significant road use and are included in some other cities' TUF programs.

Staff noted potential legislative changes that may require exemptions, but confirmed they can be included under current law. The Council supported rerunning the model with institutions added to distribute costs more fairly and potentially reduce residential fees. The Council also discussed the prior \$3.50 monthly road fee that was shifted into property taxes. Mayor Berube stated that residents expect those funds, roughly \$300,000 annually, to still support roads and that they should be counted toward the TUF calculation. Staff explained that those funds are currently used in the general fund and capital projects, so designating them formally for roads would require addressing any resulting budget gap. Marcus agreed to prepare scenarios based on both a \$1.6 million need and a reduced \$1.3 million need if the \$300,000 is dedicated to roads. Council members expressed concerns about impacts on large and small businesses, the need for caps, and overall competitiveness. Ideas included tiered caps, but keeping the system simple and legally defensible. Staff and the consultant emphasized that caps must be applied consistently to avoid legal challenges. The Council also noted the need to protect small, locally owned businesses while ensuring high-traffic users pay an appropriate share. They discussed long-term policy considerations, including inflation in construction costs, maintaining versus improving RSL, and communicating a clear multi-year plan to residents. Staff explained that a \$1.6 million TUF, combined with existing funding sources, would provide \$2–\$2.5 million annually, enough to maintain current road conditions. Marcus emphasized that preventative maintenance is critical to avoid costly future reconstructions and noted that TUF revenues must be used exclusively for transportation-eligible projects and reviewed at least every ten years. Council Member Dalpiaz reiterated the importance of assisting low-income residents and asked staff to explore using Weber County tax-relief lists or similar mechanisms for TUF discounts. Staff confirmed they are already coordinating with the County. Marcus will return with updated scenarios, including sample business impacts, for further Council consideration.

3. **DISCUSSION ON RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) PROJECTS FOR 2026**

1:13:51 City Manager/Attorney Jon Call introduced a discussion on potential Weber County RAMP (Recreation, Arts, Museums, and Parks) grant applications and requested direction from the Council so staff can prepare formal proposals for January submission. He explained that RAMP funds, generated from a Countywide sales tax, are competitive and must enhance or expand amenities rather than simply replace existing facilities.

Jon outlined three primary categories staff is considering, park amenity improvements, cultural arts programming support, including community theater and arts activities where RAMP could help pay for rights to shows, sets, and other program costs, and City celebrations, such as using RAMP funding to support Cherry Days and similar events, similar to how other cities use RAMP to help fund their community celebrations. Council members expressed interest in tying RAMP requests to projects that leverage volunteer time, donations, and matching funds, since those factors strengthen applications. Barker Park improvements were seen as a strong candidate because the park is under-reserved compared to others and could benefit from an expanded playground and larger Bowerly to increase use. Council members supported exploring RAMP funding for Cherry Days and related programming (such as the luau), noting that previous fundraising did not fully meet goals and that RAMP has not been used for Cherry Days in the past. With input from Council Member Cevering and resident Kevin Burns, the group discussed how RAMP has historically funded items like playgrounds, dog parks, park parking lots, and museum/arts programming, but not purely transportation-focused wayfinding or basic building repairs. They also discussed possibilities for Museum and Senior Center exhibits, arts displays, and additional amphitheater and park infrastructure that could qualify if framed as park and arts improvements. Jon noted that the City can submit multiple applications in each category, but is unlikely to receive all of them; however, applying for more increases the chance of being awarded at least some projects. Staff will return with specific project proposals, cost estimates, and match strategies, likely including Barker Park upgrades, bike racks, and eligible trail-related elements, Cherry Days and other celebration support, and cultural arts and museum programming, to allow the Council to give final direction on which RAMP applications to submit.

4. DISCUSSION ON TRANSPORTATION IMPACT FEES

1:37:00 City Manager/Attorney Jon Call updated the Council on ways to make North Ogden more competitive with commercial recruitment by easing the burden of high transportation impact fees. He explained two tools the City can legally use. The first is a temporary, uniform reduction in transportation impact fees for businesses along UDOT-controlled corridors such as Washington Boulevard and 2700 North. Placer.ai data shows that roughly 20–30% of customers at many of these businesses come from outside the City and often use State roads rather than City streets, meaning their traffic creates less impact on City-maintained infrastructure.

Jon recommended a temporary 20% reduction as a conservative and defensible starting point while the City completes a new impact fee study over the next year.

Council members supported the logic but noted that North Ogden's transportation impact fees are among the highest in the region and that a 20% discount helps but does not fully resolve the competitiveness gap with cities like Pleasant View or Farr West.

The second tool Jon described is a sales-tax-based impact fee assistance program. Under State law, the City can use new sales tax revenue generated by qualifying businesses, such as restaurants and retail, to reimburse itself for paying a portion of that business's impact fees up front. Jon suggested starting with a structure where the City fronts an amount equal to about 20% of projected new sales tax for five years, roughly equaling one year of revenue, but emphasized that the percentage and timeframe are policy decisions. Several Council members felt that, given the size of North Ogden's fee gap, the incentive may need to be higher, possibly around 50 percent, to meaningfully influence location decisions. They stressed that incentives must apply consistently to all qualifying users, not negotiated individually, and should focus on sales-tax-producing uses that strengthen the City's long-term fiscal stability.

Timing was a major consideration, as the upcoming commercial development on 2700 North is beginning tenant outreach, and having adopted incentive policies soon could be critical to attracting a grocery store or other anchor businesses. The Council agreed that even an imperfect incentive is better than the status quo and that the program can be refined over time. Jon will prepare draft policies for the next Council meeting: one creating the temporary corridor-based impact fee reduction and another establishing a sales-tax reinvestment program to help offset impact fees for new or expanding commercial projects.

5. PUBLIC COMMENTS

2:04:04 Susan Clements, a North Ogden resident, thanked the Council for discussing the possibility of expanding parking near the museum and expressed appreciation for Council Member Dalpias's suggestion. She also announced the North Ogden Historical Museum's upcoming holiday open house, scheduled for December 11–13, with hours from 3:00–7:00 p.m. on Thursday and Friday and 1:00–5:00 p.m. on Saturday. She encouraged the Council and community to attend, noting the museum's unique artifacts, homemade "vintage" cookies prepared by volunteers, and handcrafted wooden Christmas ornaments made by Curtis Fuller, which she praised as exceptional.

2:05:49 Susan Kilborn, a North Ogden resident, congratulated those elected for the upcoming 2026 terms and expressed appreciation for all individuals who ran, emphasizing that each candidate had something meaningful to offer the community.

She encouraged all who participated to stay engaged, noting that the City “needs all hands on deck.” She reminded City Manager/Attorney Jon Call of two ideas she had previously discussed with him: a legally compliant raffle concept intended to increase public participation at City Council meetings, and her desire to help coordinate a “Coffee with a Cop” event she hopes will occur in January. She noted she was “calling him out” to make sure those items were still on his radar. She concluded by thanking the Council for a good meeting.

2:08:29 Jennifer Pennington, a North Ogden resident, addressed the discussion about whether churches should be included in transportation utility fees. She emphasized that churches are traditionally exempt from taxation for important reasons, noting the long-held principle that “the power to tax is the power to destroy.” She stated that churches are not commercial entities and that Christian churches in particular play a critical societal role as a stabilizing force for families. Jennifer argued that removing their exempt status would effectively “double dip” on residents by taxing both their homes and the churches they attend. She also noted that most people attend congregations located within their own neighborhoods, generating minimal wear on City roads. She urged the Council to consider the broader implications of burdening churches with additional fees, stating that such costs could hinder their ability to serve families and potentially limit attendance.

6. MAYOR/COUNCIL/STAFF COMMENTS

2:10:14 City Manager/Attorney Jon Call reminded everyone about the City Staff holiday Party next Thursday and encouraged Council and Staff to attend.

2:10:45 Public Works Director/Assistant City Manager reminded everyone about the North Pole event and Santa’s arrival on Saturday at 5 pm at Barker Park.

2:11:14 Finance Director Peter Brown commented on the transportation utility fee discussion, stating that the City should consider what neighboring North Weber communities are doing and aim to stay within a similar range. He noted that aligning with nearby cities makes policy decisions more reasonable and can help minimize negative impacts when residents or businesses compare communities.

2:11:57 Council Member Pulver asked about the timeline for filling the upcoming mid-term City Council vacancy and whether the selection process begins immediately or after the new term starts in January.

Staff clarified that the process begins once the seat is officially vacant, with applications expected to be due around January 15–16 and interviews tentatively scheduled for January 27. Under current rules, any tie vote would be resolved by a coin toss. Staff also noted that, following the election cycle, the Council will need to formally reappoint the City Recorder and City Treasurer. In response to a question about Mayor Pro Tem timing, Jon Call explained that a Pro Tem can be appointed at any meeting, so that decision is not time-sensitive.

2:14:16 Council Member Watson reported that she recently attended a JustServe event where cities were encouraged to become designated “JustServe Cities.” She explained that doing so would require the City to issue a proclamation, sign and submit a document, and then actively use the platform by posting volunteer opportunities and recognizing individuals who make significant contributions. She stated that becoming a JustServe City could increase volunteerism and support City projects. Council members expressed interest, noting the potential benefits and modest staff impact. Council Member Dalpiaz supported looking into it further, and staff indicated that many cities already participate.

2:16:02 Council Member Dalpiaz reported that the City has received several resident emails regarding safety concerns at the 1700 North crosswalk. He plans to meet with Chief Eynon to review the issues and determine how they align with the City’s five-year plan. Council Member Pulver noted that many concerns relate to sidewalks, lighting, and other infrastructure. In the meantime, staff explained that a crossing guard is already assigned to the location during school hours, new safety flags have been ordered and will be installed, and police have increased patrols during peak travel times.

The Mayor asked about the frequency of crosswalk repainting, and staff confirmed they are repainted annually before school starts, with additional repainting as needed if issues are reported. Council Member Dalpiaz then raised concerns about vehicles parked on the street during snowstorms. Chief Eynon reminded the Council that City ordinance requires vehicles to be removed 24 hours before a storm, with no warnings issued, violations will result in towing. He also emphasized that residents should never attempt to stop snowplows in the roadway. Council members discussed recurring problem areas and suggested pushing additional reminders through social media and the electronic message board.

2:20:46 Mayor Berube concluded the meeting by noting he had no major additional items but reminded the Council of two topics previously raised. First, he referenced Council Member Pulver’s earlier comments about the City’s flat \$75 business license fee, suggesting there may be opportunities to review it as part of broader economic competitiveness discussions.

He encouraged placing that topic on an upcoming Work Session agenda. Second, he recalled a prior discussion about identifying surplus City-owned property that could potentially be sold to help fund development at Barker Park. He noted that if this topic is not already scheduled for a future meeting, it should be added.

7. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:22 p.m.

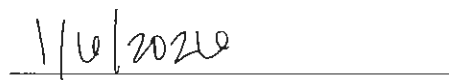


Ryan M. Barker, Mayor



Rian Santoro
City Recorder





Date Approved