

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

June 2, 2026

The North Ogden City Council convened on June 2, 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 May 28, 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 (Excused)
Steven Nabor	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Ryan Nunn	Planner II
Scott Hess	Community and Economic Development Director
Brian Eynon	Police Chief
Katie Gerard	Human Resources Director
Casey Hunsaker	Treasurer
Peter Brown	Finance Director

VISITORS:

Kevin Burns	Brenda Ashdown
Deann Burns	Mike Mabey
Sandy Cochran	Phil Swanson

Lisa Arner
Alicia Tischer

Mary Jane Stevenson

0:00:00 Mayor Barker welcomed those in attendance to the City Council work session with the Citizen Budget Subcommittee. He invited Council Member Carney to offer the thought or invocation and lead the Pledge of Allegiance.

Council Member Carney shared a brief thought recognizing the start of summer and encouraging everyone to enjoy the sunshine, warm evenings, and the opportunity to recharge. She then led the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:00:51 No Conflict of Interest was disclosed.

ACTIVE AGENDA

2. PUBLIC COMMENTS

0:01:36 Kevin Burns, a North Ogden resident, stated he had concerns regarding the use of Transportation Utility Fee funds. He referenced comments made during the May 20, 2026, Planning Commission meeting regarding whether Transportation Utility Fee funds could be used for sidewalks or other improvements within the right-of-way. Kevin stated that, based on prior discussions and the Transportation Utility Fee study, he understood the fee to be intended for street maintenance, rehabilitation, and reconstruction. He also referenced the tentative budget line items for sidewalk repair/ramps and safe sidewalks and expressed concern that residents need assurance that the fee revenues will be used for the purposes originally presented.

Kevin also commented on the May 27, 2026, discussion regarding the Neighborhood Commercial Zone at 3100 North and 450 East. He stated that he agreed with concerns expressed by some Council Members regarding potential neighborhood opposition to commercial development at that location. He also expressed concern regarding comments about maximizing the utility of the five-lane road and stated his opposition to hiring an economic development consultant while the City is considering a budget that may include a tax increase.

0:06:13 Lisa Arner, a North Ogden resident, addressed the Council regarding a unique property concern involving a boulder retaining wall along the north side of her property.

Lisa explained that the neighboring property is several feet higher than her property and that the existing boulder wall creates privacy, security, maintenance, and visual concerns in her yard. She stated that a standard six-foot fence would not adequately secure or screen the area because of the height difference and requested consideration of an ordinance amendment that would allow an eight-foot fence in this type of circumstance. Lisa stated that the condition has been an ongoing issue since October 2021 and that she would like to install a fence as soon as possible. She explained that the proposed fence would connect to the existing neighboring fence and would not block views or negatively impact surrounding properties. Lisa also invited the Mayor and Council Members to visit the property to better understand the situation.

Council Member Dalpiaz stated that he and Council Member Pulver had visited the property and agreed it was a unique situation that should be looked into. Council Member Dalpiaz stated that he did not see an immediate negative impact to surrounding properties but wanted to consider whether any unintended consequences could result from changing the ordinance. He noted that he had taken a video of the property to share with the Mayor and Council.

Council Member Pulver stated that the issue appeared to be related to hillside properties where a retaining wall and fence on the uphill property can create a significant visual and maintenance impact for the downhill property. He stated that the ordinance may need to be reviewed or adjusted to address these types of situations.

Mayor Barker stated that, based on his discussion with City Manager/Attorney Jon Call, the request would require a zoning text amendment. He explained that the process could be initiated either by Lisa submitting an application or by the Council directing staff to begin the process. Mayor Barker stated that the City would look into the matter further.

0:16:10 Mary Jane Stevens, a North Ogden resident, addressed the Council regarding the proposed convenience store near Washington Boulevard. Mary Jane stated that she strongly opposed the convenience store at that location due to concerns with traffic, congestion, and the proximity to children and schools. She shared that, based on her own experience attending junior high in the area, students often spent time at nearby businesses, and she expressed concern that a convenience store could encourage similar activity for current junior high students.

0:16:10 Deann Burns, a North Ogden resident, addressed the Council regarding the discussion of the 3100 North area. Deann stated that, in her opinion, individuals making recommendations or decisions for the City should consider whether they live in North Ogden and will personally experience the impacts of those decisions. She expressed concern that decisions affecting residents should be made with an understanding of the long-term consequences for the community.

3. **CITIZEN BUDGET SUBCOMMITTEE RECOMMENDATIONS ON THE PROPOSED FY2026-2027 INTERIM BUDGET**

0:18:20 Phil Swanson stated that the purpose of the work session was to allow for dialogue between the Citizen Budget Subcommittee and the City Council. Phil reviewed financial discovery items identified during the Citizen Budget Subcommittee process, including several items that had already been addressed by staff. He stated that the City should do a better job recognizing cost savings, efficiencies, and fiscal wins achieved by staff, department heads, the Mayor, and Council. Subcommittee Members and Council Members discussed highlighting examples such as cross-training, in-house work, employees serving in multiple roles, internal promotions, and other efforts that save money and improve service.

Phil reviewed Citizen Budget Subcommittee recommendations related to the budget “yellow sheets,” including clearly identifying expenses with offsetting revenues, such as grants, and explaining when expenses are moved between departments. Council Member Dalpiaz suggested a one-page FAQ or executive summary to help the Council and public better understand grants, offsetting revenues, and major budget changes.

Phil reviewed the Subcommittee’s discussion regarding sales tax revenue budgeting, including the concept of using the prior year’s sales tax revenue as the next year’s budgeted amount and potentially directing any overage to capital projects. The Council and Subcommittee discussed the need for a consistent, transparent method for estimating sales tax revenue, the timing of available sales tax data, and how conservative budgeting relates to property tax discussions and public understanding of the budget.

Phil reviewed wage and benefit-related recommendations from the Subcommittee, including showing both salary and benefits to reflect the full cost of employee positions. He also stated that the Subcommittee discussed HSA payout timing, merit increases, employee retention, and whether any staffing reductions should be considered to avoid tax increases. Phil clarified that the Subcommittee agreed to forward all suggestions to the Council, regardless of whether each recommendation had unanimous support. Mayor Barker and Council Members stated that employees should not feel their positions are at risk due to the budget process and discussed the importance of competitive compensation, retention, and clear communication regarding merit-based increases.

Phil reviewed parks-related recommendations from the Subcommittee, including continued review of park user fees, the number of parks in the City, and the long-term cost of maintaining and replacing park amenities. The Council, staff, and Subcommittee discussed park sustainability, playground replacement costs, pocket parks in developments, park impact fees, and whether the City should evaluate recreation programs to determine which should continue to be operated by the City.

Phil stated that the Subcommittee also discussed potential revenue opportunities in parks, including allowing food trucks during heavily attended sporting events or community activities. The discussion included whether these opportunities could support community engagement while helping offset park-related costs.

Phil reviewed a Subcommittee recommendation regarding the City's agreement with Weber County for animal shelter services. He stated that because the agreement or related bond obligation will end in the coming years, the City should begin discussing whether to continue with the County or consider another service model.

Phil reviewed the motor pool recommendation and stated that Finance Director Peter Brown was conducting an in-depth review. Finance Director Peter Brown explained that he reviewed vehicle depreciation and identified potential savings to the General Fund while maintaining an adequate reserve. The Council also discussed better explaining the City's vehicle leasing and replacement practices to residents.

Phil reviewed the Subcommittee's recommendation to review Comcast data accounts for City buildings to determine whether combining accounts could result in better pricing. He also reviewed miscellaneous infrastructure items, including the need to ensure adequate capital reserves for water supply, firefighting needs, and upper-elevation capacity.

Phil reviewed amphitheater-related recommendations from the Subcommittee, including working toward making the amphitheater more self-sustaining and reestablishing an amphitheater committee with broader membership. The Council and Subcommittee also discussed food trucks, concessions, parking limitations, naming or endowment opportunities, and other potential ways to support the amphitheater and other City assets.

4. PUBLIC COMMENTS

[2:25:35](#) Kevin Burns, a North Ogden resident, addressed the Council regarding the parks discussion. Kevin stated that not all parks are the same and suggested that the City may want to categorize parks by type or level, such as larger semi-regional parks and smaller neighborhood parks, to better understand and manage park-related budgeting and maintenance needs.

Kevin also commented on the budget discussion and stated that Finance Director Peter Brown has a significant task ahead. He noted that Peter has access to professional resources and other municipal finance directors and encouraged the City to look at what neighboring communities are already doing rather than creating a process from the beginning.

5. MAYOR/COUNCIL/STAFF COMMENTS

2:28:17 Finance Director Peter Brown responded to several items discussed by the Citizen Budget Subcommittee. Peter stated that future budget “yellow sheets” will be made more user-friendly by better showing related revenues and using the comment section more consistently to explain items such as grants and other budget changes. Peter stated that, regarding sales tax projections, he supports using a consistent quantitative rule, such as CPI, rolling averages, or another defined method, as long as the City applies it consistently. Peter also stated that he reviewed the HSA payout issue and confirmed that once an HSA contribution is paid to an employee, it belongs to the employee and cannot be clawed back. He stated that the City could either continue paying the contribution up front or consider paying it monthly. Peter thanked the Citizen Budget Subcommittee and Council for their time and stated that he would follow up with Mike Mabey regarding additional budgeting concepts discussed during the meeting.

2:30:08 Council Member Pulver stated that he agreed the City’s sidewalk fund should be used for sidewalks and that Transportation Utility Fee funds should be used for roads. He stated that curb and gutter improvements may be related to road work, but that he did not want the use of Transportation Utility Fee funds to become unclear. Council Member Pulver also commented on the Citizen Budget Subcommittee process. He stated that the discussions included difficult and detailed conversations but that he viewed the process as valuable. He stated that the City does not have unnecessary bloat and that the Subcommittee allows the City to review its finances in significant detail. He emphasized the importance of being open, factual, and honest with residents regarding City finances and stated that the Citizen Budget Subcommittee is an important part of that transparency.

2:32:59 Council Member Dalpiaz stated that the North Ogden grandstand had recently been placed on the National Register of Historic Places and noted that the City should plan for future refurbishment costs. He stated that because of the historic designation, repairs or refurbishment may be more expensive and should be included in the City’s capital planning. Staff noted that the grandstand is already included in the capital plan. City Manager/Attorney Jon Call stated that the project is anticipated within the next two years, and Finance Director Peter Brown stated that it is included in the five-year plan.

2:34:27 City Manager/Attorney Jon Call clarified that staff has not discussed using Transportation Utility Fee funds for sidewalks and stated that staff’s discussions have focused on asphalt and road work.

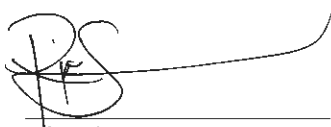
Jon stated that his prior response to Kevin Burns' question was intended to address whether Transportation Utility Fee funds could legally be used within the right-of-way. He stated that Council policy direction regarding sidewalks would be helpful, while also noting that some road projects may involve related improvements, such as pedestrian ramps, curb, gutter, or other items tied to road elevation or road construction. Jon stated that staff would follow Council direction while allowing staff appropriate flexibility for road-related project needs.

2:35:55 Mayor Barker stated that the Pleasant View City and North Ogden City pickleball tournament is scheduled for June 22. The Council briefly discussed participation in the tournament. Mayor Barker also stated that the Council would receive a Cherry Days update at the next Council meeting to review Council responsibilities and event assignments. He stated that staff has planned the events, but the update would help Council Members understand their roles.

6. **ADJOURNMENT**

Council Member Carney motioned to adjourn the meeting.

The meeting adjourned at 8:35 p.m.


Ryan M. Barker, Mayor
Rian Santoro
City Recorder

6.23.20
Date Approved