NORTH OGDEN CITY

SETTLED 1851

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

June 16, 2026

The North Ogden City Council convened on June 16, 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 June11, 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	Zoom
Tera Carney	Council Member	
Jay D Dalpias	Council Member	Mayor Pro Tem
Chris Pulver	Council Member	
Christina Watson	Council Member	Zoom
Steven Nabor	Council Member	

STAFF PRESENT:

Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Scott Hess	Community and Economic Development Director
Timm Dixon	City Engineer
Casey Hunsaker	Treasurer
Brian Eynon	Chief of Police
Peter Brown	Finance Director

VISITORS:

Kevin Burns
Jacque Hogan
Zach Ward
Phillip Swanson
Daniel Abraham Barston

0:00:05 Mayor Pro Tem Dalpias called the special City Council meeting to order and explained that the meeting was being held to discuss the City budget. He noted that Mayor Barker and Council Member Watson were participating electronically. Council Member Carney offered the invocation and reflected on North Ogden's strong sense of community, natural surroundings, and the importance of collaboration when making decisions for the City. She then led the audience in the Pledge of Allegiance.

CONSENT AGENDA

1. CONFLICT OF INTEREST DISCLOSURE

0:01:36 No Conflict of Interest was disclosed.

ACTIVE AGENDA

2. PUBLIC COMMENTS

0:03:12 Daniel Abraham Barston, an Ogden resident, commented on drainage concerns near a natural spring and crosswalk on 1100 North and at the City's dog park. He suggested that a small drainage trench at the dog park could help prevent standing water and mud. He also expressed concern about accumulated trash and debris near businesses in the area, stating that it appeared unsightly and could present a potential fire hazard. Daniel thanked the City for its work.

3. CERTIFICATION BY CITY RECORDER IN COMPLIANCE WITH 59-2-919(6):

0:5:26 City Recorder Rian Santoro certified that all noticing, posting, and public access requirements associated with the truth-in-taxation process had been completed in accordance with Utah Code. Rian reviewed the applicable publication and posting dates, including the Class A notices published on April 21 and June 4, 2026; updates to the City's website and dedicated truth-in-taxation information page; satisfaction of the 14-day noticing requirement; posting of virtual meeting access instructions; and availability of the property tax impact schedule online and at the hearing. She also noted that Finance Director Peter Brown notified the Utah State Tax Commission and Weber County of the hearing by email on June 5, 2026. Rian stated that all dates, times, and notices had been verified for compliance. Mayor Pro Tem Dalpias asked whether any information was required to be displayed on the screen. City Manager/Attorney Jon Call clarified that the tax impact statement would be displayed during the applicable portion of the meeting.

Mayor Pro Tem Dalpias thanked staff for their efforts to ensure all legal requirements had been satisfied.

4. OFFICIAL ANNOUNCEMENT OF INTERIM BUDGET INCLUDES A PROPOSED TAX RATE INCREASE

0:08:04 Finance Director Peter Brown read the public hearing notice for the North Ogden City and North Ogden City Redevelopment Agency final budgets for Fiscal Year 2026–2027. He stated that the City Council and Redevelopment Agency Board would hold public hearings on June 16, 2026, beginning at 6:00 p.m. or shortly thereafter, to receive comments on the proposed budgets. Peter noted that the budgets were available for public inspection on the City's website or at the City offices and that all interested persons would be allowed to be heard. He stated that the notice was published on June 4, 2026.

5. NORTH OGDEN CITY INTENDS TO MAKE A STATEMENT REGARDING THE FOLLOWING INFORMATION RELATED TO A PROPOSED PROPERTY TAX INCREASE: (59-2-919(4)(B))

0:09:51 Finance Director Peter Brown read the notice of proposed property tax increase for the interim budget. He stated that the City proposed increasing property tax budget revenue by 5 percent above the prior year, excluding eligible new growth. For a residence valued at $535,000, the annual City property tax would increase by approximately $19.13. For a business valued at $535,000, the annual City property tax would increase by approximately $34.78. The proposed increase would generate approximately $150,000 in additional property tax revenue annually. Peter reviewed the public hearing date, time, location, virtual participation options, and contact information and stated that the notice was published on June 4, 2026.
Mayor Pro Tem Dalpias asked for the total anticipated property tax revenue. Peter stated that the total anticipated property tax revenue was $2,285,800, including estimated eligible new growth and delinquent tax collections.

6. PRESENTATION OF INTERIM BUDGET

0:15:07 Finance Director Peter Brown presented the Fiscal Year 2026–2027 interim budget and explained the differences among governmental, special revenue, enterprise, internal service, and agency funds. Peter stated that the interim budget incorporated refinements made since the tentative budget was issued.

He explained that if the Council did not pursue the proposed property tax increase, the budget adopted that evening would become the final budget; otherwise, the City would continue through the Truth in Taxation process and adopt a final budget in August.

Peter reviewed changes to General Fund revenues, including an approximately $202,600 increase in projected B&C Road Funds based on recent actual receipts, a revised method for allocating investment earnings proportionally among funds, reduced grant and contribution estimates, and a reduction in the proposed use of fund balance to approximately $83,800. He explained that sales tax remained the City's largest General Fund revenue source and that the revised revenue estimates improved the City's overall budget position. Council Members discussed whether the improved projections could eliminate the need for a property tax increase and whether future sales tax budgets should be based on the most recent audited actuals. Council Member Pulver supported using prior-year actual sales tax revenues and directing excess revenues toward capital needs. Council Member Nabor supported avoiding a tax increase but cautioned that one-time funds would be used to support an ongoing Community Service Officer position. Council Member Carney expressed support for avoiding an increase if possible. Council Member Watson asked whether conservative sales tax budgeting would reduce annual capital contributions, and Peter clarified that the existing capital contribution would remain unchanged, and any excess would be additional. Mayor Barker recommended completing the full budget presentation before reaching conclusions and stated that the Council should establish a policy for the use of future excess revenues. Peter cautioned that using fund balance instead of ongoing revenue would reduce funds available for capital projects and could result in the need for a larger tax increase in a future year.

Peter reviewed General Fund expenditure adjustments, including salary refinements based on market studies and Council-approved limits, revised administrative cost allocations, and corrections to motor pool accounting so capital equipment and vehicles would be expensed through depreciation rather than counted twice. He described departmental adjustments affecting finance, human resources, police, streets, public services, parks, and other operations. The Council also discussed election costs and the possibility of balancing election-year expenses with major technology purchases in alternate years.

Peter then reviewed the special revenue, transportation, impact fee, capital, enterprise, and motor pool funds. He discussed updated projections for North Shore Aquatics, transportation utility fees, transportation sales tax, and impact fee revenues; clarified that B&C Road Funds do not fully cover the City's road expenditures; and explained efforts to improve documentation and transparency in the use of impact fees. Peter stated that only new Fiscal Year 2026–2027 capital projects would be included in the new budget, while unfinished prior-year projects would carry forward through fund balance.

He reviewed proposed capital projects, including park improvements, parking lots, road and sidewalk work, the 400/450 East widening project, and the Community Pond, which was moved to the Stormwater Fund because its primary function is stormwater retention. Peter also reviewed corrections and refinements in the water, sewer, stormwater, solid waste, and motor pool funds, including duplicate expenses, software coding errors, depreciation schedules, interest allocations, and administrative charges. He noted that auditors had recommended simplifying the motor pool accounting structure in the future. Following the presentation, Mayor Pro Tem Dalpias asked whether the proposed Community Service Officer position could be structured with a longer probationary or limited-term period because the position would create an ongoing expense. City Manager/Attorney Jon Call explained that regular employees generally have a six-month probationary period, sworn officers have a twelve-month probationary period, and a limited-term contract could affect recruitment and compensation. Mayor Pro Tem Dalpias thanked Peter for the thorough presentation.

See Attachment A – Interim Budget Presentation

7. PRESENTATION OF PROPERTY TAX IMPACT SCHEDULE §(59-2-924(8)(A)

1:49:18 Finance Director Peter Brown read the property tax impact schedule required by Utah Code. He stated that the proposed increase would generate approximately $149,854 in additional property tax revenue and would increase the City's certified tax rate from 0.001304 to 0.001369. For an average residence, the estimated annual increase would be $19.13, or approximately 5 percent. For an average commercial property, the estimated annual increase would be $34.78, or approximately 5.5 percent. Peter explained that the proposed revenue would support the addition of a Community Service Officer to assist with code enforcement, animal control, and evidence responsibilities. The estimated costs included $74,000 for salary and benefits, $5,000 for equipment, and $45,000 for a vehicle, for a total of $124,000. He stated that an additional $34,000 would fund new information technology security software, bringing the total proposed expenditures to $158,000. The proposed property tax increase would provide approximately $150,000, with the remaining $8,000 funded from other revenues.

8. CERTIFICATION BY THE BUDGET OFFICER THAT NO ADDITIONAL PROPERTY TAX REVENUE HAS BEEN EXPENDED OR ENCUMBERED PRIOR TO THE ADOPTION OF THE FINAL BUDGET

1:52:13 Finance Director Peter Brown certified that the financial data, calculations, and budget information related to the proposed property tax increase were accurate to the best of his knowledge and complied with Utah requirements.

Peter stated that the property tax impact schedule, revenue projections, percentage increase calculations, residential and commercial property impacts, and affected departmental expenditures were initially calculated or verified on May 5, 2026, and updated and verified again on June 11, 2026, and as of the date of the meeting. He further certified that the budget accurately reflected the proposed tax increase, that no property tax revenue had been expended or encumbered prior to final adoption, and that the financial information presented was consistent with the tentative, interim, and final budget stages. Peter stated that all supporting documentation, including his signed certification, would be maintained in the official Truth in Taxation file.

9. PUBLIC HEARING ON INTERIM BUDGET

1:54:29 Mayor Pro Tem Dalpias introduced the public hearing on the interim budget and stated that, based on the Council's discussion, there was a high likelihood that the City would not pursue the proposed property tax increase. He explained that the hearing was being held in case the increase became necessary and reviewed the procedures for providing comments in person, virtually, or in writing.

1:54:29**Council Member Pulver moved to open the public hearing. Council Member Nabor seconded the motion. The motion passed unanimously.**

No members of the public were present in the Council Chambers, and no comments were received electronically or in writing.

1:55:33 **Council Member Pulver moved to close the public hearing. Council Member Carney seconded the motion. The motion passed unanimously, and the public hearing was closed.**

10. DISCUSSION AND/OR ACTION TO RECESS THE CITY COUNCIL MEETING AND CONVENE IN THE REDEVELOPMENT AGENCY (RDA)

1:58:06 **Council Member Pulver moved to recess the City Council meeting and convene as the Redevelopment Agency Board. Council Member Carney seconded, and the motion passed unanimously.**

The City Council meeting was recessed, and the Redevelopment Agency Board meeting was convened.

11. REDEVELOPMENT AGENCY (RDA) PUBLIC HEARING - DISCUSSION AND/OR ACTION REGARDING PROPOSED FISCAL YEAR 2026-2027 REDEVELOPMENT AGENCY BUDGET

1:59:20 Finance Director Peter Brown presented the proposed Fiscal Year 2026–2027 Redevelopment Agency budget and explained that the Redevelopment Agency is a separate legal entity overseen by the City. He stated that the Agency was nearing dissolution but could continue using remaining redevelopment funds for eligible projects during the applicable wind-down period. Peter requested approximately $2 million in budget authority to allow the Agency to complete and fully expend remaining project funds, noting that the actual amount available could be lower. He also reviewed the Community Development Area fund and stated that approximately $934,000 was available for future project allocation. The Board discussed the boundaries and permitted uses of the Redevelopment Agency and Community Development Area funds, remaining commitments to existing business grant projects, and potential infrastructure or economic-development uses for unallocated funds. City Manager/Attorney Jon Call explained that Redevelopment Agency funds must be encumbered and spent within the period allowed following the Agency's expiration, although he would verify the exact expiration date. Mayor Pro Tem Dalpias stated that his goal was to have existing business projects completed by June 30, 2027, so remaining funds could be identified and reallocated toward projects that support business development and economic activity.

2:08:56 **Board Member Pulver motioned to open the Public Hearing. Board Member Carney seconded, and the motion passed unanimously.**

No members of the public were present in the meeting room, and no comments were received electronically.

2:11:43 **Board Member Pulver moved to close the public hearing. Board Member Carney seconded the motion. The motion passed unanimously, and the public hearing was closed.**

12. DISCUSSION AND/OR ACTION TO ADJOURN THE REDEVELOPMENT AGENCY MEETING AND RECONVENE THE CITY COUNCIL MEETING

2:11:43 Finance Director Peter Brown clarified that the proposed $2 million budget represented authorization to use the Agency's available fund balance for existing and future approved projects during Fiscal Year 2026–2027.
Board Member Nabor questioned whether the full amount should be budgeted when portions were already committed to existing projects. Peter explained that the exact amount remaining at the end of the fiscal year was not yet known and that the budget authority would allow existing projects to continue into the next fiscal year. City Manager/Attorney Jon Call clarified that including the $2 million in the budget did not authorize staff to spend unallocated funds and that any new use of the remaining balance would require approval by the Redevelopment Agency Board. Mayor Pro Tem Dalpias stated that any uncommitted funds would return to the Board for consideration and could be directed toward eligible projects that support economic development. Peter noted that additional project-specific information would be presented during the Fiscal Year 2025–2026 budget discussion the following week.

Board Member Pulver motioned to recommend and authorize the forwarding of Ordinance 2026-17 to the City Council for final adoption. Board 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**
Council Member Nabor	**nay**

The motion passed 4-1.

2:24:06 **Board Member Pulver then moved to adjourn the Redevelopment Agency Board meeting and reconvene the City Council meeting. Board Member Carney seconded the motion. The motion passed unanimously, and the City Council meeting was reconvened.**

13. DISCUSSION AND/OR ACTION TO CONSIDER ADOPTING ORDINANCE 2026-17, THE PROPOSED FISCAL YEAR 2026-2027 REDEVELOPMENT AGENCY (RDA) BUDGET

2:26:41 **Council Member Pulver motioned to adopt Ordinance 2026-17 to the City Council. 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**
Council Member Nabor	**nay**

The motion passed 4 to 1.

14. DISCUSSION AND/OR ACTION TO CONSIDER THE ADOPTION OF ORDINANCE 2026-18, THE PROPOSED FISCAL YEAR 2026-2027 INTERIM BUDGET

2:27:30 The Council discussed Ordinance 2026-18 adopting the proposed Fiscal Year 2026–2027 interim budget. Council Member Pulver recommended removing the proposed $150,000 property tax increase and reducing projected sales tax revenue by $90,000 by using the audited Fiscal Year 2024–2025 sales tax actuals. The resulting sales tax projection would be $4,952,200, with approximately $324,000 of fund balance used to balance the budget. Council Member Nabor supported foregoing the property tax increase and stated that the City remained in a strong financial position with adequate reserves. Mayor Pro Tem Dalpias also supported the changes, noting the recent financial impact of the transportation utility fee on residents and the City's sufficient fund balance. The Council discussed establishing a future policy directing sales tax revenue received above the adopted projection toward designated capital or other priority projects. Mayor Barker recommended addressing the long-term sales tax policy in a future meeting, while Council Members agreed that the approach could be reconsidered in future years if economic conditions changed.

Council Member Pulver moved to adopt Ordinance 2026-18 with the removal of $150,000 in proposed property tax revenue and a $90,000 reduction to the sales tax revenue projection. 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**
Council Member Nabor	**aye**

The motion passed unanimously.

15. <u>DISCUSSION AND/OR ACTION TO APPROVE RESOLUTION 06-2026, ADOPTING THE FINAL CERTIFIED TAX RATE AND AUTHORIZING THE CITY TO PROCEED WITH THE TRUTH IN TAXATION PROCESS</u>

2:50:50 City Manager/Attorney Jon Call explained that, because the Council had removed the proposed property tax increase from the interim budget, the City would adopt the certified tax rate and would not be required to continue with the Truth in Taxation process or set a Truth in Taxation hearing. He stated that the certified tax rate provided by Weber County was 0.001307, which was projected to generate $3,084,856 in property tax revenue. Finance Director Peter Brown noted that the budget's property tax estimate differed by approximately $10,000 and stated that the budget would be updated to reflect the certified amount.

Council Member Carney moved to approve Resolution 06-2026, adopting the certified tax rate of 0.001307, resulting in $3,084,856 in property tax revenue, without a property tax increase. Mayor Pro Tem Dalpias seconded the motion.

Voting on the motion:

Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**aye**
Council Member Carney	**aye**
Council Member Nabor	**aye**

The motion passed unanimously.

16. PUBLIC COMMENTS

2:56:42 No Comment was made.

17. MAYOR/COUNCIL/STAFF COMMENTS

2:57:24 City Manager/Attorney Jon Call advised the Council that residents might submit noise complaints regarding the drilling of a new City well. He explained that drilling could not be stopped without risking the collapse of the well and the loss of approximately $1.5 million. Jon stated that the work qualified for an emergency exception under the City's noise ordinance and that staff had established reasonable noise limitations. He noted that the Police Department, City Engineer, and other staff were aware of the situation and were coordinating with the contractor. In response to a question from Mayor Pro Tem Dalpias, Jon clarified that North Ogden City's noise ordinance applied because the noise originated within the City, even if complaints were received from residents of a neighboring city. Jon also encouraged the public to attend the Missoula Children's Theatre performances scheduled for Saturday at 3:00 p.m. and 5:00 p.m.

2:59:03 Council Member Pulver noted that the Council had incorporated recommendations from the Citizen Budget Committee into the budget, including the revised sales tax projection, Placer AI, and the correction of a water-related power expense. Mayor Barker thanked the Council and staff for their work. Mayor Pro Tem Dalpias and Council Member Nabor also thanked Finance Director Peter Brown for his extensive work on the budget.

2:59:40 Mayor Pro Tem Dalpias suggested that the City consider selling the City-owned property at the northeast corner of Alberta Drive and Washington Boulevard while nearby road construction was underway. Jon stated that the property, along with other City-owned vacant lots and potential property alignments, was already scheduled for discussion during the July 7, 2026, work session. The Council briefly discussed possible residential, attainable housing, commercial, and economic development uses for the property.

18. ADJOURNMENT

Council Member Carney motioned to adjourn the meeting.

The meeting adjourned at 9:03 p.m.

Ryan M. Barker, Mayor

Rian Santoro
City Recorder

NORTH OGDEN CITY
INCORPORATED February 1st 1934

7/7/26
Date Approved