

Minutes of the regular meeting of the Ogden City Council held on Tuesday, December 2, 2025 at 6:03 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
	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
Deputy City Attorney Anne-Marie Birk
Community and Economic Development Assistant Executive Director David Sawyer
Community Development Director Jeremy Smith
Public Services Executive Director Justin Anderson
Parks, Cemetery, and Trails Director Monte Stewart
Deputy City Recorder Jason Gould

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by Vice Chair Hyer.
A moment of silence was observed.

Acknowledgements: Several council members shared acknowledgments of recent community events. Vice Chair Hyer highlighted the success of the recent holiday parade, praising the City staff, volunteers, and the municipal gardens light display with nearly one million lights and 60 cottages. He expressed pride in the community support that makes these events possible.

Council member Blair acknowledged his experience serving Thanksgiving dinner at the Lantern House alongside the Youth Council, expressing gratitude for the City's partnership with the organization. He also commented on the vibrancy of downtown Ogden throughout all seasons, crediting City staff and resident support.

Council member Myers recognized Anna Davidson, a homeless advocate with the Ogden City Police Department, for being nominated as a finalist for the Athena Award from the Ogden-Weber Chamber of Commerce. He also thanked the Public Services Department for their efforts during the Christmas season, particularly their work with the giving machines for the "Light the World" campaign, which he described as a beautiful addition to Ogden's celebrations.

Approval of Minutes

Council member Blair stated he had reviewed the minutes of the Work Session of October 21, 2025 and found them to be accurate to the best of his recollection. Council member Myers noted that he made some comments included in the work session minutes that were attributed to Council member Richey; he suggested that error be corrected.

Council member Myers stated he had reviewed the minutes of the Regular Meeting of October 21, 2025 and found them to be accurate to the best of his recollection.

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

Proposed Resolution 2025-23 declaring the intent of Ogden City to purchase surplus property from the Ogden School District

VICE CHAIR HYER MOVED TO REMOVE PROPOSED RESOLUTION 2025-23 FROM THE CONSENT AGENDA. MOTION WAS SECONDED BY COUNCIL MEMBER CHOBERKA, ALL VOTING AYE.

A memo from the Community and Economic Development Department regarding Ogden School District's surplus of the Taylor Canyon Elementary School property came before the Council for consideration. The memo stated on August 21, 2025, the

Board of Education of the Ogden School District officially declared 4.23 acres of property, on which the former Taylor Canyon Elementary School was located as surplus. As an eligible entity under state code, Ogden City may purchase the surplus property for the purchase price as determined in state code. In order to facilitate the purchase, the City Council must adopt a resolution declaring the City's intent to purchase the property within 90 days of the District's official notification. Official notification was received by the City on September 2, 2025.

Community Development Director Smith summarized the memo and used the aid of a PowerPoint presentation to expound on the current proposal regarding the District's surplus of Taylor Canyon Elementary School property; the elementary school formerly located on the 4.23-acre site was demolished in 2022 and has since been functioning as open space maintained by the District. On September 2, the Ogden School District notified the City of its intent to surplus the property, giving the City first right of refusal until today. The resolution before the Council is not a binding purchase agreement, but rather a formal notification of the City's interest in purchasing the property. If approved, the next steps would include property appraisals by both the City and School District, which would be averaged to determine a sales price. The property is zoned R-1-6 residential, which allows for housing as well as park use and while he could not provide a formal proposal regarding future use of the property, the Administration has expressed a desire to consider maintaining the property as open space to some degree. For a copy of the presentation in its entirety, see the information packet for the meeting.

The Council engaged in discussion with Mr. Smith regarding several points of concern related to the proposal. Council member Blair asked about any restrictions that would remain intact if the City were to purchase the property and later sell a portion to a developer. Mr. Smith confirmed that state surplus provisions would still apply to any future transfers or land sale. Council member Blair asked about the urgency of acting on the proposal tonight and what would happen if the Council did not meet the deadline. Mr. Smith explained that meeting the state-required timeline indicated good faith and prevented potential future complications but acknowledged that the School District was unlikely to sell the property immediately if the timeline was not met. It was a recommendation to operate within the minimum state-required timeframes to avoid complications. Mayor Nadolski added that the timeline for this process had been challenging, as it had not allowed for proper budget planning or completion of an ongoing parks utilization study.

Chair White questioned a line in the resolution indicating that the Mayor and Council, through public engagement, had determined strong community support for maintaining the property as open space. She inquired about the extent of this public engagement, noting limited turnout at a meeting on-site on a rainy day. Mayor Nadolski clarified that a neighborhood Facebook page, outreach efforts, and a community survey informed this position. Council member Richey stated it would have been good for the Council to receive information regarding the public engagement. He then expressed support for the timing of the action and why an appraisal had not yet been ordered for the property.

Council member Choberka expressed concern about the resolution specifying open space use while the property would be appraised at its higher residential zoning value. She wondered if there was room for negotiation with the School District regarding price if the intended use was for open space.

Council Member Richey addressed misconceptions, noting that rumors about apartments being built on the site were unfounded, as the current zoning would not permit it without a rezoning process.

Vice Chair Hyer suggested exploring an interlocal agreement similar to what was done with the Mount Lewis Park property, where the school district maintained ownership while the City took responsibility for developing and maintaining it. He encouraged residents to also make their desires known at the School District meetings, emphasizing the importance of community input in the decision-making process. He also pointed out that there are other parks in close proximity to this site. Mayor Nadolski underscored that the City and School District share the same taxpayers and that working together would be advantageous. He expressed disappointment in the political maneuvering that had prevented straightforward discussions regarding the proposal and emphasized his support for consolidating open space to foster a larger, more active park area for the neighborhood.

Council member Myers inquired about the timeline for the City's Parks Utilization Study, which could provide information on the best use of the land in the area. Mayor Nadolski responded that although the Taylor Canyon property was not part of the initial study scope, efforts were being made to include it. Council member Myers expressed interest in understanding the optimal use of not only this property but other nearby parks as well, to ensure informed decision-making. The Mayor indicated that preliminary results of the study might be available by the end of summer, with completion expected early the next year, emphasizing the importance of considering broader context and due diligence in park planning and land use decisions.

Council member Graf raised concerns about the lack of information available, including the purchase price, redevelopment costs, and maintenance expenses. He emphasized the need to consider the entire taxpaying public when making such financial decisions. He thanked the residents that live near the subject property for staying engaged on this matter but asked for understanding of the Council's position on the matter given that they first heard about this proposal last week before the Thanksgiving holiday.

In conclusion, several Council members expressed discomfort with the language in the resolution that specified the property would be maintained as open space, suggesting it limited future options. Mayor Nadolski addressed the Council members' concerns about the resolution language limiting future options by clarifying that the intent was to create a consolidated open space that could draw and connect the neighborhood in a meaningful way.

Chair White introduced in writing proposed Resolution 2025-23, entitled:

"A resolution of the Ogden City Council declaring the intent of Ogden City to purchase surplus property from the Ogden School District."

VICE CHAIR HYER MOVED TO AMEND RESOLUTION 2025-23 BY STRIKING THE THIRD "WHEREAS" CLAUSE THAT STATED, "WHEREAS THE MAYOR AND MEMBERS OF THE OGDEN CITY

COUNCIL, THROUGH PUBLIC ENGAGEMENT, DETERMINED THERE IS A STRONG COMMUNITY SUPPORT IN MAINTAINING THE PROPERTY FOR OPEN SPACE." COUNCIL MEMBER CHOBERKA SECONDED THE MOTION. VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – COUNCIL MEMBER MYERS.

Council member Myers stated that he opposed the motion because he believed it was important to maintain the property as open space, in line with the community's interest.

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER GRAF, AMENDED RESOLUTION 2025-23 WAS ADOPTED UPON THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, MYERS, RICHEY, VICE CHAIR HYER. VOTING NO – NONE. Chair White abstained from voting.

Chair White explained that she was reluctant to support adoption of the resolution as she only had a few weeks left on the Council and felt uncomfortable making a decision with long-term financial implications that future Councils would have to implement.

Mayor Nadolski expressed appreciation for the genuine engagement from the neighborhoods and highlighted that the resolution's approval was crucial to keeping open the possibility of consolidating open space while maintaining flexibility for future decisions. He reiterated his disappointment about the politicization of the surplus property matter. He expressed frustration that the timelines and State-required minimums had forced the Council into a rushed decision-making process that included politicized rhetoric and speculation; this type of atmosphere hindered genuine dialogue and sincere engagement with both the Council and the community. He highlighted his goal of fostering a collaborative environment and good-faith discussions with all stakeholders moving forward.

Public Comments

Brian Janroy, a business owner and airport hangar owner, spoke about Airport management, specifically regarding leases. He encouraged the City to take the lead on Airport leasing policy rather than continuing to rely on consultants.

Laura Lewis thanked Mayor Nadolski for his community engagement and expressed concerns about the focus on housing development in the City.

Rob Allred praised Mayor Nadolski for listening to residents' concerns but expressed disappointment in the communication process regarding the Taylor Canyon property. He disputed the notion of "buying the property twice," explaining that it was a reallocation of resources. He also pointed out that the space had functioned as a park for over 50 years and already had infrastructure like fencing and sprinklers.

Kurt Clausse suggested that the City purchase the Taylor Canyon Elementary property now and give Ogden City Schools first right of refusal for a future school, noting that Polk Elementary was overcrowded. He believed amenities, like restrooms, could be provided at the property through donations and volunteer labor.

Closed Session

At this time, the Council gave consideration of adjourning into a Closed Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:

- a. Discussion of the character, professional competence, or physical or mental health of an individual
- b. Strategy session to discuss collective bargaining
- c. Strategy session to discuss pending or reasonably imminent litigation
- d. Strategy session to discuss the purchase, exchange, or lease of real property
- e. Strategy session to discuss the sale of real property
- f. Discussion regarding deployment of security personnel, devices, or systems
- g. Investigative proceedings regarding allegations of criminal misconduct

VICE CHAIR HYER MOVED THE COUNCIL ADJOURN INTO A CLOSED SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205(1) OF THE OPEN AND PUBLIC MEETINGS LAW. MOTION WAS SECONDED BY COUNCIL MEMBER GRAF, WITH THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, GRAF, RICHEY, VICE CHAIR HYER, AND CHAIR WHITE. VOTING NO – COUNCIL MEMBER MYERS.

The meeting adjourned into Closed Session at 7:06 p.m.

The meeting reconvened at 10:12 p.m.

Public Comments – Continued

Linda Sanchez commented on the difference between national politics and local politics; it is important to endeavor to strengthen local communities by working together as elected leaders and residents. Once open space is lost, it cannot be recovered; it is necessary to make hard decisions in order to strengthen the community. She then asked how the City will communicate with residents regarding winter parking enforcement regulations over the next several months. She also encouraged the City to provide additional information about the "My Hometown Ogden" initiative, which can help residents to comply with property maintenance regulations in order to avoid code enforcement action. She concluded that the 250th birthday of the country will be celebrated in 2026, and she asked how Ogden City will be participating in that celebration.

Chair White stated that Ms. Sanchez's question regarding winter parking enforcement will be relayed to Administration

in order for them to provide a response. She asked Vice Chair Hyer to respond to Ms. Sanchez's question about the City's participation in the America 250 Celebration.

Vice Chair Hyer stated he is a member of the Ogden-Weber America 250 Committee and efforts are underway to plan for the upcoming celebration. He highlighted some of the events planned for the coming year as part of the celebration but noted that no concrete plans have been adopted. Council member Graf added that Ogden will celebrate its 175th birthday during the upcoming year and he anticipates special events surrounding that celebration as well.

Council member Richey provided brief information about the "My Hometown Ogden" program, citing online resources and information about the program.

Mayor Comments

There were no additional comments from the Mayor.

Council member Comments

Council member Blair thanked Ms. Sanchez for recently delivering a note to the Council members; he appreciated the sentiments expressed by Ms. Sanchez.

Council member Richey stated he looks forward to getting answers to the questions about the Taylor Canyon Elementary School property.

There being no further business to come before the Council, **COUNCIL MEMBER GRAF MOVED THE MEETING ADJOURN AT 10:23 P.M. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.**

JASON GOULD
DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: January 20, 2026