

**NORTH OGDEN CITY COUNCIL  
MEETING MINUTES**

January 27, 2026

The North Ogden City Council convened on January 27, 2026, at 5:00 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 15, 2026.

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
Dave Espinoza	Public Works Director/Assistant City Manager
Ryan Long	Lieutenant
Scott Hess	Community & Economic Development Director
Casey Hunsaker	City Treasurer
Joyce Pierson	Deputy City Recorder

**VISITORS:**

Kevin Burns	Phillip Swanson
Brett Hamblin	Lisa DeFriez
Craig Jorgensen	Kevin DeFriez
Steven Nabor	Nicole Nancarrow
Deb Nabor	Johnson Webb
Deann Burns	Amy Ward

Kellie Webb  
Zachary Ward  
Douglas Nandell  
Jay Johnson  
Mike Mabey  
Alicia Tischer  
Sandy Cochran

John Arrington  
Lorin Gardner  
Susan Kilborn  
Merrill Sunderlund  
Reed Miller  
Brent Call

0:00:08 Mayor Barker called the meeting to order, and Council Member Carney shared a thought by John F. Kennedy on the importance of embracing change, after which she led those present in the Pledge of Allegiance.

## **CONSENT AGENDA**

### **1. CONFLICT OF INTEREST DISCLOSURE**

0:00:53 No conflict of interest was disclosed.

### **2. RECOGNITION OF OUTGOING PLANNING COMMISSIONERS, NICOLE NANCARROW AND JOHNSON WEBB**

0:01:05 Council Member Barker then addressed related agenda items by first recognizing outgoing Planning Commissioners Nicole Nancarrow, who served ten years, including one year as Chair, and Johnson Webb, who served five years.  
City Manager/Attorney Jon Call and CED Director Scott Hess expressed appreciation for their professionalism, leadership, and service to the City.

### **3. DISCUSSION AND/OR ACTION ON THE APPOINTMENT OF PLANNING COMMISSION MEMBERS**

0:04:27 Council Member Barker noted two Planning Commission vacancies and reported that interviews had been conducted with five applicants. He presented Phil Swanson and Cass Settlemyre for appointment.

Council Member Dalpias motioned to appoint Phil Swanson and Cass Settlemyre as Planning Commissioners. Council Member Watson seconded the motion.

Voting on the motion:

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

The motion passed 3 to 1.

Following approval, City Recorder Rian Santoro administered the Oath of Office to the newly appointed Planning Commissioners.

4. **DISCUSSION AND/OR ACTION TO APPROVE THE JANUARY 6, 2026, MEETING MINUTES**

0:06:34 Council Member Pulver motioned to approve the January 6, 2026, Meeting Minutes. Council Member Carney 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.

**ACTIVE AGENDA**

**5. PUBLIC COMMENTS**

0:07:24 No public comment was made.

**Council Member Dalpías moved to allow public comments at the beginning of the meeting and encouraged that all comments remain civil, particularly those pertaining to applicants for the vacant position. Council Member Carney seconded the motion.**

**Voting on the motion:**

<b>Council Member Dalpías</b>	<b>aye</b>
<b>Council Member Pulver</b>	<b>aye</b>
<b>Council Member Watson</b>	<b>aye</b>
<b>Council Member Carney</b>	<b>aye</b>
<b>Vacant Seat</b>	<b>excused</b>

**The motion passed unanimously.**

0:07:44 Kevin DeFriez, a North Ogden resident since the early 1980s, spoke in support of Kevin Burns for the vacant position. Kevin stated that he has known Mr. Burns personally for many years, described him as honest and possessing strong integrity, and noted Mr. Burns’ consistent attendance at City meetings and familiarity with City issues. He further indicated that he, his wife, and several neighbors and community members share this support.

**6. INTERVIEWS OF APPLICANTS FOR APPOINTMENT TO FILL A MIDTERM VACANCY ON THE CITY COUNCIL PURSUANT TO UTAH CODE §20A-1-510**

0:10:44 City Recorder Rian Santoro outlined the interview and voting process for the City Council vacancy, including opening statements by each applicant, Council questioning, anticipated interview length, written balloting, vote tabulation, and oath of office procedures, with tie-breaking explained if necessary.

Mayor Barker noted that one applicant had withdrawn, leaving seven applicants, and directed all applicants to be sequestered during the interviews to ensure a fair process, including instructions regarding electronic devices and communications. It was announced that one applicant would participate via Zoom.

Prior to beginning interviews, Council members agreed to remove a redundant interview question from the packet and clarified the order and assignment of questions. The City Manager confirmed participation logistics for the remote applicant.

**0:15:30** Brent Call, City Council Vacancy applicant, participated remotely in an interview. Brent thanked the Mayor and Council for their service and acknowledged the strong caliber of the applicant pool. He described his long-standing connection to North Ogden, having lived in the community intermittently for approximately 40 years and continuously for the past 10 years, and expressed a desire to preserve the City's sense of community while responsibly managing growth. Brent highlighted more than 40 years of business leadership experience, including serving as president and general manager of a multi-million-dollar company with a budget comparable to the City's, along with experience in personnel management, budgeting, process development, and compliance with government regulations through Federal contracting work. In response to Council questions, Brent discussed zoning and economic development, emphasizing Washington Boulevard as the primary corridor for commercial development while noting additional opportunities along other corridors and within residential-commercial zones. He addressed balancing property rights with evolving State requirements related to smaller lots and affordable housing, referencing the General Plan, coordination with surrounding jurisdictions, and the need for careful, case-by-case evaluation to ensure compatibility with surrounding neighborhoods. Brent stated that his leadership background and board service would provide experience and continuity to the Council. He described an analytical, data-driven approach to decision-making that considers all perspectives rather than reacting to vocal public sentiment. Brent expressed support for the Council's recent work on budgeting and infrastructure funding, particularly road maintenance, and noted the importance of helping residents understand the City's financial challenges. He also emphasized maintaining a respectful, professional working relationship between the Council and City staff. Brent concluded by thanking the Council for the opportunity to interview and expressing his willingness to serve the City.

**0:35:22** Kevin Burns, City Council Vacancy applicant, noted his long-standing involvement in local government and community service, including nearly three decades working with City Councils and County Commissions, service on multiple nonprofit boards, and current roles as chair of the Weber County RAMP Board and involvement with the Weber Housing Authority. He referenced prior service on the City's Public Safety Building Committee and emphasized his familiarity with City operations, budgeting, and regional partnerships.

Kevin expressed a strong personal connection to North Ogden, where he has lived and raised his family, and stated his desire to continue serving the community.

In response to Council questions, Kevin discussed zoning and economic development along the City's primary corridors, emphasizing the need to strengthen the sales tax base, support business-friendly development practices, and complete infrastructure projects, such as the pond relocation, to unlock additional commercial opportunities. He addressed balancing property rights with State requirements for smaller lots and affordable housing, expressing support for entry-level single-family housing while noting sensitivity to location, terrain, and neighborhood context, and the importance of evaluating developments individually. Kevin outlined the experience and institutional knowledge he would bring to the Council based on decades of working with multiple City Councils, Mayors, and government entities, and stated he could contribute immediately with minimal learning curve.

Kevin described his approach to decision-making under public pressure as grounded in experience, consistency, and a willingness to make difficult decisions in the best interest of the City, even when unpopular. He commented positively on the Council's recent work, including improved questioning, communication, and prioritization of major projects such as Barker Park. Regarding Council-staff relations, Kevin emphasized valuing employees, supporting professional development and long-term financial preparedness, and balancing employee needs with the Council's primary responsibility to serve residents. Kevin concluded by thanking the Council for the opportunity to interview and expressed his interest in continuing to serve the City in any capacity.

**0:58:01** Zach Ward, City Council Vacancy applicant, stated that he ran for City Council because municipal government has a direct impact on residents and expressed concern about housing affordability for future generations. He described his current employment as a mail carrier in North Ogden, which he said has given him direct insight into residents' concerns, and outlined prior experience, including 12 years with Pepsi in management and sales, work in the North Dakota oil fields, and involvement in grassroots and labor organizations. Zach noted service as a union steward, chair of the Weber County Labor Caucus, and treasurer for a regional labor organization, emphasizing leadership, budgeting experience, and advocacy for workers. In response to Council questions, Zach stated that the General Plan provides a solid foundation for zoning and economic development and expressed support for business-friendly ordinances and efforts to actively attract businesses. He addressed property rights and State compliance by emphasizing the need to comply with State requirements, support smaller entry-level housing where appropriate, and balance development with resident concerns, noting that existing townhomes appear underutilized.

Zach described the experience and perspective he would bring to the Council through his business background and interactions with local and regional businesses, and suggested creating a clear, accessible package to guide prospective businesses through City requirements. He explained that his approach to decision-making under public pressure is grounded in listening, de-escalation, and maintaining a level-headed approach, drawing on experience as a union steward. Zach spoke positively about the Council's recent work, including parks and Barker Park improvements, and indicated he could contribute creatively to future projects. Regarding City staff, Zach emphasized a management philosophy focused on retention, support, and respect for employees while recognizing the Council's budgetary role. Zach concluded by thanking the Council for the opportunity to interview and acknowledged the strength of the applicant pool.

1:08:40 Steven Nabor, City Council Vacancy applicant, provided background information, noting that he and his wife have lived in North Ogden for 32 years, raised their family in the community, and have six grandchildren. He stated that his interest in serving stems from a desire to give back to the community and was inspired by prior City leadership. Steven described his current service on the Planning Commission as a meaningful and valuable experience that broadened his understanding of City operations and governance. He highlighted his professional background as a CPA with an MBA and extensive executive experience at Weber State University, including roles as Chief Financial Officer, Vice President for Financial Services, Controller, and Director of Internal Audit, noting that higher education administration closely mirrors municipal government in budgeting, procurement, and financial oversight.

In response to Council questions, Steven emphasized the importance of strengthening the City's economic base to reduce reliance on property taxes and supported utilizing existing regional planning models and designated areas for commercial development rather than reinventing processes. On property rights and State compliance, he stated that he strongly supports property rights while recognizing the State's emphasis on affordable housing, noting that development decisions should be strategic, location-sensitive, informed by public input, and aligned with geographic and infrastructure realities. Steven described the experience and institutional knowledge he would bring through his financial oversight background and economic development work, including leading initiatives that supported small business ecosystems and defense-related economic development partnerships.

Steven explained that his approach to decision-making under public pressure is grounded in maintaining composure, avoiding rushed decisions, conducting thorough research, and prioritizing informed outcomes in the best interest of the City, even when decisions are unpopular.

He spoke positively about the Council's recent work, stating that he has consistently observed strong processes and thoughtful decision-making, particularly the collaboration between the City Council and Planning Commission. Regarding City staff, Steven expressed high confidence in staff competence and professionalism, emphasized the importance of maintaining a healthy organizational culture, remaining competitive with compensation when possible, and exploring non-monetary recognition to support employee morale. Steven concluded by thanking the Council for the opportunity to apply and participate in the interview process.

1:31:46 Douglas Nandell, City Council Vacancy applicant, described his background as a U.S. Army veteran with 20 years of service and current employment with Waste Management. He emphasized qualities of honesty, loyalty, fiscal conservatism, and the ability to work under pressure, drawing on both his military service and professional experience. Douglas stated an interest in identifying cost-saving opportunities for the City, including shared services and equipment with neighboring municipalities, and expressed concerns about additional fees that may impact residents on fixed incomes. He also discussed interest in restoring recycling services and noted his familiarity with the solid waste and recycling industry.

In response to Council questions, Douglas emphasized the importance of zoning along primary corridors, particularly Washington Boulevard and 2700 North, to attract and retain businesses in order to strengthen the City's revenue base and limit reliance on property taxes. Regarding property rights and state compliance, Douglas stated that he supports development but emphasized the need for compatibility with surrounding neighborhoods, infrastructure capacity, and schools, noting firsthand experience living adjacent to a proposed development area. He acknowledged the challenges posed by State-level housing mandates and described the issue as a careful balancing act. Douglas outlined prior municipal experience, including service on the Roy City Planning Commission and as vice chair, during which time he participated in major plan updates, ordinance revisions, and large-scale development reviews. On decision-making under public pressure, Douglas stated that not all decisions will satisfy everyone and emphasized the need to listen, balance competing interests, and act in the best interest of the majority. He spoke positively about the Council's recent efforts related to intergovernmental cooperation, budget restraint, and decisions to limit significant capital expenditures. Regarding City staff, Douglas emphasized a leadership philosophy grounded in respect, fair compensation, avoiding micromanagement, and maintaining open communication between employees, department leadership, and the Council. Douglas concluded by stating his desire to assist the City wherever possible, particularly with budgetary guidance and long-term planning.

**Council Member Dalpias moved to take a five-minute break. All those in attendance voted in favor of the motion. The meeting was paused for a five-minute break.**

1:46:57 Jay Johnson, City Council Vacancy applicant, stated that he and his wife have lived in North Ogden for nearly 20 years and have a long history of community involvement, including school volunteer service and youth council participation by their children. He described his professional background working at Hill Air Force Base and prior service as a firefighter. Jay outlined 12 years of service as a trustee with the North View Fire District, including work on the budget committee, development and staffing of an additional fire station, and implementation of a new paramedic program that expanded emergency services and stabilized funding. He emphasized the importance of essential services and expressed a strong interest in constitutional principles, the proper role of government, and stewardship of public resources.

In response to Council questions, Jay discussed zoning and economic development along primary corridors, emphasizing Washington Boulevard and other arterial roads as critical gateways for commercial development, sales tax generation, and long-term City revenue. On property rights and State housing mandates, Jay expressed support for local control, noting the increased service demands associated with higher-density development and the need to balance property rights, community standards, and infrastructure capacity. He acknowledged the challenges posed by state pressure for higher-density housing and expressed concern about one-size-fits-all mandates, suggesting that communities may need to assert local values and planning authority.

Jay described the experience he would bring to the Council through more than a decade of public service involving budgeting, limited and fluctuating revenue sources, and fiscal accountability. He stated that his approach to decision-making under public pressure relies on facts, constitutional principles, due diligence, and careful evaluation to minimize unintended consequences and avoid harm to residents. Jay spoke positively about the Council's recent focus on road funding and infrastructure, noting the importance of identifying sustainable funding strategies and balancing needs versus wants. Regarding City staff, Jay emphasized morale, accountability, recognition of employee efforts, responsiveness to resident concerns, and continuous improvement, citing positive experiences with Public Works responsiveness and community events. Jay concluded by thanking the Council for the opportunity to interview and expressed appreciation for the strong pool of applicants committed to serving the community.

2:06:32 Craig Jorgensen, City Council Vacancy applicant, stated that he has lived in North Ogden and the surrounding communities his entire life and applied due to his strong connection to and care for the community.

He emphasized that he has no business or financial interests that would influence his decision-making, noting that he works for Weber State University and would approach Council service solely from the perspective of a resident and homeowner. Craig described a diverse professional background, including education and experience in automotive technology, technical sales, business administration, and public health and regulatory work, which has provided him with broad exposure to issues affecting businesses, public safety, environmental health, and municipal operations. He stated that his varied experience has taught him to value perspective, recognize his limits, and ask questions when additional expertise is needed.

In response to Council questions, Craig discussed zoning and economic development along primary corridors, stating that the types of businesses attracted should align with community values and contribute positively to the City, emphasizing collaboration between businesses and residents. On property rights and State compliance, Craig stated that while regulations and State code must be followed, development decisions should consider community impact and neighbor compatibility, noting that individual property rights come with broader community consequences. He described the experience he would bring to the Council through participation on multiple committees and task forces, including emergency planning and hazardous materials groups, highlighting the importance of collaboration and diverse viewpoints.

Craig explained that his approach to decision-making under public pressure centers on listening, education, and transparency, drawing on experience as a health inspector to help individuals understand regulatory requirements while ensuring decisions serve the broader community. He spoke positively about the Council's recent work, citing the City's balanced approach to growth that includes commercial development, housing, and recreation. Regarding City staff, Craig emphasized the importance of professional engagement, clear boundaries, respectful communication, and valuing staff input while maintaining appropriate governance roles. Craig concluded by thanking the Council for the opportunity to interview and participate in the process.

2:20:30 Council Members provided closing remarks regarding the interview process, expressing appreciation to all applicants for their willingness to serve. Council Member Dalpiaz stated that while he has experience conducting interviews, participating in a public interview process was challenging, and emphasized that all applicants demonstrated strong qualifications and attributes. He noted that significant time was spent reviewing each application in detail prior to the meeting and stressed that the selection decision was difficult due to the quality of the candidates.

Council Member Carney echoed these comments, noting that as a newer Council member, the process was challenging, and stated that she carefully reviewed all applications and was encouraged by the level of interest and engagement from residents seeking to serve the City.

Additional remarks from Council members emphasized that not being selected should not be viewed negatively, as all applicants were considered capable future leaders. Council members highlighted enthusiasm, commitment, and willingness to serve as key attributes observed throughout the interviews and encouraged applicants to remain involved through committees, civic participation, and continued engagement with City issues. Council Member Watson concluded by noting that the decision-making process was deliberate and involved extensive preparation, review, and consideration by the Council. She commended the applicants for their preparedness, thoughtful responses, and desire to contribute, and encouraged continued involvement in City affairs regardless of the outcome of the appointment process.

7. **DISCUSSION AND/OR ACTION TO APPOINT A CITY COUNCIL MEMBER AND ADMINISTER THE OATH OF OFFICE TO FILL A MIDTERM VACANCY PURSUANT TO UTAH CODE §20A-1-510, CREATED BY THE ELECTION OF RYAN M. BARKER AS MAYOR OF NORTH OGDEN CITY, FOR THE REMAINDER OF THE TERM ENDING JANUARY 2028**

2:30:38 Mayor Barker directed Council members to complete written ballots for the appointment. City Manager/Attorney Jon Call explained the ballot procedure, including signing and submitting ballots to the Mayor for tabulation and public reading, and noted that tie-breaking procedures would be explained if necessary. Council members took a brief recess to complete their ballots.

Mayor Barker read the ballots aloud:

**Voting on the Vacancy Seat:**

<b>Council Member Dalpiaz</b>	<b>Steven Nabor</b>
<b>Council Member Pulver</b>	<b>Steven Nabor</b>
<b>Council Member Watson</b>	<b>Steven Nabor</b>
<b>Council Member Carney</b>	<b>Steven Nabor</b>

Mayor Barker announced that, with a majority vote, Steven Nabor was appointed to the City Council and noted that no mayoral vote was required.

City Recorder Rian Santoro administered the Oath of Office to Steven Nabor. Following the oath, Steven expressed appreciation for the Council's confidence, stated that he is retired and able to fully commit time to the role, and thanked the other applicants for their interest and willingness to serve the City.

**8. PUBLIC COMMENTS**

2:33:19 Sandy Cochran, A North Ogden resident, stated that she had previously expressed concern to Council members regarding the removal of public comments from the beginning of the agenda and conveyed appreciation to the Council for restoring the public comment period. Sandy expressed the view that public comment should not be limited and noted that she had not previously seen public comments removed from the agenda during her time attending meetings.

2:34:42 Susan Kilborn, a North Ogden resident, congratulated the newly appointed Council member and welcomed Council Member Carney. She encouraged the City Council to represent all residents of North Ogden, noting the City's increasing diversity in viewpoints, beliefs, and backgrounds. Susan emphasized the importance of listening to differing perspectives and working collaboratively to achieve better outcomes for the community. She thanked all applicants for their willingness to serve and expressed appreciation for their participation, while also encouraging the City to continue utilizing the knowledge and experience of applicants who were not selected.

**9. MAYOR/COUNCIL/STAFF COMMENTS**

2:37:39 City Manager/Attorney Jon Call advised that a vacancy now exists on the Planning Commission and that the City will begin posting the opportunity. Individuals who previously applied may request that their applications be carried forward for consideration. Council Member Dalpiaz clarified that, due to his appointment to the City Council, Steven Nabor will no longer serve on the Planning Commission. Jon confirmed that state law prohibits simultaneous service on the City Council and a land use authority, and that Steven Nabor's Planning Commission service concluded upon taking the oath of office, resulting in a four-year Planning Commission term vacancy.

2:38:42 Council Member Pulver stated that he appreciated the time and effort applicants put into completing the applications and emphasized that the Council reviewed each submission in detail.

He explained that, in making the decision, he focused on the Council's current needs, specifically stronger financial expertise and familiarity with zoning and future economic development. He noted that all candidates brought valuable qualities to the process.

2:39:24 Council Member Dalpiaz explained his reasoning for supporting Steven Nabor, citing Steven's extensive financial background, leadership experience, and understanding of government accounting as key factors. He noted that while there are differences between university and municipal operations, Steven's experience would be a significant asset to the Council as he continues to learn the specific functions of City government.

**10. ADJOURNMENT**

**Council Member Watson motioned to adjourn the meeting.**

**The meeting adjourned at 8:46 p.m.**

  
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Ryan M. Barker, Mayor

  
\_\_\_\_\_  
Rian Santoro  
City Recorder



2/10/20  
\_\_\_\_\_  
Date Approved