

Minutes of the regular meeting of the Ogden City Council held on Tuesday, October 21, 2025 at 6:01 p.m., in the Council Chambers, and via electronic meeting, on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Chair	Marcia L. White
Vice Chair	Richard A. Hyer
Council members	Bart E. Blair
	Angela Choberka (<i>via Zoom</i>)
	Dave Graf
	Shaun Myers
	Ken Richey

Council Executive Director Janene Eller-Smith
Council Assistant Executive Director Glenn Symes
Council Senior Policy Analyst Steve Burton
Council Communications Director Brandon Garside
Council Communications Specialist Eric Davenport

Also present: Mayor Benjamin K. Nadolski
Chief Administrative Officer Mara A. Brown
City Attorney Gary Williams
Community and Economic Development Assistant Executive Director David Sawyer
Planning Director Barton Brierley
Senior Planner Brandon Rypien
Public Services Executive Director Justin Anderson
Water Utility Director Brady Herd
Backflow Technician Justin Royer
Arts Administrator Lorie Buckley
Deputy City Recorder Jason Gould

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by local Boy Scout Troop #271.

A moment of silence was observed.

Acknowledgements:

- Chair White acknowledged a tragic event in the City that resulted in the death of a young woman; she advised residents of free domestic violence resources in the community.
- Council member Richey acknowledged Dennis Miller – Volunteer at USU Ogden Botanical Gardens for more than thirty years of volunteer service at the Ogden Botanical Gardens.
- Vice Chair Hyer acknowledged Community Planning Month and recognized the Planning Division and Planning Commission as part of the American Planning Association's National Community Planning Month.

Approval of Minutes

Council member Choberka stated she had reviewed the minutes of the Joint Work Session of September 2, 2025 and the Joint Work Session of September 16, 2025 and found them to be accurate to the best of her recollection.

Council member Richey stated he had reviewed the minutes of the Regular Meeting of September 2, 2025 and found them to be accurate to the best of his recollection.

Council member Myers stated he had reviewed the minutes of the Regular Meeting of September 16, 2025 and found them to be accurate to the best of his recollection.

Council member Blair stated he had reviewed the minutes of the Joint Work Session of September 17, 2025 and found them to be accurate to the best of his recollection.

COUNCIL MEMBER BLAIR THEN MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY COUNCIL MEMBER RICHEY, ALL VOTING AYE.

Consideration of the Appointment of Dave Graf to the Utah Renewable Communities Agency Board (formerly the Community Renewable Energy Agency Board)

A letter from Mayor Nadolski requesting consideration of the appointment of Dave Graf to the Utah Renewable Communities Agency Board came before the Council for consideration.

COUNCIL MEMBER RICHEY MOVED TO APPROVE THE APPOINTMENT OF DAVE GRAF TO THE UTAH RENEWABLE COMMUNITIE AGENCY BOARD. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.

Council member Richey noted Council member Graf is replacing Council member Choberka on this Board and he thanked her for her service to the community through this role.

Consideration of the Appointment of Daniel Jenney to the Ogden City Arts Advisory Committee

A letter from Mayor Nadolski requesting consideration of the appointment of Daniel Jenney to the Ogden City Arts Advisory Committee came before the Council for consideration.

COUNCIL MEMBER RICHEY MOVED TO APPROVE THE APPOINTMENT OF DANIEL JENNEY TO THE OGDEN CITY ARTS ADVISORY COMMITTEE. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.

Proposed Ordinance 2025–33 approving public art projects for Ogden City for the Fiscal Year 2026; and
Proposed Resolution 2025–20 awarding funding for the Olympic Public Art Mural Project and setting forth findings pursuant to Utah Code Annotated § 10–8–2

A memo from the Community and Economic Development Department regarding public art projects for the Fiscal Year (FY) 2026 and awarding funding for an Olympic Mural at approximately 2450 Kiesel Avenue came before the Council for consideration. The memo stated the Ogden City Cultural Services Division is requesting Council approval to allocate \$110,000 from the Public Art Fund for a proposed Olympic mural on Kiesel Avenue. Of this amount, \$62,500 represents the City's base contribution to the mural itself, \$22,500 is budgeted as contingency to cover potential shortfalls in partner contributions, and \$25,000 is reserved for mural lighting. The project, developed in partnership with Visit Ogden, Snowbasin, MarketStar, and the MarketStar Foundation, is estimated to cost \$210,000 in total, with the balance expected from partner contributions and in-kind support. If approved, the mural would be designed and installed beginning in 2026, with the intent of marketing Utah's 2034 Winter Olympics.

Arts Administrator Buckley summarized the memo and stated Administration is proposing two actions for Council consideration: adoption of an ordinance and adoption of a resolution. The ordinance approves Ogden City's Public Art Projects for Fiscal Year 2026, which consist solely of this Olympic mural project, and will take effect immediately upon posting after final passage. The resolution then formally awards \$110,000 in public art funds to the Olympic mural, finding that the project serves a substantial public purpose, aligns with the City's general plan, and provides value equal to or greater than the public investment. Together, these actions authorize the funding and formally incorporate the mural project into the City's approved public art program for the upcoming FY. Ms. Buckley then used the aid of a PowerPoint presentation to provide a more detailed project overview. For a copy of the presentation in its entirety, see the information packet for the meeting.

Brief discussion among the Council and Ms. Buckley centered on the scope of the project and specific characteristics of the mural site; there was also discussion about costs associated with ongoing maintenance of the mural.

Council member Richey asked if there has been any discussion about building a sidewalk along Kiesel Avenue, given the potential for the mural to attract visitors who are interested in taking a photo in front of it. Ms. Buckley stated that it is her understanding that sidewalks are not required on both sides of the street, but that is something that may be heavily considered because the art will be a public draw during the Olympic celebration. Mayor Nadolski stated there is a blind exit from the nearby parking garage and any infrastructure improvements will require professional engineering reviews.

Chair White introduced in writing proposed Ordinance 2025-33, entitled:

“An ordinance of Ogden City, Utah, approving public art projects for Ogden City for Fiscal Year 2026, and by providing that this ordinance shall become effective immediately upon posting after final passage.”

Chair White introduced in writing proposed Resolution 2025-20, entitled:

“A resolution of the Ogden City Council awarding funding for the Olympic Public Art Mural Project and setting for findings pursuant to Utah Code Annotated § 10–8–2.”

Chair White then called for public input regarding the proposal.

Laura Lewis thanked the Council for asking about the need for a sidewalk in the area given that in its current condition, the area is unsafe for pedestrians. She stated if no sidewalk will be provided and the blind exit from the parking garage cannot be addressed, she feels the location is not appropriate for a large mural.

Heath Satow stated he reviewed written materials regarding this proposal to learn if it has followed the normal public art process; he asked for clarity on that matter.

Linda Sanchez requested that there be consideration given to the subject of the mural; she asked for something that will serve to unify the community. Anything patriotic or American seems to be viewed in a negative light in recent months and years and she would like for that to change.

No additional persons came forward to be heard.

Chair White asked Ms. Buckley to address the public comments, starting with Mr. Satow's question about the process

that has been applied to this project. Ms. Buckley stated that the project has followed the standard public art process, which she summarized.

Vice Chair Hyer asked Ms. Buckley to address Ms. Sanchez's recommendations; he noted the subject or theme of the mural is something the Council has discussed as well. Ms. Buckley stated the request for qualifications to be published regarding the project will communicate a desire for art that is unifying and something that Ogden can be proud of; the art should also reflect the winter Olympic theme.

Chair White stated that she would like for Administration to take under advisement the concerns regarding pedestrian safety and the potential need for a sidewalk in front of the mural. Ms. Buckley accepted that recommendation.

Council members expressed their excitement about the public art project and the State of Utah's opportunity to again be the host of the Winter Olympics.

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER MYERS, ORDINANCE 2025-33 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER BLAIR, RESOLUTION 2025-20 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Proposed Resolution 2025–21 adopting the preferred street design concept from the Wall Avenue Corridor Plan for the downtown section of Wall Avenue, defined as 22nd Street to 27th Street

A memo from the Community and Economic Development Department regarding the proposed Wall Avenue Corridor Plan came before the Council for consideration. The memo stated the Planning Division is requesting that the City Council adopt the preferred street design concept for the downtown section of Wall Avenue (22nd –27th Streets) in preparation of the Wall Avenue Corridor Plan.

Jake Farnsworth representing Kimley-Horn and Associates, the project consultant for the development of the Wall Avenue Corridor Plan, summarized the memo and introduced the preferred street design concept for the downtown section of Wall Avenue, 22nd to 27th Streets. The preferred concept — Traffic Calming with Landscape Median and Shared Use Path — was developed through public input, staff analysis, and coordination with the Utah Department of Transportation (UDOT), and has been unanimously recommended by the Planning Commission on June 4, 2025. He used the aid of a PowerPoint presentation to review the concept, which includes four travel lanes with a left turn lane, a landscaped median, street trees, on-street parking, curb extensions, mid-block crossings, and an off-street shared use path along the west side. This concept is an important step for the future of downtown Ogden because it will guide investment, development, and transportation decisions that shape how people experience the City's core. The final draft of the entire Wall Avenue Corridor Plan is expected to be submitted to and reviewed by the Council in the next few months. For a copy of the presentation in its entirety, see the information packet for the meeting.

Chair White stated that she personally does not believe on-street parking should be permitted along Wall Avenue and that other traffic calming measures should be considered. Mr. Farnsworth stated that it is a concern he has heard, and it has been taken under advisement; consideration has been given to other options such as making the median in the road smaller to increase the space for parking along the road. Chair White stated she still does not believe on-street parking is appropriate for roads like Wall Avenue. Mr. Farnsworth stated that concern has been noted. This is also an issue that was raised by UDOT when they reviewed the current version of the proposals and there are ongoing discussions with UDOT regarding this and other matters.

Council member Myers stated he understands Chair White's concerns but noted that he parked his vehicle on Washington Boulevard tonight to attend this meeting; some people prefer the convenience of on-street parking versus finding a spot in a crowded parking lot. Mr. Farnsworth agreed and stated there are pros and cons of both on-street parking and lot parking.

Chair White introduced in writing proposed Resolution 2025-21, entitled:

“A resolution of the Ogden City Council adopting the preferred Street Design Concept from the Wall Avenue Corridor Plan for the downtown section of Wall Avenue, defined as 22nd Street to 27th Street.”

Chair White then called for public input regarding the proposal.

Laura Lewis stated she has attended every meeting regarding this project; at the last meeting, there was a very good turnout, and the current proposal does not represent the desires of the public. The public prefers the option of a bypass tunnel that routes through traffic underground. The current proposal is biased in favor of desired projects. If the subject section of Wall Avenue is narrowed, which is what has been proposed, on-street parking will be very dangerous. She feels the current proposal will increase the likelihood of accidents and tragedies along the roadway. She also referenced potential issues mentioned with the underground option but noted that WonderBlock has dealt with the same issues successfully and that Salt Lake City is currently working on a similar project and she advised the Council to examine what is happening in Salt Lake to see how they are addressing it.

Travis Pate stated there has been a great deal of focus on this area in past studies and project plans; there is already a pedestrian bridge at 24th Street and all that is needed is a down ramp on the west side of the viaduct to allow individuals to land on the west side of Wall Avenue. This would require some work with the Utah Transit Authority (UTA) or the Union Pacific

Railroad, but it can be done. He feels the current plan is good, but some adjustments can be made to address current conditions in the area that are limiting safe vehicle and pedestrian circulation.

Paul Burt stated that once the traffic on the road is subjected to a pinch-point, traffic will begin backing up and drivers will become more reckless. He feels a bridge over the street would be fantastic, though he had not thought of utilizing the current bridge at 24th Street, but he wondered if other configurations could be considered to move pedestrians diagonally across Wall Avenue to ensure that pedestrians arrive in the location they desire.

Theresa Bramwell stated this area reminds her of 900 South in Salt Lake City where a similar traffic calming project was recently implemented. The final outcome includes parking in the middle of the road, and it is atrocious; traffic is backed up into intersections every day at all hours, and cars that park in the middle of the road have a very difficult time exiting the parking spot and getting back into the lane of traffic. She feels it is the worst design that could have been imagined, and she hopes that a similar outcome will not occur on Wall Avenue in Ogden. She also likes the idea of routing through traffic underground instead of what has been presented tonight.

Linda Sanchez stated she also attended some of the public meetings regarding this project and Ms. Lewis is absolutely correct in her communication of the public's desires for this area. The final proposal does not represent the public's desires. She expressed her concerns about wasting money on something that will not be the final solution for the area. On-street parking is very problematic for the elderly population and other options for easier access to one's final destination need to be considered. She is also concerned about a median in the middle of the road, especially during winter months when driving conditions may be impacted by snow and ice. She referenced the significant burden of ongoing maintenance of any improvements decided upon for the area and asked the Council to carefully consider the issues that have been raised tonight.

No additional persons came forward to be heard.

Chair White then referenced comments made by Planning Manager Brierley during tonight's work session regarding ongoing discussions with UDOT and the need to delay final action on this proposal for a period of up to six months until those discussions conclude and a final agreement is reached by both parties.

VICE CHAIR HYER MOVED TO EXTEND CONSIDERATION OF RESOLUTION 2025-21. MOTION WAS SECONDED BY COUNCIL MEMBER GRAF.

Council Executive Director Eller-Smith advised the Council of the next steps to be taken upon approval of a motion to extend; Council Staff will work on a communications plan and timeline for the matter and that information will be presented to the Council at their next regular meeting scheduled for November 18.

CHAIR WHITE CALLED FOR A VOICE VOTE ON THE MOTION TO EXTEND; ALL VOTED AYE.

Mayor Nadolski stated that he also attended the public meetings regarding this matter; he has his own opinions about on-street parking as well, but it is important for any decisions made regarding this matter to be rooted in reality, both short and long term. He does not want to abandon the possibility of an underground option in this location, but the price tag of that type of project is approximately \$200 million and that is not reasonable for the City now or in the near future. It is important to consider short term options that are better than the current situation and that is what was presented tonight. The 24th Street bridge is a State road, not a City road, and the City must work with UDOT and the Wasatch Front Regional Council (WFRC) to adjust the alignment of that road and fund any future projects that impact the bridge.

Proposed Ordinance 2025–30 amending the Mount Lewis Community Plan to provide the zoning option of R–2S for properties generally located at 1514 North Washington Boulevard; and
Proposed Ordinance 2025–31 amending the Zoning Map of Ogden City, as adopted by section 15–3–3 of the Ogden Municipal Code, to reclassify as Two–Family and Small Lot Residential Zone with Conditional Overlay (R–2S/CO) property heretofore classified as Two–Family Residential Zone (R–2), generally located at 1514 North Washington Boulevard

A memo from the Community and Economic Development Department regarding a Mount Lewis Community Plan amendment and associated rezone at 1514 North Washington Boulevard came before the Council for consideration. The memo stated Cooperstown Partners LLC has submitted a petition with two requested actions. The first is a proposal to amend the Mt. Lewis Community Plan, specifically vision strategy 4.E of the plan to indicate the property should be zoned R-2S, rather than R-1-6. The second requested action is to rezone the property from R-2 to R-2S to allow for a townhome project. The property is along the north border of the City, near North Ogden and is adjacent to the Washington Estates Mobile Home Park.

Planning Director Brierley summarized the memo and used the aid of a PowerPoint presentation to expound on the applicant's development concept; the Planning Commission recommends approval to amend vision strategy 4.E of the Mt. Lewis Community Plan and rezone the two parcels at 1514 North Washington Boulevard from R-2 to R-2S/Conditional Overlay (CO) with a condition that the owner enter into a development agreement limiting the dwelling units to owner-occupants for a period of 10 years after occupancy. For a copy of the presentation in its entirety, see the information packet for the meeting.

Chair White invited input from the petitioner.

Rick Scadden stated he is a member of Cooperstown Partners, LLC, who has been working on this project for nearly six years; he has been working with North Ogden City and Ogden City on a boundary adjustment and other applications to allow the project to move forward and that has proven to be fairly difficult. He stated Mr. Brierley did a great job at representing the merits of the application and he asked for Council support of the two actions before them tonight.

Council member Myers stated he appreciates the adjustments that have been made to the concept plan for this project since the Council's last review of it several months ago; he asked Mr. Scadden what will occur on the property adjacent to the subject property that is located within the border of North Ogden City. Mr. Scadden stated there will be a commercial building located at the front of the property facing Washington Boulevard, with three-story walk-up garden style apartments on the north side. The amenities included in that project will be shared with the project located on the property within Ogden City's boundary.

Chair White introduced in writing proposed Ordinance 2025-30, entitled:

"An ordinance of Ogden City, Utah, amending the Ogden City General Plan by amending the Mt. Lewis Community Plan to provide the zoning option of R-2S for properties generally located at 1514 North Washington Boulevard; and by providing that this ordinance shall become effective immediately upon posting after final passage."

Chair White introduced in writing proposed Ordinance 2025-31, entitled:

"An ordinance of Ogden City, Utah, amending the zoning map of Ogden City, as adopted by Section 15-3-3 of the Ogden Municipal Code, to reclassify as Two-Family and Small Lot Residential Zone with Conditional Overlay (R-2S/CO) property heretofore classified as Two-Family Residential Zone (R-2), generally located 1514 North Washington Boulevard; and by providing that this ordinance shall become effective immediately upon posting after final passage."

Chair White then called for public input regarding the proposal.

Travis Pate stated this project looks similar to the Sherwood Hills project, but he is concerned about some of the materials included in support of this application that label certain areas as 'wasted space'; he asked whose determination that is based upon. He also asked who will be responsible for ongoing maintenance of utilities in the project area, as well as garbage collection. He referenced a development on the border of Ogden and South Ogden City that has encountered several maintenance and service provision issues for the residents that live there. He encouraged the Council to be mindful of the lasting implications of any action they take tonight to approve the zoning.

No additional persons came forward to be heard.

Chair White asked Mr. Brierley to address Mr. Pate's concerns; she asked if it is correct that the current plan that has been presented to the Council is conceptual in nature and not final. Mr. Brierley stated that is correct. He added that in reviewing the additional development applications, Staff will ensure appropriate ingress/egress to the project as well as confer with North Ogden City to determine appropriate understanding of the responsibilities for infrastructure maintenance and utility services.

ON A MOTION BY COUNCIL MEMBER MYERS AND SECONDED BY COUNCIL MEMBER GRAF, ORDINANCE 2025-30 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

ON A MOTION BY COUNCIL MEMBER GRAF AND SECONDED BY COUNCIL MEMBER RICHEY, ORDINANCE 2025-31 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Council members and Mayor Nadolski thanked Mr. Scadden for his persistence with this project and for helping the City to achieve its goal of increasing home ownership opportunities. Mayor Nadolski referenced projects that were approved in the past without sufficient safeguards to ensure the City was not dealing with negative outcomes years or decades after the project was built. This project has appropriate safeguards, and he thanked Mr. Scadden for being reasonable and willing to accept the conditions that have been placed on this project.

Proposed Ordinance 2025–32 amending the Ogden Municipal Code by amending Chapter 4 of Title 9 to remove backflow and cross connection control; by readopting Chapter 4 of Title 9 to adopt cross–connections, make technical changes, and to appropriately revise the Index

A memo from the Public Services Department regarding proposed culinary water cross connection ordinance amendments came before the Council for consideration. The memo stated Ogden City Administration is proposing that the Council approve amendments to the City's backflow and cross connection control ordinance. As required by state code, all culinary water purveyors are required to implement and maintain a Cross Connection Control Program. Ogden's ordinances regarding backflow and cross connection control need to be updated to comply with state code as well as requirements of the Division of Drinking Water and the Utah Plumbing Code. The proposal is to repeal the existing Title 9, Chapter 4, and replace it with the newly proposed language.

Backflow Technician Royer summarized the memo and used the aid of a PowerPoint presentation to provide additional information regarding the proposed ordinance amendments, the purpose of which is to ensure compliance with State and Federal requirements pertaining to safe drinking water. The regulations included in the ordinance apply to backflow testers, contractors, citizens, the City, plumbing supply companies, and inspectors. For a copy of the presentation in its entirety, see the information packet for the meeting.

Council member Choberka acknowledged the need to update ordinances to preserve safe drinking water, but she understands there will be some financial burden for certain property owners and residents to comply with the updated regulations. She asked if residents will be able to apply for any financial assistance to help them achieve compliance. Mr. Royer

stated the HELP program is a funding option for those who need to update their backflow devices.

Vice Chair Hyer stated that most residents in Ogden City do not have access to secondary water, and they maintain their landscaping with culinary water; he asked if this ordinance will be imposed on those that do not have secondary water and, therefore, the risk of cross contamination is lower. Mr. Royer stated that many people believe the trip valves in their valve boxes will prevent back siphonage, but many of those are not compliant with engineering standards and this is why backflow prevention is so important. He would be happy to participate in a site visit with any resident or property owner to help them understand their system and how to achieve compliance with the ordinance.

Chair White introduced in writing proposed Ordinance 2025-32, entitled:

“An ordinance of Ogden City, Utah, amending the Ogden Municipal Code by amending Chapter 4 of Title 9 to remove backflow and cross connection control; by readopting Chapter 4 of Title 9 to adopt cross-connections; to make technical changes; to appropriately revise the index; and by providing that this ordinance shall become effective immediately upon posting after final passage.”

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER BLAIR, ORDINANCE 2025-32 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – NONE.

Public Comments

Travis Pate highlighted the differences between agenda items that are noticed with an opportunity for public input versus a formal public hearing; he stated that the backflow prevention ordinance is a ‘hot button’ item and there should have been a public hearing for it so that residents understood the requirements being imposed on them and the penalties for non-compliance with the ordinance. He reiterated that many residents rely solely on culinary water and this is already very costly for them; the increased costs of requiring improvements to a resident’s water system will increase the cost burden on them and that is terrible.

Laura Lewis also referenced the backflow ordinance and stated she agrees with Mr. Pate; she will need to begin thinking of where she will find the money to retrofit her system to be compliant with the ordinance. She then asked why the Council is pursuing the Wall Avenue Corridor Plan. Her understanding of the project was that its intent was to improve safety in the area, but she feels that the design that has been proposed will decrease safety and make it more dangerous for people to cross Wall Avenue in the area. She added that she feels Mayor Nadolski’s vision is in conflict with the vision shared by the public that has participated in the project. She asked what the next steps are and it is important for the City’s elected leaders to consider that the project will be funded with taxpayer dollars. She then referenced recycling programs in the community; in the United States, only about six percent of plastic materials are recycled because it is so complex. Most plastic that is collected through recycling ends up being burned, which is very toxic, or it ends up in a landfill. Some plastic material is sold to a third world country, and they end up dumping it in the ocean. Before spending more time and money on a recycling program, the Council needs to really investigate what is happening with the materials that are being collected.

Heath Satow referenced discussions during tonight’s work session; he appreciates the annual report from the Sustainability Committee and thanked the Mayor for putting more time and attention into this issue. He has expressed concern in the past regarding the lack of transparency related to recycling programs in the City and he encouraged elected officials to reduce the barriers to transparency in order to improve the public’s trust in the programs. He then referenced the proposed massage business regulations and asked the Council to consider that there are already legitimate massage businesses that will be required to take extra steps to comply with the proposed ordinance; this will result in increased costs for those businesses. Given the bad reputation that Ogden City has for the difficulty to do business here, it is important that Administration and the Council be careful when adding more burdens to any small business. He concluded by addressing the Mayor’s comments during last week’s meeting in response to public comments he made; he wanted to be clear that he was not calling the Mayor a fascist, and he has never called him that, even though his comments were misconstrued by ‘online trolls’.

Theresa Bramwell addressed the erosion of public trust related to the project at the corner of Quincy Avenue and 25th Street; she read an advertisement for the project listed in KSL that she found on Facebook. The advertisement was very positive and communicated the apartments are only open to people who earn 60 percent or less of the area median income (AMI), which is approximately \$50,600. She attended the meeting during which this project was approved, and she has also spoken with the developer, who addressed income thresholds for potential residents. She feels 60 percent AMI is too close to the very low-income apartments already located on the same block as the subject property. This is allowing and promoting too much poverty in her neighborhood, and this is very problematic.

Chair White attempted to address the comments made during the public hearing; she addressed Ms. Lewis’s comments about the Wall Avenue Corridor Plan and reiterated that action on the matter was tabled, possibly for up to six months, and the Administration and Council will be examining all options available to the City. She stated the reason the City is working on the project is to increase safety for motorists and pedestrians in the area. She thanked those who made comments about recycling programs and believes the City will continue to examine the viability of those programs. She referenced Mr. Pate’s comments about the implications of the backflow prevention ordinance and noted there are programs that can help people finance any improvements needed at their property to ensure compliance with the ordinance. She thanked Mr. Satow for his comments about the massage business regulations and noted that a member of the Council did ask about the implications of the ordinance amendments for small businesses; she believes Staff will carefully evaluate those issues before the ordinance moves forward.

Council member Graf stated that the cross-connection ordinance has been advertised in previous meetings, and it

would have been much more helpful for him to be contacted by residents earlier than tonight so that he has more time to look into those concerns and provide appropriate representation. Vice Chair Hyer agreed and stated that all Council members are available and reachable many different ways and are willing to talk to residents about these types of issues.

Mayor Comments

Mayor Nadolski acknowledged the concerns that have been expressed regarding increased regulations surrounding water cross connections and massage businesses but highlighted the need for setting clear goals and standards that communicate the City's priorities of protecting the health, safety, and welfare of the citizenry. He then congratulated City employee Edd Bridge for recently being promoted as the City's Deputy Director of Public Services; his background is in parks and recreation, and open space and he brings a great skill set and valuable leadership to the Public Services Department. He acknowledged recent tragedies that have occurred in the community that have been very difficult for the youth in the community; things like this should put things into perspective for everyone and, for him, it reinforces the need for him to do more to make sure things like this do not continue to happen. He then noted there are many federal employees who live in the community that are struggling due to the federal government shutdown; he is working on a utility bill relief program for government employees who are struggling. He will also be announcing some partnerships with non-profit partners that can improve community resources during this time. He addressed the conversation surrounding the Wall Avenue Corridor Plan and stated that what Ms. Lewis is asking of the City is to ignore best practices and engineering standards that have been implemented in other projects and have yielded good results. He will rely upon factual data and will not avoid progress because the City would rather wait for perfection. He feels misalignment is coming from people arguing over things that they actually agree upon; everyone wants what is best for downtown Ogden and the Union Station, but that is being lost in the thought that nothing should be done until the City can spend \$200 million for an underground option. He then addressed the comments made about recycling programs and expressed a willingness to be as transparent as possible about the City's research and exploration into whether to continue offering curbside recycling. He also addressed Mr. Satow and stated that he knows that he did not call him a fascist; he has been called that word by others online regarding other issues, but Mr. Satow did not call him a fascist. He stated there is a great deal of negative rhetoric online and he shared some philosophical views and thoughts that have come to his mind after participating in a Circles USA Conference aimed at eradicating poverty in communities. He believes that everyone should do what they can to help those who are struggling and that is not happening in Weber County; there are some cities in Weber County that provide zero subsidized or affordable housing units while Ogden City has more than its share as well as homeless shelters and a Veterans shelter. Ogden City is home to 82 percent of the County's subsidized housing units, even though Ogden makes up just 32 percent of the County's population. It is not possible to pack poverty into a space and expect prosperity; the negative impacts of homelessness have been born by Ogden City alone for far too long, but Ogden City has been maligned for rejecting a housing authority project from an entity that did not have the City's blessing to operate in the City. He will continue to work with and support the Ogden Housing Authority but has encouraged Weber Housing Authority to do work outside of Ogden City to make sure that all cities are participating. He provided employment statistics for the City to highlight the significant resources that have been dedicated to responding to homelessness issues in the City; the annual cost of these employment positions is \$3.2 million. This does not include the additional costs spent on mitigating homelessness issues; Ogden is doing more than any other city in the State and that is negatively impacting the taxpayers and businesses of Ogden City. It is important that people recognize the contributions of the City's Staff, which are made possible due to the support from the Council and City Administration.

Council member Comments

Chair White stated she had an opportunity to host a mobile tour for people who visited Ogden from all over the country; it was fun to hear their questions about how Ogden is doing things and to share positive things about the history of the community. She believes the right things are being done in Ogden, even though it is hard to do that sometimes, and it was nice to have those things recognized by people from outside of the community.

Mayor Nadolski wished to add some clarification to his comments about persistent negative rhetoric about the City; he stated that he believes there are attempts, under the direction and guise of the Utah Democratic Party, to attack him and Council members seeking re-election to the Council; he will not stand for those kinds of attacks that drive a wedge between people who are trying to work together to make the City better.

There being no further business to come before the Council, **VICE CHAIR HYER MOVED THE MEETING ADJOURN AT 8:38 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER BLAIR, ALL VOTING AYE.**

JASON GOULD
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: December 2, 2025