

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

January 13, 2026

The North Ogden City Council convened on January 13, 2026, 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 January 8, 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 10, 2025.

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:

Ryan Barker	Mayor
Tera Carney	Council Member
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	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
Peter Brown	Finance Director
Paige Hamblin	Police Records Supervisor
Tyler Nicoterra	Parks Supervisor

VISITORS:

Kevin Burns	Reed Miller
Sandy Cochran	Phil Swanson
Brian Bartholomew	John Arrington
Zach Ward	Brenda Ashdown

Reed Miller
Merrill Sunderlund
Make Mabey
Mark Aleman
Doug Anderson
Michelle Bugnet

Dave Meents
Marcus Keller
Hugh Robonot
Gabriel Robonot
Susan Kilborn
Alicia Tischer

0:00:06 Mayor Barker welcomed everyone to the meeting, and Council Member Carney shared an opening thought, stating that the most important shift in life is moving from saying “I wish” to saying “I will,” and encouraged viewing what seems impossible as a set of possibilities rather than limitations. She then led in the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:00:58 No conflict of interest was disclosed.

ACTIVE AGENDA

2. PUBLIC COMMENTS

0:01:05 No public comment was made.

3. DISCUSSION AND/OR ACTION TO REAPPOINT CITY RECORDER RIAN SANTORO

0:01:35 City Manager/Attorney Jon Call explained that under recent changes to Utah law, the City Recorder and City Treasurer are required to be reappointed by the Council following a local election. He outlined the statutory roles of each position and stated his recommendation that the Council reappoint Rian Santoro as City Recorder.

Council Member Watson motioned to approve the reappointment of City Recorder Rian Santoro. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

4. DISCUSSION AND/OR ACTION TO REAPPOINT CITY TREASURER CASEY HUNSAKER

0:03:03 City Manager/Attorney Jon Call reiterated the statutory requirement for reappointment following elections, spoke positively of Casey Hunsaker's performance and professional growth, and recommended that he be reappointed as City Treasurer.

Council Member Dalpias motioned to approve the reappointment of City Treasurer Casey Hunsaker. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

5. DISCUSSION AND/OR ACTION TO APPOINT THE MAYOR PRO TEM

0:04:13 Mayor Barker introduced the next item regarding the appointment of a Mayor Pro Tem, explained the role, and presented Council Member Dalpias as his appointee.

Council Member Pulver motioned to approve the appointment of Council Member Dalpias as Mayor Pro Tem. Council Member Watson seconded the motion.

Voting on the motion:

Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

0:05:33 Council Member Dalpias made a motion to amend the agenda by moving Item 9 to Item 6. The motion was seconded by Council Member Carney.

All members present voted in favor, and the motion carried.

6. **DISCUSSION AND/OR ACTION TO APPROVE THE TRANSITION FROM XPRESS BILL PAY TO CASELLE COMMUNITY CONNECT PORTAL AS THE CITY'S PAYMENT PROCESSOR**

0:06:25 City Treasurer Casey Hunsaker presented a proposal to transition the City's utility payment system from Express Bill Pay to the Caselle Community Connect portal. He explained that the change would streamline processes, fully integrate with the City's existing accounting software, and allow real-time posting of payments for both residents and staff. He reported that Express Bill Pay no longer supports certain integrations needed for newer City systems, while the proposed portal would consolidate payments into a single platform and simplify daily reconciliation.

Casey summarized a cost analysis showing that the new system would reduce transaction fees, resulting in an estimated monthly savings of approximately \$544 based on October 2025 figures. He also noted that funds would be deposited directly into the City's bank account rather than held by a third party, allowing the City to benefit from interest earnings. He explained that the agreement is month-to-month, allowing flexibility if the system does not meet expectations, and proposed an initial rollout to City staff and Council members before expanding to residents, with a recommended grace period during the transition.

Council members asked questions regarding fee stability, integration with other departments, impacts to residents who use bank or credit union bill pay, and public notification methods. Staff confirmed that bank bill pay would not be affected, discussed possible outreach methods including email notifications, website, and social media messaging, bill inserts, and QR codes, and emphasized the importance of Council support in encouraging residents to transition. Council members expressed general support for the proposal and the benefits of cost savings, efficiency, and improved customer experience.

Council Member Dalpias motioned to approve the transition from Xpress Bill Pay to Caselle Community Connect Portal as the City's Payment Processor. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpias	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

7. **PUBLIC HEARING, DISCUSSION, AND/OR ACTION TO ADOPT ORDINANCE 2026-01, THE 2025-2026 FISCAL YEAR MID-YEAR BUDGET AMENDMENT**

0:24:59 Finance Director Peter Brown presented the proposed mid-year budget adjustments for the 2025–2026 fiscal year, explaining that the review focused on true-ups and material changes identified during the first half of the budget cycle. He outlined the primary goals of the amendment, including recognizing unanticipated revenues, correcting minor calculation errors, adjusting material revenue and expense estimates, and accounting for vehicle purchases and sales. Peter reviewed updates to the General Fund, noting increased revenues from permits, asset sales, amphitheater programming, grants, and recreation funding, along with corresponding expenditure adjustments. He reported that these changes resulted in an overall improvement to the General Fund of approximately \$81,500, with adjustments made to how fund balance would be applied.

Peter also summarized updates to Enterprise Funds, Capital Projects, and the Motor Pool Fund, including sale-of-asset revenues, administrative fee and motor pool true-ups, and a contingency to address potential fluctuations in the vehicle market. He explained that unspent Capital Funds would be carried forward rather than reallocated. Council members asked clarifying questions regarding calculation corrections, vehicle purchases, contingencies, and grant assumptions, which staff addressed. A proposed Cherry Days grant adjustment was withdrawn after clarification that it applied to a future fiscal year.

0:50:25 Mayor Barker opened the Public Hearing.

0:50:53 John Arrington, a North Ogden resident, asked whether the proposed mid-year budget adjustments would impact the amount of revenue collected from residents. He requested clarification on how increased expenditures in the General Fund and Enterprise Funds would be covered, and whether adequate contingencies or funding sources were in place to ensure the adjustments were fully funded without requiring additional revenue from citizens.

0:50:33 Council Member Pulver made a motion to close the Public Hearing. The motion was seconded by Council Member Carney.

All members present voted in favor, and the motion carried.

0:53:37 Council Member Dalpiaz motioned to adopt Ordinance 2026-01, 2025-2026 Fiscal Year Mid-Year Budget Amendment as presented, except the Cherry Day Line Item. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

8. **DISCUSSION AND/OR ACTION TO APPROVE ORDINANCE 2026-02, GENERAL PLAN AMENDMENT, TO INCLUDE WATER USE AND PRESERVATION ELEMENT, ACTIVE TRANSPORTATION PLAN, AND SOUTH TOWN CENTER PLAN**

0:56:27 Community and Economic Development Director Scott Hess presented a proposed General Plan amendment consisting of three components: the South Town Commercial Area Plan, the Active Transportation Plan, and the Water Use and Preservation Element. He explained that each item had undergone prior public hearings and received positive recommendations from the Planning Commission, noting hearings held on August 29, 2025, for the South Town Commercial Area Plan and Active Transportation Plan, and on December 17, 2025, for the Water Use and Preservation Element. Because the City's General Plan is a 2015 document, these items would be adopted as standalone sections and later incorporated into a comprehensive update currently being developed.

Scott summarized the South Town Commercial Area Plan as a grant-funded planning effort intended to guide future redevelopment along the east side of Washington Boulevard between approximately 1900 and 2000 North. He emphasized that the plan is a nonbinding vision intended to support revitalization and provide guidance for future development rather than impose requirements on property owners.

Council discussion clarified that the plan is conceptual and phased, allowing flexibility over time. He then outlined the Active Transportation Plan, which replaces the City's older trails plan and addresses Citywide pedestrian, bicycle, ADA, and other non-vehicular transportation needs, including wayfinding signage. He noted that the plan was also grant-funded, included estimated costs reviewed by the City Engineer, and could be implemented incrementally, often in coordination with existing capital and resurfacing projects to minimize costs. Council members discussed timing, funding considerations, and the value of adopted plans in pursuing future grant opportunities.

Finally, Scott presented the Water Use and Preservation Element, explaining that it was required by State law and largely compiles existing practices and planning already in place. He noted that while the City does not operate a secondary water system, the element addresses coordination with water providers, long-term planning, and conservation practices. He emphasized that General Plan elements are policy guidance rather than mandates and highlighted current City efforts related to water conservation. Staff recommended the adoption of all three elements through a single ordinance as amendments to the General Plan.

Council Member Watson asked whether additional zoning changes south of the South Town area could be considered at the same time as the current General Plan amendments, referencing a prior suggestion made by Council Member Pulver.

Community and Economic Development Director Scott Hess responded that this could not be done concurrently because the required public hearings had only been held for the three specific items under consideration, and any zoning changes would require a separate public hearing process. Mayor Barker noted that the Council would continue working toward that item in the future.

Council Member Dalpiaz motioned to approve Ordinance 2026-02, General Plan Amendment, to include Water Use and Preservation Element, Active Transportation Plan, and South Town Center Plan. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

9. **DISCUSSION AND/OR ACTION TO APPROVE THE RDA GRANT ALLOCATION AMENDMENTS FOR THE NORTH OGDEN PLAZA**

1:14:12 Community and Economic Development Director Scott Hess presented a request to amend a previously approved RDA grant allocation for North Ogden Plaza. He explained that in December 2024, the City awarded remaining RDA funds through a competitive grant process, including a \$150,000 matching grant for improvements to the Jones Shirts & Signs building. Due to the business owner's inability to meet the required match, the originally approved project could not proceed as planned. The property owner, Dave Meents, completed limited improvements to the original building, resulting in partial reimbursement to date.

Scott reported that the request before the Council was to reallocate the remaining RDA funds to another building within the same plaza and area, specifically to support expansion and modernization of the adjacent CrossFit facility. He described the proposed improvements as a significant reinvestment that would enhance the appearance, functionality, and economic vitality of the area, while still aligning with the original intent of the RDA program.

Council members discussed the proposal, expressing general support for revitalizing the South Town area, improving building aesthetics, and encouraging private investment. Questions were raised regarding parking, access, and funding availability, with staff explaining that the plaza operates under a shared parking agreement and that the project meets code requirements. Staff also clarified that the funds are RDA resources and do not involve new taxes on residents.

Following the discussion, the Council indicated support for reallocating the remaining grant funds, allowing a portion to complete improvements on the original building and the balance to be used for the proposed expansion project within North Ogden Plaza.

Council Member Watson motioned to approve the RDA Grant Allocation Amendments for the North Ogden Plaza. Council Member Carney seconded the motion.

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

**10. PUBLIC HEARING, DISCUSSION, AND/OR ACTION TO APPROVE
RESOLUTION 01-2026, PROCEEDING WITH THE TRANSPORTATION
UTILITY FEE USING SCENARIO 2 AS PROPOSED**

1:28:39 City Manager/Attorney Jon Call introduced the Transportation Utility Fee (TUF) discussion, explaining that the City initiated the study due to a growing road maintenance backlog driven in part by rising construction costs and insufficient growth in State road funding. He stated that the TUF intends to create a dedicated revenue source for road maintenance and rehabilitation projects, to be billed as a monthly utility-style fee based on average roadway use rather than property value. He reviewed proposed scenarios and noted staff's recommendation focused on a residential monthly fee with discounted commercial rates, with consideration of a cap to avoid disproportionate impacts on high-trip generators.

Marcus Keller with Crews Municipal Advisors summarized the underlying roadway condition analysis, emphasizing that preventative treatments are significantly less costly than full reconstruction and that delaying maintenance results in rapidly increasing long-term costs. He explained that the scenarios largely differ in how the cost burden is distributed between residents and businesses. Council discussion addressed the inclusion of nonprofit and tax-exempt entities, potential caps, and how the fee is calculated using Equivalent Residential Units (ERUs) based on trip generation.

Council discussed the need for transparency and communicating a clear annual roadwork plan to residents. Staff also discussed creating a hardship/low-income discount program by leveraging existing Weber County tax relief eligibility data so qualified residents could receive an automatic reduction without a new application process. It was noted that a new study would be required at least every 10 years to continue the fee under anticipated State requirements.

1:57:46 Mayor Barker opened the Public Hearing.

1:58:26 Brenda Ashdown, a North Ogden resident, asked how fee waivers would work and whether exempting some residents would shift the cost burden onto others to meet the City's revenue target. She also questioned how the City reached the current condition of its roads, and expressed concern about whether the City is proactively planning and budgeting for other major infrastructure needs, such as sewer and similar systems, to avoid future funding shortfalls.

2:00:00 Sandy Cochran, a North Ogden resident, asked for clarification on the expected annual revenue generated under each of the three proposed Transportation Utility Fee scenarios and requested a comparison to the maximum amount current City staff can reasonably spend on road repairs in a year, to better understand how the proposed revenues align with the City's operational capacity.

2:00:48 John Arrington, a North Ogden resident, expressed understanding of the need to address road funding but asked whether alternative funding methods had been considered. He raised questions about equity in applying a flat monthly utility fee, particularly for multi-unit properties that may receive a single water bill while housing multiple households. He also noted differences in vehicle ownership among residents and questioned how those variations are accounted for, emphasizing his interest in ensuring the fee structure is applied fairly across different living situations.

2:01:15 Council Member Pulver made a motion to close the Public Hearing. The motion was seconded by Council Member Carney.

All members present voted in favor, and the motion carried.

2:03:25 City Manager/Attorney Jon Call responded to public questions regarding the proposed Transportation Utility Fee, explaining that fee waivers would mirror existing property tax relief programs and would likely apply to only one to two percent of households. He stated that rising road maintenance costs, approximately a 60 percent increase over the past five years, have significantly outpaced traditional revenue sources, particularly gas tax-based B and C road funds, which are assessed per gallon rather than per dollar and have not kept pace with inflation. He noted that while the City has successfully extended the life of underground infrastructure such as sewer lines through rehabilitation programs, roads deteriorate more quickly and require more frequent, costly intervention.

Jon reviewed the projected annual revenue for each fee scenario, noting that the lower option would generate approximately \$943,000, while the higher scenarios would generate roughly \$1.4 to \$1.5 million annually. He emphasized that these funds would supplement, not replace, existing road funding, resulting in approximately \$2.2 million per year available for road maintenance and rehabilitation, which staff believes is the City's current capacity to manage effectively. He also explained how Equivalent Residential Units (ERUs) are used to calculate fees based on average daily trip generation across different housing types and businesses, acknowledging that individual household usage varies over time but averages out Citywide.

Staff and Council discussed regional comparisons, noting that many cities face similar challenges and that North Ogden's proposed fees would remain lower than those adopted by some neighboring jurisdictions. Council further discussed the hardship exemption programs, with staff indicating that multiple County-administered assistance programs could be evaluated and applied before implementation, and that Council would have an opportunity to review the number of affected households and make adjustments if needed.

Mayor Barker summarized that the Council's decision was whether to proceed with the Transportation Utility Fee and, if so, which scenario to recommend. Council members discussed comfort with Scenario Two, including its balance between residential and commercial impacts and the ability to refine hardship programs before implementation.

Council Member Watson motioned to adopt Resolution 01-2026, Consolidated Fee Schedule. Council Member Carney seconded the motion.

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

**11. PUBLIC HEARING, DISCUSSION, AND/OR ACTION TO APPROVE
RESOLUTION 02-2026, AMENDING NORTH OGDEN CITY
TRANSPORTATION IMPACT FEES**

2:16:10 City Manager/Attorney Jon Call presented proposed amendments related to transportation impact Fees and the Consolidated Fee Schedule. He explained that the proposal includes a reduction to transportation impact fees for certain businesses, based on analysis showing that approximately 20 percent of trips to businesses along Washington Boulevard and the 2600/2700 North corridor originate outside the City and minimally impact City roads. Staff therefore recommended a 20 percent reduction in impact fees for qualifying businesses in those areas to better reflect actual roadway impacts. Jon also outlined a proposed sales tax credit incentive for new businesses, allowing a portion of the City's sales tax revenue generated by a new business to be applied toward its impact fees over 5 years.

He emphasized that State law does not allow the City to waive impact fees outright without identifying an alternative funding source, and that this approach maintains infrastructure funding while improving competitiveness for business attraction. He clarified that the 20 percent impact fee reduction and the sales tax credit are separate components, with individual agreements to be considered as qualifying businesses apply. Council members asked questions regarding the effectiveness of the incentives, how they would be communicated to prospective businesses, the treatment of businesses that recently paid impact fees, and whether the program could be adjusted in the future. Staff responded that the approach could be refined over time following additional analysis, and that recent qualifying businesses could receive refunds to ensure equitable treatment. It was clarified that transportation impact fees are one-time charges at development, distinct from the ongoing transportation utility fee.

Following the discussion, the Council expressed general support for the amendments as a balanced approach to infrastructure funding and economic development.

2:24:55 Mayor Barker opened the Public Hearing.

No Public comment was made.

2:25:22 Council Member Pulver made a motion to close the Public Hearing. The motion was seconded by Council Member Watson.

All members present voted in favor, and the motion carried.

Council Member Pulver motioned to adopt Resolution 01-2026, amending the Consolidated Fee Schedule with a 20% Transportation Impact Fee. Council Member Carney seconded the motion.

Voting on the motion:

Council Member Dalpiaz	aye
Council Member Pulver	aye
Council Member Watson	aye
Council Member Carney	aye
Vacant Seat	excused

The motion passed unanimously.

12. REVIEW OF THE FRAUD RISK ASSESSMENT FOR THE ANNUAL AUDIT

2:31:31 Finance Director Peter Brown presented the City's internal Financial Controls Assessment, explaining that it is a required audit checklist typically completed earlier in the year and was being finalized to support completion of the City's Financial Audit. He stated that the review evaluated the City's separation of duties and internal controls, and that the City scored well overall, with a low risk rating and a score of 365 out of 395 points.

Peter highlighted that the City received full marks for separation of duties between financial roles, noting strong delineation between the Finance Director and City Treasurer responsibilities. He identified a minor area for improvement related to purchasing procedures in a small-staff environment, where the same individual may order and

receive items, and explained that supervisory review is currently used as a mitigation measure. He noted staff would continue to look for ways to further strengthen this control.

Peter clarified that no Council action was required and that the information was presented for transparency and to document completion of the audit requirement. In response to questions, he noted that the City Treasurer is pursuing professional certification and that he has begun the process toward CPA certification. He also explained that while management staff do not hold an accounting-specific bachelor's degree, the finance team does include an employee with a bachelor's degree in accounting, and that advanced degrees held by staff provide appropriate professional qualification.

13. PUBLIC COMMENTS

2:37:43 Sandy Cochran, A North Ogden resident, expressed concern that the public hearing appeared to be treated as a formality, noting that the Mayor's comments suggested the Council had already been discussing the item for some time and was ready to make a decision. She questioned whether this approach discouraged meaningful public comment during the hearing.

2:38:18 John Arrington, a North Ogden resident, thanked staff and Council for addressing the concerns he raised and expressed appreciation for the effort put into the discussion. He then asked whether any action would be required on his part to continue paying his utility bill through his bank's bill pay system following the proposed changes. Staff clarified that customers who pay through a bank or credit union bill pay system that sends a physical check would not need to make changes, while those using credit card-based or Express Pay systems may need to update their payment information depending on the method used.

14. MAYOR/COUNCIL/STAFF COMMENTS

2:40:17 City Manager/Attorney Jon Call noted that Council assignments had not yet been made and explained that staff intended to wait until the fifth Council member was appointed before proceeding.

He stated that assignments would be organized around the City's strategic pillars rather than by departments. Mayor Barker clarified that finance would also be included, and Jon confirmed that finance would serve as the fifth pillar.

2:40:50 Council Member Pulver reminded the Council that the Citizen Budget Subcommittee would begin meeting the following Wednesday and noted that most participants were signed up, encouraging anyone interested to confirm their inclusion and contact the City Recorder if needed.

2:41:53 City Manager/Attorney Jon Call added a reminder that the application deadline for the open Council seat was January 21 at 5:00 p.m. Mayor Barker then mentioned a proposal to use a random selection process to determine the order of interviews at the next meeting, unless Council Members preferred another approach.


15. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:42 p.m.



Ryan M. Barker, Mayor



Rian Santoro
City Recorder



2/3/20

Date Approved