

**NORTH OGDEN CITY COUNCIL
SPECIAL MEETING MINUTES**

May 31, 2022

The North Ogden City Council convened in a Council meeting on May 31, 2022, at 6:01 p.m. at the North Ogden City Office at 505 East 2600 North. And electronically on Zoom, recording can be found on YouTube:

<https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos>. Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on May 26, 2022. Notice of the annual meeting schedule was published in the Standard-Examiner on December 16, 2021.

PRESENT:	S. Neal Berube	Mayor	
	Ryan Barker	Council Member	(excused)
	Blake Cevering	Council Member	
	Jay D Dalpiaz	Council Member	
	Charlotte Ekstrom	Council Member	
	Phillip Swanson	Council Member	

STAFF PRESENT:	Jon Call	City Manager/Attorney
	Susan Nance	City Recorder
	Jami Jones	Finance Director
	Dirk Quinney	Chief of Police
	Dave Espinoza	Public Works Director
	Tiffany Staheli	Parks & Recreation Director
	Jeremy Hindes	Lieutenant

VISITORS:	Brenda Ashdown	Cory Jones	Stefanie Casey
	Susan Kilborn	Susan Clements	

Mayor Berube called the meeting to order. Council Member Cevering offered the invocation and led the audience in the Pledge of Allegiance.

Mr. Call indicated that the Contractor's bid for the project is \$12.4 million and this does not include some utility work to be completed as well as the acquisition of a property needed to facilitate the project; Administration estimates the total cost will be near \$14 million. The original estimate for the project was \$11 million; the Council made the decision to bond for \$6,750,000 and self-fund the remaining portion of the project.

Finance Director Jones used the aid of a PowerPoint presentation to facilitate a review of the current Capital Improvement Plan (CIP) fund reserves; the City has \$7,525,000 funding available, which could be used for this project, but doing so along with funding other planned capital projects will nearly drain the CIP fund.

Mayor Berube then facilitated discussion among the Council regarding options for identifying additional funding for the public safety project; this included a focus on the projects that will need to be deferred if the Council chooses to use existing funding for the project. The Council engaged in philosophical debate regarding the pros and cons of using current fund reserves or increasing the amount of the bond for the project. Council Member Ekstrom emphasized her desire to provide the proper amount of funding for Parks improvement projects; the City's property tax revenues have not kept pace with growth and has been unable to provide services and amenities that residents expect. She voiced support for increasing the amount of the bond or increasing the property tax rate to provide the needed funding rather than cutting parks projects from the budget. Council Members Dalpiaz and Cevering also supported parks projects, with Council Member Cevering stated that he would consider deferring the trail head improvement project as he is not convinced that is a necessity. Council Member Swanson agreed with Council Member Cevering.

Council Member Swanson discussed his own analysis of the City's historical actions regarding property taxes; the property tax rate was not increased at the same rate that other costs were increasing. Past City Council's considered actual dollar amounts rather than purchasing power when considering the best tax rate for the City and this is the reason the City is somewhat 'behind' when considering why property tax revenues have not kept pace with growth. Mayor Berube stated that is a meaningful analysis. He stated that he is not averse to including the parks projects in the budget, but he suggested a separate bond for those projects rather than including funding for those projects in the public safety project fund. Council Member Swanson stated that he would rather issue an additional \$3 million bond for the public safety project and use existing capital improvement fund monies for the parks projects. He stated he would not be opposed to issuing a \$3.75 million bond. Mayor Berube stated it is important to understand the amount of tax increase the City would need to satisfy debt service on increased debt. Debate among the Mayor and Council then centered on whether to bond for parks projects or the public safety project, after which the Mayor polled the Council to determine which option they support. Council Member Dalpiaz stated he is comfortable considering bond issuance of \$3 to \$3.75 million for the public safety project. Council Members Cevering and Ekstrom agreed. Council Member Swanson also agreed, and added it is important to communicate to the public that the scope of the project is not changing; rather, the reason for the increased costs is due to inflation in construction costs.

Mayor Berube asked staff to perform an analysis of the implications of additional debt for the project and present that to the Council in a future meeting before formal action on bonding is taken.

6. PUBLIC COMMENTS

Kevin Burns, North Ogden resident, stated that he had a conversation in 2019 with a resident about the public safety project and he told them that he believed the City needed a new Police Station and that it would cost between \$15 and \$18 million. He stated that he is pleased that the City has prioritized public safety. He then discussed parks and indicated he truly believes that usable, safe parks benefit public safety and there is evidence to support that. He referenced the trail head project that was discussed by the Council and noted that the scope of that project includes some public safety elements as well. He thanked the Mayor and Council for their efforts at evaluating needs in the City. He thanked them for making tough decisions for the City.

Mr. Burns stated that it took the City 30 years to get into this situation of having insufficient tax revenue to cover costs; it may take more than one year to correct that problem and he hopes the Council will not try to raise taxes to an appropriate level in just one year.

Susan Kilborn, North Ogden resident, referenced the upcoming 4th of July and 24th of July holidays; she asked if the City will be publishing recommendations or directives regarding fireworks restrictions in the City. She lives on a hillside and there is a great deal of combustible material near her home. She then stated that she would like to meet with the Mayor to discuss her ideas for leveraging resources in the community for needed projects that were discussed tonight.

Mayor Berube stated that the City is looking for a place for its annual fireworks show and they are working with the North View Fire District on that effort; the Fire Marshall will be discussing other fireworks restrictions with the Council in the future.

7. COUNCIL/MAYOR/STAFF COMMENTS

Mayor Berube stated he has been thinking of the best way to communicate with and respond to citizens when they reach out to the Council regarding various issues in the community. He asked if the Council would be willing to respond to residents and indicate that they will speak with the appropriate Department Head and then provide an answer to them. This will help to reduce the burden placed on City staff when all citizen inquiries are forwarded to Department Heads. The Council discussed the issue and the concept proposed by Mayor Berube and supported his recommendation. Mayor Berube emphasized the importance that no member of the Council make a commitment for the City without involvement from the Department with which they liaise and without communicating with the entire City Council. If there is a question about an issue, the best course of action would be for a Council Member to involve a Department Head. He also encouraged the Council to reach out to him if they have any question about support

needed from City Administration. He stated he is committed to address any concerns the Council may have regarding decisions made by him or a Department Head in the City. It is hard for Department Heads to 'serve two masters' and he advised all Council Members to 'stay in their own lane' relative to the responsibilities and duties assigned to them through their role on the Council.

8. **ADJOURNMENT**

Council Member Ekstrom motioned to adjourn the meeting. Council Member Dalpias seconded the motion.

Voting on the motion:

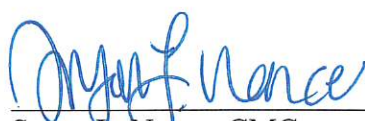
Council Member Cevering	aye
Council Member Dalpias	aye
Council Member Ekstrom	aye
Council Member Swanson	aye

The motion passed unanimously.

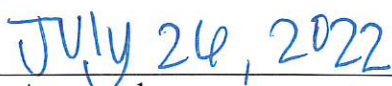
The meeting adjourned at 7:27 p.m.



S. Neal Berube, Mayor



Susan L. Nance, CMC
City Recorder



Date Approved