

# OGDEN VALLEY CITY COUNCIL

## WORK SESSION MINUTES

Monday, January 5, 2026, beginning at 5:30 p.m.

Location: Weber County Library  
Huntsville, Utah 84317

Name	Title	Status
Don Hickman	Mayor Pro Tem / Council Member	Present
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present
Sharon Robbins	Recorder	Present
Kraig Hansen	IT Volunteer	Present

1. **Call to Order** by Don Hickman on January 5<sup>th</sup>, 2026 at 5:30pm
  - a. Pledge of Allegiance led by Don Hickman
  - b. Moment of Silence for approximately one minute

**2. Opening Comments** – Mayor Pro Tem Don Hickman 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 is a replay of two presentations earlier in the day. Don indicated that the public could raise their hands, the video replay would be stopped, and they could ask questions during the replay.

**3. Budget Overview** – Replay of presentation by Sherrie Broadbent, an Accountant with K&C CPAs, 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** – Replay of presentation by Jeanette Harris, Vice President, Zions Municipal Public Finance, 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:
  - \$50 bill → \$3
  - \$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

**Merrill Sunderland** - indicated he lives in North Ogden and is here to observe. He has one request to surface the Ogden Divide road that requires an organized effort to improve it.

**Cindy Facer** - said thank you for all the hard work.

**Scott Hale** - has a permit that is 99% ready and asked for guidance. Council member Hickman met with Scott after the meeting. Scott asked about the grant funding which will not go into the general fund, but will be used for the General Plan and Land Use Ordinances.

**Kraig Hansen** - said thanks for all of the volunteers. He wanted to let everyone know the videos will be posted on the Ogden Valley Inc YouTube. Kraig also helped to clarify some of the points raised in the video.

**Stan Batherd** - asked how the Weber County payments are pushed to next year. (Payments are deferred until July, which is the next fiscal year.) He also asked about payment to Zion's because of the TAN, and if we can get the gap funding without the energy tax.

**Greg Friedman** - asked about budget line items. He also asked about having an auto-sunset on the energy tax. He also indicated his thanks for this meeting and explanation.

**Dan Bassett** - asked why grants are so expensive. (Grants are both the expense and revenue sides of the budget.)

**Doug Kritten** - asked if the City will get any money back for funds collected in the Fall? (Funds are collected in arrears.)

**David Crim** - asked if the City will get property tax back that is paid to Weber County. (City will get the municipal tax of approximately 1.8%.) He also asked why just natural gas and electric for the energy tax. (that is what is allowed by statute.)

**Kirk Langford** - discussed alternative taxes to the energy tax, such as tourist tax of 10%. He indicated this tax will have an impact on farms and ranches, and that the legislature should be lobbied to raise funds with other taxes. (Council indicated there are relief programs that may be able to help offset the costs.)

**Abe Wangsgard** - discussed that the feasibility study was flawed and indicated there should be a way to go back to them. (Study was conducted during COVID so numbers presented were higher than current estimates.) Abe noted that Weber County has a higher percentage tax from resorts.

**Suzie Wood** - indicated there should be a way to make the energy tax more equal i.e., tax additional resources than gas and electric. (This is a utility tax, so only natural gas and electricity are included, per statute.)

**Peter Turner** - suggested getting more money from tourists – have a 6% tourist tax and 1% energy tax.

**6. Adjournment** – Council member Dooling-Baker moved to adjourn the meeting. Council member Hoogland seconded the motion. All Council members voted Aye (3-0). Meeting adjourned at 7:30pm.

The minutes of the January 5, 2026 5:30pm working session were approved by the Ogden Valley City Council on 3rd of February, 2026.

**Signature:** *Sharon Robbins*

**Printed Name:** Sharon Robbins

**Title:** Recorder