

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

December 9, 2025

The North Ogden City Council convened on December 9, 2025, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah Public Notice Website on December 4, 2025. Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah Public Notice Website on December 11, 2024.

Note: The timestamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: <https://www.youtube.com/channel/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	Excused
Blake Cevering	Council Member	
Jay D Dalpiaz	Council Member	
Chris Pulver	Council Member	
Christina Watson	Council Member	

STAFF PRESENT:

Jon Call	City Manager/Attorney
Joyce Pierse	Deputy City Recorder
Dylan Hill	Public Works Inspector
Dave Espinoza	Public Works Director/Assistant City Manager
Brian Eynon	Police Chief
Ryan Long	Lieutenant
Scott Hess	Community & Economic Development Director

VISITORS:

Kevin Burns	Sandy Cochran
Tera Carney	Brenda Ashdown
John Arrington	
Mike Mabey	

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

PRESENTATION

1. TRAFFIC ENFORCEMENT

0:02:42 Lieutenant Long provided an update on the Police Department's recent traffic-enforcement efforts. He stated that resident concerns about speeding and stop-sign violations guided the Department's renewed focus, and because the City does not have technology to track stop-sign violations, enforcement relies on officer observation supported by data from fixed radar-speed displays and UDOT sensors at signalized intersections. A review of January–July crash data showed 149 collisions Citywide, with more than 40 occurring at intersections, helping officers identify priority enforcement areas. Data from the radar displays showed that the vast majority of drivers, over 96 %, were within five miles per hour of the speed limit, and only about 1.5 % exceeded ten miles per hour. Despite the small percentage, officers were directed in August to increase enforcement. As a result, traffic stops rose more than 40 % in August and have remained high through the fall. Citations also increased, though many were written warnings intended to educate drivers.

He reported that collisions dropped significantly during the August enforcement emphasis, briefly rose when the emphasis slowed, and are now trending downward again. The Police Department will continue focusing on speed and stop-sign violations, conduct holiday DUI and distracted-driving patrols, train additional officers on UDOT data, and explore acquiring more in-car moving radar units, which cost about \$6,000 per vehicle. He also hopes to create a web form for residents to report traffic concerns and noted that a company called Collision Cam may install cameras at high-crash private intersections to assist with investigations.

In response to Council questions, Lieutenant Long stated that school-zone enforcement is always a priority and that many August citations were school-zone related. Residents should currently send concerns to police@northogdencity.gov until a dedicated reporting tool is developed. The Mayor emphasized officers were not given quotas, the effort was educational rather than revenue-driven, and increased enforcement has been possible due to improved staffing levels.

CONSENT AGENDA

2. CONFLICT OF INTEREST DISCLOSURE

0:18:09 No public comment was made.

3. DISCUSSION AND/OR ACTION TO APPROVE THE NOVEMBER 18, 2025, AND NOVEMBER 21, 2025, CITY COUNCIL MEETING MINUTES

0:19:04 Council Member Pulver motioned to approve the November 18, 2025, and November 21, 2025, City Council Meeting Minutes. Council Member Watson seconded the motion.

Voting on the motion:

Council Member Barker	excused
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 MOUNTAIN GROVE ESTATES

0:20:02 Public Works Inspector Dylan Hill reported that he completed the conditional inspection for the Mountain Grove Estates subdivision, a three-lot project located near 2600 North and Mountain Road where an existing home already stood. Improvements included curb and gutter, sidewalk along one side of the road, two sewer connections with a short sewer main extension, two new water services, and approximately 15 feet of new roadway pavement on Mountain Road. He confirmed that all improvements meet City standards. Upon approval of conditional acceptance, the one-year warranty period will begin, after which a final inspection will be performed before final acceptance is granted. He recommended the Council approve conditional acceptance.

In response to questions, Dylan clarified that sidewalk was installed only along the subdivision frontage and does not extend to the intersection, so no ADA ramp was included.

Council Member Dalpiaz motioned to approve the Conditional Acceptance of Subdivision Improvements at Mountain Grove Estates. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	excused
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

0:21:58 No public comment was made.

6. DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2025-23 AMENDING NORTH OGDEN CITY CODE 11-7 AND 11-14 TO DEFINE, PERMIT, AND REGULATE COTTAGE KITCHENS

0:21:58 Community and Economic Development (CED) Director Scott Hess presented an ordinance amendment to allow State-permitted cottage food production as a home-based business in North Ogden. He explained that the proposal aligns City regulations with Utah law, maintains neighborhood compatibility, and supports small, home-based entrepreneurs operating under Utah Department of Agriculture and Food safety standards. The Planning Commission held a public hearing on November 5 and unanimously recommended approval.

The ordinance adds a definition for cottage food production, lists it as a permitted home occupation regulated by State code, and incorporates it into existing home-occupation standards, which limit traffic, deliveries, and other neighborhood impacts. Staff does not anticipate significant effects on residential areas.

In response to Council questions, Scott noted that the City typically conducts only basic safety inspections for home occupations involving food, but most regulatory oversight falls to the Weber-Morgan Health Department and Utah Department of Agriculture. He agreed that public outreach, such as social-media promotion, would help encourage compliance among residents currently selling food informally. He also explained that the business license office will ensure applicants meet all State and Health Department requirements before a license is issued.

The Mayor and Council discussed the need for educational materials to help residents understand the regulatory steps involved. Staff confirmed the City will provide State requirements to applicants as part of the licensing process. Council members expressed support for the amendment, noting its value for residents seeking supplemental income.

Council Member Cevering motioned to approve the Ordinance 2025-23 amending North Ogden City Code 11-7 and 11-14 to define, permit, and regulate Cottage Kitchens. Council Member Pulver seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION TO APPROVE RESOLUTION 12-2025 OUTLINING THE USE OF PARK IMPACT FEE FUNDS FOR THE DEVELOPMENT OF FUTURE PARKS, INCLUDING THE DEVELOPMENT OF BARKER PARK

0:31:40 City Manager/Attorney Jon Call presented a proposed resolution outlining how future park impact fees will be allocated.

He explained that the resolution designates up to 8 % of annual park impact fee revenue for the continued development of Barker Park, with the remaining 20% reserved for acquiring land for future parks. The “up to” language provides flexibility so the City is not required to use the full 80% in years when Barker Park does not need that level of funding. He also added language clarifying that when the Council has already committed impact fees through a development agreement, such as the Westates project on Washington Boulevard, those commitments take precedence and are not restricted by the 80% rule.

Jon reviewed how this resolution fits within the City’s broader capital budgeting. Park impact fees can be used only for new facilities, whereas the Capital Improvement Fund includes allocations for future needs, equipment replacement, and maintenance. These funds could be used to prepay for Barker Park improvements and later be reimbursed by impact fees, provided the City documents the transaction through an interfund loan. The Mayor suggested formally labeling capital set-asides as restricted or assigned to ensure they remain dedicated to their intended uses.

Council discussion included recognition that completing Barker Park within the next ten years remains the City’s goal, though future operational and maintenance staffing will also need to be planned for. Council members agreed the 80/20 structure provides needed flexibility, with the option to amend the resolution if priorities change or major needs arise in other parks. Additional comments noted the importance of planning for phased park requirements tied to County agreements and incorporating future development opportunities identified in the general plan.

Council Member Watson motioned to approve Resolution 12-2025 outlining the use of Park Impact Fee funds for the development of future parks, including the development of Barker Park. Council Member Pulver seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

8. **DISCUSSION AND/OR ACTION TO APPROVE RESOLUTION 13-2025 ON
SALES TAX INCENTIVES USED TO PAY IMPACT FEES**

0:41:27 City Manager/Attorney Jon Call presented a draft resolution establishing a sales tax-based incentive policy to help offset impact fees for new and expanding commercial businesses. He explained that recent changes in State law limit traditional financial incentives but still allow cities to use public infrastructure funding, including impact fees, as an incentive. The proposed policy would allow the City to use a portion of the new sales tax increment generated by a qualifying business to reimburse that business for City impact fees (public safety, culinary water, stormwater, sewer, etc., but not park impact fees), by transferring funds between City accounts. He noted key policy questions for the Council: what percentage of the City's sales tax increment to commit (the draft used 50%), whether incentives should ever cover up to 100% of impact fees or require businesses to pay part of the cost, and whether the program should apply only to City impact fees or also to outside agencies such as Central Weber Sewer and North View Fire.

Jon and Mayor Berube discussed the technical details of the sales tax increment, including that only a portion of the 1% local option is directly attributable to point-of-sale in North Ogden, and that any credit should clearly be tied only to the City's share. They also emphasized the need to protect confidential sales tax data and to require documentation from businesses, such as prior 12-month sales tax reports for expansions and ongoing State tax filings, before reimbursements are made. Council members expressed support for using incentives to stay competitive with neighboring cities and to grow the commercial tax base, but raised concerns about risk, fairness, and ensuring businesses have "skin in the game." They favored a structured approach, such as a sliding scale where the level of impact fee reimbursement is tied to the amount of sales tax generated, rather than open-ended "up to 100%" incentives that future councils might overuse.

The Council also discussed timing, whether and how the policy might apply to businesses already in the development process (such as Mo' Bettahs and other new tenants), and the need for clear examples to show how the incentive would work in practice. Jon suggested returning with a revised resolution that clarifies which sales tax sources are counted, how projections and actuals will be handled, and how the incentive would apply in a real project scenario, along with a recommended schedule or tiers. By consensus, the Council agreed to table action on the resolution and asked staff to bring back a refined proposal with example calculations and an effective date for consideration at a future meeting.

Council Member Cevering motioned to table Resolution 13-2025 on Sales Tax Incentives used to pay Impact Fees to a future meeting. Council Member Dalpias seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

**9. DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2025-24
PREVENTING INTERFERENCE OF OFFICIAL CITY OPERATIONS**

1:22:32 Mayor Berube introduced Ordinance 2025-24, explaining that it was prompted by a recent incident in which a resident stepped in front of a City snowplow and attempted to stop it, creating a significant safety concern. He noted similar issues had occurred during past flooding events and stated the goal of the ordinance is to protect both residents and employees during official City operations.

City Manager/Attorney Jon Call explained that the ordinance prohibits physical interference with City and other governmental employees while they are performing official duties, such as snow removal, street work, emergency response, or flood control. The ordinance still allows members of the public to observe or record from a safe distance, but if an employee directs someone to move to a safer location and they refuse, that person may be cited. Violations would be enforced as a Class B misdemeanor, with escalating fines for repeat offenses, and the ordinance provides a clear local authority for officers to act when interference occurs.

Jon clarified that the language was broadened from “City employee” to “Governmental employee,” and that police and fire are already covered under State law; this ordinance primarily strengthens protection for Public Works and other City staff in the field. The Chief Eynon and Lietenant Long confirmed that in more serious situations, State charges could still apply, including arrest, while this ordinance offers a tool for lower-level but unsafe interference.

In response to Council questions, staff explained that the ordinance would not apply to ordinary residents attempting to return home in an emergency area, but would apply when individuals obstruct Firefighters, Police, or Public Works personnel performing their duties. Council members also asked about internal training, and it was noted that Public Works employees are instructed not to argue with residents, but to direct them to move to a safe location and call police if they do not comply.

Council Member Cevering motioned to approve Ordinance 2025-24 preventing interference of Official City Operations. Council Member Dalpias seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

10. DISCUSSION AND/OR ACTION TO APPROVE THE 2026 ANNUAL MEETING SCHEDULE

1:35:54 Deputy Recorder Joyce Pierson presented the annual meeting schedule for the upcoming year, noting that it is largely unchanged from the prior year. The schedule includes regular meetings of the City Council, Planning Commission, and Audit Committee, along with provisions allowing the RDA, Arts Committee, Economic Development Committee, Citizen Budget Subcommittee, and General Plan Advisory Committee to meet as needed. She requested Council approval of the proposed schedule.

Council Member Watson motioned to approve the 2026 Annual Meeting Schedule .
Council Member Pulver seconded the motion.

Voting on the motion:

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

The motion passed unanimously.

11. COUNCIL DEPARTMENT REPORTS

a. Council Member Delpias – Police Department

1:37:38 Council Member Delpias reported that the recent Shop with a Cop event was a great success. He expressed appreciation to the participating officers, the Weber Fraternal Order of Police, and the Ben Lomond Stake and 8th Ward of the LDS Church for their support. He also reminded the public that the Police Department still has an open officer position and encouraged interested applicants to reach out. He reiterated the importance of complying with the City's winter parking restrictions. From November 15 through March 15, vehicles may not be parked on public streets between midnight and 6:00 a.m., and parking is also prohibited during any snowstorm and for 24 hours after snowfall ends, except for emergency situations. He noted that while the upcoming weather forecast appears mild, the ordinance remains in effect.

b. Council Member Cevering – Building & Planning Departments

1:39:38 Council Member Cevering reported that two positions on the Planning Commission will be available. Applications are posted on the City's website under the Planning Commission page and have also been shared on Facebook. He encouraged any residents interested in serving to apply by the December 31 deadline, noting that his own experience on the Commission was valuable and rewarding.

c. Council Member Barker – Parks Department

1:40:10 Mayor Berube read an update submitted by Council Member Barker regarding Parks.

The report stated that overall park conditions are good and that Christmas lights have been installed at Barker Park, Bicentennial Park, and City Hall. Staff are currently renovating park restrooms by replacing partitions and repainting within the available budget. A public notice will be posted on Facebook and the City's website informing residents that demolition of the Mountain View Park playground is expected to begin this winter, weather permitting. Staff are also working on RAMP grant applications for the Barker Park playground near the amphitheater, as well as a grant related to Cherry Days.

12. PUBLIC COMMENTS

No public comment was made.

13. MAYOR/COUNCIL/STAFF COMMENTS

1:41:51 City Manager/Attorney Jon Call provided a brief update, noting that the Barker Park Design Committee continues to make progress. He reported that the North Pole event will begin on December 20 and that the recent Santa event was well attended and enjoyable, aided by milder weather. He also reminded everyone of the upcoming City holiday party.

1:42:27 Council Member Dalpiaz asked how many Planning Commission applications had been received to date and was informed that two applications have been submitted. He then expressed appreciation to Council Member Cevering and Mayor Berube for their years of service, stating it had been an honor to work with them and that he had learned a great deal from both. He encouraged them to stay involved after leaving office and welcomed their guidance in the future.

1:43:27 Council Member Pulver complimented Public Works and Parks staff for repurposing the former Washington Boulevard street decorations into new LED light displays at the park. He noted the lights look great, required significant effort to convert from incandescent to LED, and demonstrate a commitment to reusing and revitalizing existing assets rather than discarding them. He encouraged residents to visit the park to see the display.

1:44:16 Council Member Cevering offered concluding remarks at his final City Council meeting. He expressed sincere appreciation to City staff for their patience and support throughout his eight years of service, noting that when he first joined the Council he felt inexperienced, but staff consistently helped him learn and succeed. Through his various assignments, police, public works, and others, he came to see firsthand that the City's employees are committed, passionate, and deeply dedicated to serving North Ogden. He thanked them for their work and for their guidance. He also encouraged the Council to consider more formal xeriscaping standards in future developments to help address long-term water concerns.

Reflecting on his time in office, he recalled significant challenges the City had weathered, from emergencies to the COVID-19 pandemic, and expressed gratitude for the opportunity to serve, calling it an honor and privilege.

Mayor Berube followed with remarks of appreciation for Council Member Cevering's service, noting both professional and personal respect. He echoed the sentiment that City staff are the backbone of municipal operations and credited the current leadership team for placing the right people in the right roles. He reminded the Council that when members communicate with staff, employees interpret their words seriously, which is why routing concerns through the City Manager remains important to avoid confusion. He also encouraged the continuing Council to show courage in decision-making, remain focused on facts, listen to residents while remembering they represent all 22,000 citizens, and continue the progress made over recent years.

14. ADJOURNMENT

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 7:50 p.m.



Ryan M. Barker, Mayor



Rian Santoro
City Recorder

1/10/2020

Date Approved