OGDEN VALLEY CITY COUNCIL

WORK SESSION MINUTES

Monday, January 5, 2026, beginning at 12:00 p.m.
Location: Huntsville Town Hall,
7474 E 200 S, Huntsville, Utah 84317

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Present
Don Hickman	Council Member	Present
Corbin Gordon	City Attorney	Present
Sharon Robbins	Recorder	Present
Kay Larrison	Treasurer	Present
Kathy Zindel	IT Director	Present

1. **Call to Order** by Janet Wampler on January 5th, 2026 at noon
    a. Pledge of Allegiance led by Janet Wampler
    b. Moment of Silence for approximately one minute

2. Opening Comments – Mayor Janet Wampler opened the work session, indicating that work sessions are generally informal sessions for the City Council to provide information as well as for the public to ask questions. This work session will provide for two public comment sections, one at the beginning and public comments after the presentations.

There were no general public comments directly after the mayor's opening statements. The comments listed below were after the presentations.

3. Budget Overview – Sherrie Broadbent, an Accountant with K&C CPAs provided a brief presentation of the proposed Ogden Valley City FY 2026 budget (January–June). The following summarizes her presentation:

Why a "Gap Budget"?

- Cities operate July 1–June 30.
- Ogden Valley incorporated Jan 1, 2026 → must budget for Jan–June 2026 (6 months).

Revenue Challenges

- No property tax revenue this fiscal year (collected Nov 2026 → received Dec 2026).
- Sales tax delay:
    - Population portion starts Jan 2026.

    - Point-of-sale portion delayed ~2 months.
- Cash-flow gap requires a Tax Anticipation Note (TAN) loan.

County Cooperation
- County is not required to transfer any previously collected taxes.
- County voluntarily deferred payments for contracted services (roads, sheriff) → reduces loan need from ~$1M to ~$200k.

Revenue Sources
- Taxes (37%)
- Grants (anticipated state planning grant)
- Garbage service fees
- Intergovernmental reimbursements (e.g., delinquent solid waste accounts)
- TAN loan proceeds
- County deferral (shown as revenue for balancing)

Major Expenses
- Roads (Class C + contracted services): ~42%
- Public Safety (Sheriff + Animal Control): ~16%
- Administration: ~16% (includes TAN repayment)
- Community Development & Engineering: ~11%
- Public Works: ~5%
- Grant-funded project

Total FY26 Gap Budget: ~$2.52 million
Budget is balanced, as required by law.

4. Financial Overview – Jeanette Harris, Vice President, Zions Municipal Public Finance presented information about gap financing, the proposed transient room tax, and the proposed municipal energy tax. The following summarizes her presentation:

Why Additional Revenue Is Needed
- Feasibility study (2023) assumed 9% sales tax growth, based on COVID-era anomalies.
- Actual post-COVID growth in Weber County ≈ 3%.
- This creates a $1.4M shortfall over three years.
- Without new revenue, lenders will not issue a TAN.

Available Revenue Options
- Municipal Energy Tax (6%) – electricity + natural gas
- Transient Room Tax (TRT) – up to 1%
- Telecommunications Tax – very low revenue
- Property Tax – *not legally available now* (requires truth-in-taxation process)

Why the Municipal Energy Tax?
- Most reliable, predictable, and immediate revenue source.

- Required for lenders to approve the TAN.
- Easy to repeal if no longer needed.
- Most Utah cities >5,000 population already use it.

Estimated Cost to Residents

- 6% on total electric + natural gas charges.
- Example:
    - o $50 bill → $3
    - o $100 bill → $6
- Solar homes still pay electricity delivery charges → still taxed.
- Propane cannot be taxed (state law)

Loan Details

- Zions Bank will purchase the TAN (other banks declined due to risk).
- Interest rate ≈ 4.5%.
- TAN needed for cash flow until revenues stabilize (~18 months).

5. Public Comments

Shane Dunleavey – wanted clarification on grants, how income and expense sides match. ($25K will be matched by OVC to provide $250K on both sides.)

Jim Brown – asked how much revenue would be received from the energy tax in the next six months? (None). He asked if we could pose a $1000 fee per unit for STRs to raise revenue. (This action is not permitted under the current statute.)

Bruce Keswick – asked for an explanation of funds will come from Weber County? (Property taxes are paid in arrears; November 2025 taxes padi for 2025. OVC will receive the first property taxes in December 2026 from the first day of City business. Weber County will defer payment for services until after the start of the next fiscal year.)

Rick Walton – asked what impact fees paid to Weber County will com to the City. (Council response was that the details are not worked out yet.)

Alan Wheelwright – asked the interest rate on the bond? Can we reduce it? (Interest rate ≈ 4.5%. Mayor Wampler said that the City Council will go through the budget quarterly in public meetings to maintain strict controls).

Kevin Thomas – asked for more details on expenses. He also asked how many households use natural gas? (Sherrie indicated that Enbridge is providing the numbers.)

Jason Fuller – asked what is the difference between tax and fees? (Fees are for a service provided. A study is required, and there is a more restrictive use.)

Ann Ladd – asked if Zion's can be the lender, since they are also the advisor. (Jeanette indicated yes, they can be the lender if the amount is less than $1Million.) Ann also indicated that what has been done to reduce costs of services is not insignificant.

Nick Dahlcamp – asked why roads and snow are in a single bucket with a fixed fee. (Don indicated the Interlocal Agreement provided a set amount for snow removal and road repair. If not used for snow, then more roads will be repaired.)

Jeannie Wendell – indicated there are many roads i.e., 3600 N, that need repair.

Shane Dunleavey – also indicated that developers prepay for chip seal for roads.

Laura Warburton – asked for the moratorium document to be posted. And expressed that she will be excited to get the website. She also said that taxes are part of our reality.

Leslie Louffel – indicated that enforcement of 2nd home requirement to pay full taxes may generate revenue.

Gary Keddington – asked if cuts in software would reduce charges of services. (No).

6. Adjournment – Janet Wampler reminded everyone the presentations would be replayed at 5:30pm today. She moved to adjourn the meeting. Kay Hoogland seconded the motion. All Council members voted Aye (5-0).

The minutes for the January 5, 2026 12noon Work session were Approved by the Ogden Valley City Council on the 3rd day of February. 2026.

Signature: Sharon Robbins
Printed Name: Sharon Robbins
Title: Recorder