

**NORTH OGDEN CITY COUNCIL
MEETING MINUTES**

August 11, 2026

The North Ogden City Council convened on August 11, 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 August 6, 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
Steven Nabor	Council Member

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
David Espinoza	Public Works Director/Assistant City Manager
Scott Hess	Community and Economic Development Director
Nate Boyette	Police Lieutenant
Timm Dixon	City Engineer
Brian Eynon	Chief of Police
Peter Brown	Finance Director

VISITORS:

Kevin Burns
Deann Burns
Reed Miller
Alicia Tischer

Jesse Jane
Michael Miller
Jeff Brady
Merrill Sunderlund

0:00:00 Mayor Barker called the meeting to order. Council Member Pulver offered a thought by reading a quote from Theodore Roosevelt, The Arena, offered an invocation, and led the Pledge of Allegiance.

PRESENTATION

1. 2026 CODE ENFORCEMENT UPDATE

0:02:35 Chief Eynon presented the Police Department's new code enforcement program, which divides the City into five sectors for proactive weekly review. Each sector will identify priority properties, with approximately 15 properties maintained on an active list. Properties will be removed as issues are resolved but retained for future reference if additional complaints are received.

Chief Eynon reviewed several current code enforcement cases and explained that staff is working with property owners to obtain compliance through warnings, citations, and, when necessary, abatement. Council Member Nabor asked about recovery of City costs associated with abatement. City Manager/Attorney Call explained that unpaid costs may be placed as a lien on the property.

Chief Eynon stated that the Police Department now has three Community Service Officers (CSOs), allowing for more proactive enforcement while continuing to respond to citizen complaints and other CSO responsibilities. Saturday coverage will also be included in the rotation.

Council Member Nabor asked about the citizen volunteer panel. Chief Eynon explained that two residents currently serve and that additional residents or Council Members may participate. Volunteers will help identify properties of concern and provide information to CSOs but will not conduct enforcement or initiate contact with residents.

Chief Eynon also discussed developing a volunteer assistance program for residents who are unable to correct property violations due to age, disability, financial hardship, or other circumstances. Community organizations, churches, youth groups, businesses, and other volunteers could assist with cleanup projects.

Council Member Dalpiaz emphasized the importance of screening volunteers to avoid potential conflicts involving neighborhood disputes. Council Member Watson asked whether the program represents a shift toward proactive enforcement. Chief Eynon explained that the City will use a combination of proactive enforcement and complaint-based response, with significant safety concerns receiving priority. Council Member Pulver expressed support for the program and suggested providing periodic metrics regarding priority properties and resolved cases. Council Member Watson also suggested notifying department heads and the City Council when community volunteer assistance is needed. Chief Eynon supported the suggestion.

CONSENT AGENDA

2. CONFLICT OF INTEREST DISCLOSURE

0:21:59 No disclosure was made.

3. APPROVAL OF THE JULY 28, 2026 MEETING MINUTES

0:21:59 Council Member Pulver moved to approve the July 28, 2026 City Council meeting minutes. Council Member Watson seconded the motion. The motion carried unanimously.

4. FISCAL YEAR 2025-2026 THIRD QUARTER FINANCIAL REPORT

0:023:01 Finance Director Peter Brown reviewed the process for presenting quarterly financial statements to the Council. He explained that the third-quarter financials were reviewed in detail by the Audit Committee on July 23, and the Committee recommended acceptance of the financial statements as presented. He noted that placing the financials on the consent agenda provides an opportunity for public review and Council questions, while future presentations may only be necessary when additional discussion is requested. No questions were raised regarding the third-quarter financial statements.

Council Member Nabor moved to approve the third-quarter financial report as presented. Council Member Pulver seconded the motion. The motion carried unanimously.

ACTIVE AGENDA

5. PUBLIC COMMENTS

0:25:21 Deann Burns, a North Ogden resident, spoke in support of the North Ogden Senior Center and emphasized the value, experience, and contributions of the City's senior population. Deann described the Senior Center as an important place for connection, purpose, and community and encouraged the Council to continue supporting and maintaining the facility. Deann also encouraged Council Members to attend Senior Center activities and engage directly with the residents it serves.

0:29:33 Kevin Burns, a resident of North Ogden, expressed support for the Police Department's new code enforcement program and stated that addressing deteriorating properties can have a significant impact on the community. Kevin also commented on the Council's upcoming housing discussion regarding the Washington Boulevard properties. Speaking in his role with the Weber Housing Authority, he stated that the Authority is interested in partnering with the City and identified programs that may support the type of housing being discussed, including the CROWN rent-to-own program. He encouraged City staff to coordinate with the Housing Authority's Executive Director to explore available options and resources.

6. MEMORANDUM OF UNDERSTANDING WITH YOUTH FUTURES

Discussion, consideration, and possible approval of a Memorandum of Understanding establishing a collaborative partnership between Youth Futures and the North Ogden Police Department to improve services for runaway, homeless, and at-risk youth in the North Ogden area.

0:33:02 Chief Eynon presented a Memorandum of Understanding with Youth Futures, an organization that provides shelter and services for at-risk youth who may not qualify for other available programs. He explained that North Ogden Police has utilized Youth Futures services on limited occasions and that the MOU has no fiscal impact to the City but is required to support Youth Futures' grant requirements.

Council Member Carney asked about the ages served. Chief Eynon explained that Youth Futures primarily serves teenagers but has assisted younger children and can continue providing support and connecting individuals with services after they turn 18. Council Member Watson expressed support for the program and asked how Youth Futures differs from other local programs. Chief Eynon explained that Youth Futures primarily focuses

on at-risk youth and has resources available for youth experiencing family conflict or other difficult circumstances.

Council Member Pulver asked about the three-year term of the MOU. Chief Eynon explained that the term is related to grant requirements and is renewed approximately every three years.

Council Member Dalpias motioned to approve the Memorandum of Understanding with Youth Fuures. 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 5-0

7. 450 EAST HOUSING DISCUSSION

Discussion and direction regarding housing options for City-owned property on the west side of 450 E. between 2900 N. and 3100 N.

0:38:19 CED Director Scott Hess presented a draft Request for Proposals (RFP) for the City-owned properties along 450 East/Washington Boulevard between approximately 2900 North and 3100 North. He explained that the draft was prepared following the Council's previous discussion regarding use of the property for attainable housing. Staff has also explored potential land-lease models that could allow the City to retain ownership of the land while providing opportunities for more attainable homeownership. Council Member Nabor expressed concern that the RFP focused primarily on housing and emphasized the importance of considering economic development along Washington Boulevard. Council Members discussed whether commercial and housing proposals should be solicited separately or through a combined RFP. Council Members Pulver and

Nabor favored keeping the process broad enough to consider commercial, residential, mixed-use, or other creative proposals. Council Members Dalpiaz and Carney supported focusing commercial development near the corner while emphasizing creative or attainable housing on the remaining property. Council Member Watson supported exploring both uses and emphasized the importance of considering appropriate neighborhood-scale commercial development.

The Council also discussed impacts to surrounding neighborhoods, future development along Washington Boulevard, commercial buffering requirements, housing height, long-term planning, and the possibility of acquiring an additional adjoining property to improve development opportunities. City Manager/Attorney Call clarified that the City would retain the ability to reject any or all proposals received.

Following discussion, the Council directed staff to revise and issue an RFP that allows developers to submit a range of proposals while identifying the corner property as a potential commercial area and the remaining property as an opportunity for creative or attainable housing. Staff will evaluate the proposals received and return to the Council for consideration before any final decision regarding the property is made.

8. **CITY-OWNED LAND DISCUSSION**

Discussion regarding the potential sale of City-owned property to help fund construction of Barker Park, with a focus on identifying the information the City Council needs to evaluate the proposal and provide direction.

1:06:42 City Manager/Attorney Jon Call led a discussion regarding the potential sale of City-owned property to help fund construction of Barker Park. He reviewed the current Barker Park concept plan, estimated construction costs, available funding sources, and the potential advantages and disadvantages of selling City property to accelerate park development. He emphasized that the property should not be sold simply because funding is needed, but only if the benefit of completing Barker Park substantially outweighs the long-term value of retaining the land.

The Council discussed the current and potential future uses of the property, including disc golf, rodeo activities, open space, future City needs, economic development, and housing. Council Members emphasized the importance of researching the history of the property and determining whether any deed restrictions, donor conditions, or other limitations exist before considering a sale. The Council also discussed the difficulty of replacing public land once it has been sold and the need to consider the City's future population and long-term park and open-space needs.

Council Members expressed varying levels of support for potentially selling the property but generally agreed that additional information is needed before making a decision. Requested information included current property usage, potential cost-saving opportunities within the Barker Park design, projected park impact fee revenues, potential donations and fundraising opportunities, and whether other small or unused City-owned parcels should also be evaluated.

Council Member Nabor suggested developing a three-year financing plan for Barker Park that includes anticipated construction cost escalation and projected revenues. Mayor Barker also requested that the analysis include the ongoing staffing and maintenance costs that would result from completing additional phases of the park.

The Council discussed developing a more formal fundraising effort or capital campaign, including identifying community partners and potential donors. Council Member Nabor volunteered to assist with that effort.

Staff will continue gathering the requested information and developing a financing and operational analysis for future Council consideration before any decision regarding the sale of City-owned property is made.

9. **CITY COUNCIL PILLAR ASSIGNMENTS UPDATE**

COMMUNITY:

1:46:00 Council Member Dalpiaz provided an update on efforts to form a committee to explore the feasibility of covering the City pool for year-round use. He reported that Weber School Board Member Kelly Larson has agreed to participate and that outreach is underway to the Weber High School swim coach, interested residents, and representatives from surrounding communities. He explained that participation from the school district and neighboring cities could be important to evaluating potential partnerships and funding.

Council Member Dalpiaz also reported progress on maintenance items at the Senior Center, noting that most items on the recent maintenance punch list have been completed and that remaining items are still being addressed.

Council Member Pulver provided updates on several items being tracked through Monday.com, including improvements to the North Ogden welcome signs, planning for repainting and landscaping, and progress on the Veterans/Gold Star Memorial Park concept, including work related to plaques and names.

Council Member Pulver also brought up the Weber Basin incentives, and Mayor Barker explained that staff was trying to have the appropriate person return because implementation may require a code change or further definition.

EMPLOYEES:

1:50:00 Mayor Barker reported that the Police Department is currently recruiting lateral officers and individuals nearing POST certification, as well as permanent and substitute crossing guards.

Mayor Barker thanked staff and volunteers who assisted with the City's production of Matilda, which sold 315 tickets across four performances.

He also announced the upcoming Night Out Against Crime, which will be held in partnership with neighboring cities, and encouraged residents to attend.

Mayor Barker recognized the North Shore Aquatic Center team for a successful season, reporting an average daily attendance of approximately 700 visitors, with the facility reaching capacity multiple times. Lifeguards responded to 31 water rescues, treated more than 250 injuries, and completed more than 1,100 hours of training. He noted that employee training hours are a useful metric for tracking staff development and preparedness.

10. PUBLIC COMMENTS

1:52:36 Kevin Burns, a North Ogden resident, commented on the number of priorities discussed by the Council and encouraged the Council to identify a limited number of key priorities and focus on completing them. He acknowledged that long-term decisions may be difficult and will not satisfy everyone but encouraged the Council to move forward with decisions rather than allowing uncertainty about future outcomes to prevent progress.

11. MAYOR/COUNCIL/STAFF COMMENTS

1:55:08 Public Works Director/Assistant City Manager Dave Espinoza provided an update on the 450 East construction project. Dave reported that the contractor remains on schedule overall; however, utility coordination issues have delayed reopening the 3100 North intersection before the start of school. Staff anticipates the intersection will reopen

approximately one week after school begins, with traffic restored in three directions while the section south of the intersection remains closed.

Dave explained that staff and the contractor are revising detour routes to reduce impacts on nearby schools and will provide updated signage and public information before school begins. Council Member Dalpiaz requested that the City post information regarding the delay, anticipated reopening, and revised detours on the website and social media as soon as possible.

Dave stated that the City is currently targeting mid-September for reopening all roadways within the project area, although some sidewalk and finishing work may continue afterward.

1:59:30 City Manager/Attorney advised the Council that the previously planned site visit for the following week had been canceled at the property owner's request due to fire risk and dry conditions.

City Manager/Attorney Jon Call advised the Council Members to provide Katie Gerard with their availability for upcoming employee barbecue dates. He emphasized that Council participation is appreciated but not required at every event and encouraged members to attend when their schedules allow.

2:00:53 Council Member Watson reported attending Benny's Boat Race and thanked the North Shore Aquatic Center staff for their enthusiasm and efforts in making the event successful. She recognized the pool as a valuable City asset and expressed appreciation for the staff who support its programs.

2:01:16 Council Member Pulver reminded residents that allowing lawns to die and become bare dirt is not permitted under City code and may result in contact from a Community Service Officer. He encouraged residents to remain aware of applicable property maintenance requirements.

2:01:51 Council Member Council Member Dalpiaz disclosed that Hunter with the Holland Group contacted him regarding the Knudsen property. Council Member Dalpiaz stated that he generally prefers development discussions to occur in a public meeting and kept the conversation high level.

He reported discussing potential engineered retaining walls, reduced density compared with the previous proposal, and improved trail planning, while clarifying that he was speaking only for himself and not on behalf of the Council.

Council Member Pulver also disclosed prior communication with Hunter regarding the property. He stated that he had encouraged additional review of soil conditions and existing geologic information and expressed concern about departing from the conclusions of the 1997 study without sufficient supporting analysis.

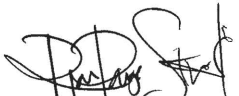
12. **ADJOURNMENT**

Council Member Watson motioned to adjourn the meeting.

The meeting adjourned at 8:06 p.m.


Ryan M. Barker, Mayor




Rian Santoro Rian - Paige Strand
City Recorder

8/25/26
Date Approved