

**NORTH OGDEN CITY COUNCIL  
MEETING MINUTES**

October 1, 2024

The North Ogden City Council convened on October 1, 2024, 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 State Website on September 25, 2024.

Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

**Note: The time stamps 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.**

**PRESENT:**

S. Neal Berube	Mayor
Ryan Barker	Council Member (Excused)
Blake Cevering	Council Member
Jay D Dalpiaz	Council Member
Chris Pulver	Council Member (Zoom)
Christina Watson	Council Member

**STAFF PRESENT:**

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Scott Hess	Community and Economic Development Director
Dave Espinoza	Public Works Director/Assistant City Manager
Jami Jones	Finance Director

**VISITORS:**

Stefanie Casey  
Kevin Burns  
Brenda Ashdown  
Jason Westbroek  
Charlotte Ekstrom  
Sandy Cochran (Zoom)  
Dave Meents

**0:00:13** Mayor Berube called the meeting to order and Council Member Watson offered a thought by reflecting on a recent interview with Governor Cox, where the Governor emphasized the significant impact that City Councils have on their communities.

Council Member Watson shared that she was particularly impressed by the suggestion that all State Legislators and Congressmen should serve on a City Council to better understand the immediate effects their decisions have on local citizens. She also highlighted Governor Cox’s “Disagree Better” campaign, emphasizing the importance of healthy dialogue and being open to understanding different perspectives. She concluded by saying that the interview inspired her to strive to be a better public servant. She then offered an invocation and led in the Pledge of Allegiance.

**CONSENT AGENDA**

**1. CALL FOR CONFLICT OF INTEREST DISCLOSURE**

0:04:32 No conflict of interest was disclosed.

**2. DISCUSSION AND/OR ACTION TO CONSIDER THE AUGUST 27, 2024, SEPTEMBER 3, 2024, AND SEPTEMBER 10, 2024 CITY COUNCIL MEETING MINUTES**

0:04:40 Council Member Cevering motioned to approve August 27, 2024, September 3, 2024, and September 10, 2024, City Council Meeting Minutes. Council Member Watson seconded the motion.

**Voting on the motion:**

<b>Council Member Barker</b>	<b>excused</b>
<b>Council Member Cevering</b>	<b>aye</b>
<b>Council Member Dalpiaz</b>	<b>aye</b>
<b>Council Member Pulver</b>	<b>aye</b>
<b>Council Member Watson</b>	<b>aye</b>

**The motion passed unanimously.**

**ACTIVE AGENDA**

**3. PUBLIC COMMENTS**

No public comment was made.

4. **DISCUSSION ON THE REDEVELOPMENT AGENCY (RDA) FUND REQUEST QUALIFICATIONS**

0:07:11 Community and Economic Development Director Scott Hess presented updates on the RDA Grant Applications, discussing the process of rating and ranking them for potential funding. He explained that Staff has compiled information on matching funds, which range from 10% to 15%, and provided various rating criteria for review. The aim is to finalize the project scores and funding decisions by next week, with funding to be allocated by the end of the year. A discussion followed on whether or not to fund certain projects, like the All-A-Flutter property, which is going out of business. Council Member Dalpías raised concerns about whether investing in the property would help market it for future business, to which Scott responded that no matching funds were required for that specific project but noted it would be beneficial for either leasing or selling the property. Mayor Berube inquired about the total funds available, and City Manager/Attorney Jon Call confirmed that around \$3.5 million was available for the grants, after accounting for other City-funded projects. The Council discussed whether different percentages of matching funds should be set for different projects and explored the potential return on investment (ROI), with some projects focusing more on quality-of-life improvements rather than direct financial returns. Questions were also raised about the South Town study, sidewalk repairs, and how certain projects could be funded outside of RDA funds, such as through Capital Projects or sidewalk budgets.

The Council discussed the allocation of available RDA funds, focusing on ranking various project proposals and determining how much funding each project should receive.

Mayor Berube mentioned the need to ensure that the RDA Fund is shored up and clarified that there is \$3.5 million available in RDA funds, with \$2.8 million of that requested for City projects, leaving about \$1.7 million for other projects. There was a misunderstanding about the total amount available, which City Manager/Attorney Jon Call clarified, noting that \$3.5 million is available for RDA projects, including City requests. The Aquatic Center project had already been funded, and Bicentennial Park had been split into two separate projects.

Council Member Dalpías pointed out the need to clarify whether the \$3.5 million was exclusively for business projects or included City projects, ultimately agreeing that only \$1.25 million was left for general RDA business grants after other obligations were considered. The discussion then focused on ranking projects based on their potential impact on the community, long-term benefits, and whether they help build a stronger community.

Council Members presented their rankings of various projects, including Big O Tires, North Ogden Plaza, Pizza Pie Café, and others. They considered factors like community

impact, future potential, and the extent to which each project would benefit the local economy.

Council Member Dalpías highlighted the need to prioritize projects that would benefit multiple businesses and improve the City's overall appearance. He suggested funding projects like the North Ogden Plaza park strip for zero-scaping and Big O Tires' parking improvements, which had been an ongoing concern.

Overall, the discussion centered on balancing City and business needs within the limited RDA budget and how to allocate funds to projects that would have the greatest long-term benefit for the community.

## **5. DISCUSSION AND REVIEW OF THE NORTH OGDEN CITY CODE REWRITE**

0:59:14 City Manager/Attorney Jon Call provided an overview of the ongoing comprehensive rewrite of the City Code, explaining that while 80% of the existing language remains unchanged, numerous small adjustments necessitate treating the update as a full rewrite. He emphasized the need to finalize and adopt the revisions by January 1, ideally at the December 10th or 17th Council Meeting, to accommodate the holiday schedule. Jon asked the Council for direction on how they would prefer to proceed, suggesting either ongoing discussions at every meeting or scheduling one or two major review sessions. He noted that feedback had already been received from the Mayor and Council Member Pulver, which would be incorporated into the revisions. The only section not under review is Title 3 (Finance), which will be addressed after audit season early next year.

Council Member Dalpías expressed a preference for submitting individual feedback by a specific deadline, similar to Council Member Pulver's approach. He suggested compiling and reviewing comments outside of formal meetings, noting that public feedback could still be collected during this process. Mayor Berube and Council Members Cevering and Watson agreed with this approach.

Council Member Watson sought clarification on the scope of the changes, to which Jon explained that a consultant had initially aligned the Code with State standards, followed by Staff revisions, including input from the Council over the past two years. Jon used the example of updating language to remove gendered pronouns and neutralize terms like "Mayor" to ensure future clarity. He also discussed more substantial legal questions, such as community standards for the City Amphitheater and compliance with Utah's decency laws, which would require further legal analysis.

Mayor Berube raised concerns about the City's alcohol ordinance, noting that current regulations regarding alcohol content were out of date.

He suggested amending the ordinance immediately to align with State laws, as all convenience stores and grocery stores in the City were technically in violation. Jon

agreed that such changes could be brought back for a quick review at the next meeting. The Mayor also emphasized the importance of removing outdated or unenforceable ordinances during this rewrite to avoid overregulation.

As the discussion continued, Council Member Pulver asked about potential restrictions on businesses regarding liquor licenses, particularly for restaurants. It was clarified that while the State controls liquor licenses, the City's Code could be reviewed to ensure consistency with State laws and clarify where such licenses can be issued in relation to churches and schools.

The Council concluded by setting a tentative timeline for finalizing the Code revisions. Jon proposed a deadline of November 10 for Council Members to submit comments, allowing for discussion at the November 26 or December 3 meeting, with the goal of adopting the final version by December 10. The Council agreed to review each other's feedback before the next meeting to expedite the process.

6. **DISCUSSION AND REVIEW OF THE FLASHVOTE SURVEY RESULTS ON THE NORTH OGDEN CITY RECREATION PROGRAM**

1:12:35 City Manager/Attorney Jon Call presented the results of a recent FlashVote survey regarding recreation programs. He explained that the survey had 322 respondents, which represented less than half of those signed up to receive the survey, with a margin of error of 6%. The responses indicated that over 50% of residents had not participated in City recreation activities in the past 12 months, which included youth sports, the Aquatic Center's swimming lessons, and senior citizen programs. In contrast, a little over 40% had participated and would recommend these programs, with only 3% not recommending them. For those who did not participate, the most common reason was a lack of awareness about the programs, suggesting a need for improved advertising.

The survey asked respondents to identify the most important recreation programs, with youth sports being the most selected at around 50%, followed by Aquatic Center activities at 33%, and Senior Center programs at about 10%. Jon noted that this might be reflective of the demographics of those who use the Senior Center, as people tend to see increased participation in these programs as they get older, typically in their 60s and beyond.

The survey also asked what community benefits people see from funding recreational activities. High numbers of respondents selected promoting physical health, offering affordable recreation opportunities, and providing social opportunities. Jon pointed out that all responses were generally positive, which might limit the usefulness of the question due to the lack of contrast between options.

In terms of funding, the survey asked respondents whether they would support an increase in recreation fees. About 30% did not support an increase, and roughly equal

percentages of people said they would either continue participating or stop participating if fees were raised. Additionally, about 25% of respondents preferred fees to remain unchanged. Jon emphasized the value of the open-ended responses in surveys, giving examples such as feedback on swimming lessons being cheaper at another facility or suggestions for adult pickleball programs.

Following the presentation, the discussion shifted to potential future surveys. Council Member Watson suggested surveying public opinions regarding Cherry Days, noting the many opinions surrounding the issue. Jon acknowledged that a similar question had been raised on Facebook, but not through FlashVote, meaning it did not reach the same group of respondents.

Council Members then brainstormed other possible topics for future surveys. Suggestions included gauging public interest in Barker Park, especially since many residents may not know much about it. It was agreed that a survey could help educate people about the park and gather input on potential developments, especially by including maps or images to provide context. Council Member Pulver expressed concerns about the clarity of the recreation survey, noting that some questions allowed for multiple interpretations, which might have complicated the results.

Jon concluded by explaining that FlashVote allows the data to be sorted by demographics such as age and gender, which can offer additional insights. He invited further suggestions for survey topics, mentioning sidewalks, streetlights, Heroes Boulevard, and even business development as potential areas for future feedback from residents.

## 7. **PUBLIC COMMENTS**

1:26:58 Dave Meents, North Ogden City Resident, representing North Ogden Plaza, addressed concerns regarding the deteriorating state of the park strip and green areas surrounding the plaza, which are owned by UDOT. Over the past several years, contractors working on various City projects, such as Quest, City street lights, and fiber installations, have damaged the sprinkler systems and landscaping. Despite property owners' efforts to repair and maintain the area, significant damage, especially to the master timer wiring, has made it unsustainable to continue maintenance. Dave suggested xeriscaping the area as a solution, both to improve its appearance and to conserve water. He mentioned that their grant request included a 10% contribution from the property owners, which he felt was reasonable given that the property in question is not owned by the association. Dave concluded by hoping for assistance from the RDA to address the issue.

## 8. MAYOR/COUNCIL/STAFF COMMENTS

1:30:25 City Manager/Attorney Jon Call reminded the Council that they should feel free to contact Department Heads in advance regarding agenda items. He emphasized the importance of reaching out via email or phone with any questions to ensure accurate information is provided. Jon mentioned that proactive communication can help prevent misunderstandings, citing a previous discrepancy in figures as an example, and reiterated the City's commitment to being as helpful as possible in providing necessary information.

1:31:03 Council Member Pulver expressed appreciation for the collaboration with Public Works on the development of Barker Park, noting that even minor achievements contribute to progress. He emphasized that this cooperation is a positive first step toward addressing various small projects.

1:31:56 Mayor Berube commented on a recent meeting with Jon Call and Eric Casperson regarding the development of Barker Park. He emphasized the importance of reviewing the infrastructure plan to avoid duplication of efforts and ensure efficient use of resources. Mayor Berube mentioned concerns about maintenance issues observed in a newly established park elsewhere, including damage and vandalism, highlighting the need for careful planning to prevent similar problems at Barker Park. He noted that the Council would soon receive a comprehensive plan, including considerations for sewer and water infrastructure, despite some challenges in that area. Mayor Berube expressed hope that they would be able to present a viable plan to the Council soon.

1:33:47 Council Member Dalpiaz announced that Officer Tyler Jackson was sworn in yesterday, expressing gratitude to the Council Members who attended to support the event. He highlighted Jackson's prior experience with North Ogden City and conveyed excitement about his return. Additionally, Council Member Dalpiaz mentioned that a few more new officers would be joining the department soon, indicating positive developments for the department. Mayor Berube noted the next swearing-in ceremony will occur on the 7th, where three officers will be sworn in at that event.

1:34:38 Council Member Watson informed the Council about the upcoming Trunk or Treat event on October 26, where the Council, Public Works, the Youth Council, and the Police will have a trunk. She encouraged everyone to mark their calendars and prepare to bring candy.



City Manager/Attorney Jon Call mentioned that on Monday, October 7, there will be a tree planting celebration at 9:30 AM, which he referred to as a "tree planting celebration" due to Arbor Day occurring in the spring. The tree-planting celebration will take place at Barker Park, although the exact location is yet to be confirmed.

**9. ADJOURNMENT**

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

**The meeting adjourned at 7:37 p.m.**

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S. Neal Berube, Mayor

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Rian Santoro  
City Recorder

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Date Approved