

Minutes of the regular meeting of the Ogden City Council held on Tuesday, December 16, 2025, at 6:00 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
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present: Mayor Benjamin K. Nadolski
Chief Administrative Officer Mara A. Brown
Deputy Attorney Anne-Marie Birk
Assistant City Attorney Dana Farmer
Community and Economic Development Executive Director Jared Johnson
Management Services Executive Director Lisa Stout
Community and Economic Development Assistant Executive Director David Sawyer
Finance Director Justin Anderson
Airport Director Brian Condie
Community Development Director Jeremy Smith
Program Compliance Administrator Cathy Fuentes
Chief Deputy Recorder Lee Ann Peterson

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: Council member Myers recognized Olivia Favero from Taylor, Utah, who was crowned Miss Rodeo America after competing in the Miss Rodeo Utah pageant. He praised her as a great advocate and mentor who represents the community well.

Council member Choberka acknowledged Council Executive Director Eller-Smith, thanking her for her departing gift.

Council member Graf acknowledged the departing Council members Blair, Choberka, and White - noting that they represented a combined 58 years of experience and dedication to Ogden City that would be reduced to 22 years with the new Council. He expressed appreciation for their service and the institutional knowledge that they provided.

Council Member Richey acknowledged those who worked on Christmas Village, noting their dedication to lighting up downtown Ogden, creating a beautiful City center, and making it a great place for families. He also mentioned the "Light the World" giving machines that would be present at Christmas Village until next Monday.

Vice Chair Hyer echoed the expression of gratitude offered to the departing Council members by Council member Graf.

Weber-Morgan Board of Health

A letter from Mayor Nadolski requesting consideration of the appointment of Shaun Myers to the Weber-Morgan Board of Health came before the Council for consideration.

VICE CHAIR HYER MOVED TO APPROVE THE APPOINTMENT OF SHAUN MYERS TO THE WEBER-MORGAN BOARD OF HEALTH. MOTION WAS SECONDED BY COUNCIL MEMBER MYERS, ALL VOTING AYE.

Central Weber Sewer Improvement District Board

A letter from Mayor Nadolski requesting consideration of the appointment of Ken Richey to the Central Weber Sewer Improvement District Board came before the Council for consideration.

VICE CHAIR HYER MOVED TO APPROVE THE APPOINTMENT OF KEN RICHEY TO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT BOARD. MOTION WAS SECONDED BY COUNCIL MEMBER

MYERS, ALL VOTING AYE.

Proposed Resolution 2025-26 adopting a contract with Matrix Consulting Group, Ltd. To conduct a general management and operations study of the Ogden City Public Services Department

A memo from Council staff regarding the Public Services Management Study contract came before the Council for consideration. The memo stated Utah State Code Section 10-3b-203(1)(b) allows a City Council under the Council-Mayor form of government to conduct an investigation into an officer, department, or agency of the municipality. In Ogden, under Ogden Code Section 4-2B-8, this has traditionally taken the form of the Council hiring a consultant to perform a management study of an agreed upon administrative department, division, or specific operation. Two of the most recent management studies the Council has commissioned include a fleet and facilities study in 2016 and a police staffing study in 2019. The police staffing study was not finalized or published. After an extensive request for proposal (RFP) and review process, the Council's review committee, made up of representatives from the Public Services Department, Management Services Department, City Council department, and a City Council member, have provided a unanimous recommendation to approve the contract with Matrix Consulting Group to perform a management study of the City's Public Services general fund operations. The study is meant to analyze the efficiency and effectiveness of the policies, procedures, management, and operations of the general fund operations of the department. The study will not include the enterprise fund operations of the department which include the water, sanitary sewer, storm sewer, and refuse operations. The cost for the study as proposed by Matrix Consulting Group is \$81,520 and is anticipated to take four to six months to complete.

Chair White introduced in writing proposed Resolution 2025-26, entitled:

“A resolution of the Ogden City Council adopting a contract with Matrix Consulting Group, LTD. to conduct a General Management and Operations Study of the Ogden City Public Services Department; 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 MYERS, RESOLUTION 2025-26 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 2025-25 adopting Amendment #1 to the Consolidated Plan for July 1, 2025, through June 30, 2030, and Amendment #1 to the Annual Action Plan for the period July 1, 2025, through June 30, 2026, and the subsequent submittal to the U.S. Department of Housing and Urban Development; AND

Proposed Ordinance 2025-42 amending the Fiscal Year 2025-2026 Budget in the amount of \$1,241,650 in order to appropriate funds for Annual Action Plan Amendment #1

A memo from the Community and Economic Development Department regarding the proposed Annual Action Plan (AAP) Amendment #1 came before the Council for consideration. The memo stated as a requirement to receive federal funding from the U.S. Department of Housing and Urban Development (HUD), the City's Community and Economic Development Department prepares and submits to the Council what is known as a five-year Consolidated Plan (ConPlan) and an Annual Action Plan. The Annual Action Plan (AAP) is used to outline how federal Community Development Block Grant funds, HOME funds and other federal and non-federal program funds will be used by the City in the upcoming fiscal year.

Community Development Director Smith summarized the memo and used the aid of a PowerPoint presentation to summarize the proposed AAP amendment. City Administration is proposing to amend both the Five-year Consolidated Plan and the FY26 Annual Action Plan. The two are proposed to be amended together because they were originally approved in 2025 as a combined document. The proposed changes include:

- Increasing the Own in Ogden program budget to \$600,000 of HOME funds and matching funds to accomplish the goal of 50 down payment assistance loans;
- Reallocating HOME Community Housing Development Organization (CHODO) funds of \$158,520 from the Rehab/Resale Program to assist with construction of a new single-family home on Madison Avenue;
- Adding target area public improvement carryover money to the Plan;
- Updating HOME grant policies to reflect new HUD rules on period of affordability;
- Business Recovery Fund decreased by \$169,465;
- Microenterprise Assistance reduced by \$308,174; and
- Funds reallocated to the Community Development Block Grant (CDBG) Coronavirus Aid, Relief, and Economic Security (CARES) Act Public Improvement Program.

For a copy of Mr. Smith's presentation in its entirety, see the information packet for the meeting.

Finance Director Sorensen then addressed the proposed budget amendment, noting Administration is proposing an amendment to the Fiscal Year 2025-2026 City budget to reflect the changes adopted with the Fiscal Year 2025-2026 Annual Action Plan Amendment #1. The proposed budget amendment reflects changes resulting in an overall increase of \$1,241,650.

Chair White introduced in writing proposed Resolution 2025-25, entitled:

“A resolution of the Ogden City Council adopting Amendment #1 to the Consolidated Plan for the period July 1, 2025 through June 30, 2030, and Amendment #1 to the Annual Action Plan for the period July 1, 2025 through June 30, 2026, and directing that this document be submitted to the U.S. Department of Housing and Urban Development.”

Chair White introduced in writing proposed Ordinance 2025-42, entitled:

“An ordinance of Ogden City amending the budget for the Fiscal Year July 1, 2025 to June 30, 2026 by increasing the anticipated revenues for a gross increase of \$1,241,650 from sources as detailed in the body of this ordinance; and increasing the appropriations for a gross increase of \$1,241,650 as detailed in the body of this ordinance; and by providing that this ordinance shall become effective immediately upon posting after final passage.”

Chair White then opened the public hearing.

Laura Lewis inquired as to the source of the funding for the budget increases mentioned by Mr. Smith and Mr. Sorensen.

There being no further persons appearing to be heard, **COUNCIL MEMBER RICHEY MOVED THE PUBLIC HEARING BE CLOSED. MOTION WAS SECONDED BY VICE CHAIR HYER, ALL VOTING AYE.**

Mr. Smith responded to Ms. Lewis’s question by explaining that the program generates income through loan repayments and property sales, which is then recycled back into the programs. He noted that when loans are paid off or homes are sold, the proceeds are returned to the City, requiring budget revisions to reflect these changes.

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER BLAIR, RESOLUTION 2025-25 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 Member Myers noted the importance of these budget revisions for aligning City finances with actual program income and expenses. Having a clear understanding of how funds flow back into the City’s budget demonstrates fiscal responsibility and transparency to the public.

ON A MOTION BY COUNCIL MEMBER RICHEY AND SECONDED BY COUNCIL MEMBER MYERS, ORDINANCE 2025-42 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 Ordinance 2025-43 amending the Municipal Code by amending multiple chapters of Title 8 to revise provisions related to airport lease requirements and amending Section 4-6-1 by adopting multiple Subsections to adopt fees related to the airport

A memo from the Community and Economic Development Department regarding proposed airport leasing policies came before the Council for consideration. The memo stated Ogden City Administration is proposing to make significant changes to the City’s Title 8- Airport Code and to the City’s Administrative Code related to airport operations. Ogden City has been working for years to make improvements to the Ogden-Hinckley Airport, to bring it in line with industry standards, and to create a thriving airport environment that would attract aeronautical industry. Recent efforts have included efforts to attract commercial air service, updating Title 8 to address lease terms and fees, adopting an airport master plan, updating the City’s general plan related to airport operations, and hiring professional, qualified airport management. Partly spurred by an audit report requested by the Utah State Legislature, the Administration is proposing to take the next steps in improving airport operations and regulations by rewriting the City Code and Administrative Code to better reflect industry best practices and legal standards. This effort is proposed to take place over several phases as the code updates and rewrites can be processed. The City has been working with outside legal counsel and airport consultants to work through the proposed changes to the City’s legislative and administrative codes. Changes to Title 8 (Airport) of the City’s Code are subject to Council approval while changes to the City’s Administrative Code are subject to mayoral approval. The consultants and Administration will be proposing several significant changes to the code. These changes include relocating some elements of Title 8 to other areas of the legislative code while removing other Sections from the legislative code and placing them in the Administrative Code. As mentioned, these changes will take place over several phases and will not be implemented in one single proposal. The next phase of review is related to airport lease policies. The policies currently reside in Title 8, Chapters 3 and 5 with Chapter 3 primarily addressing commercial activity and Chapter 5 addressing rates and charges. The current version of Chapter 3, Commercial Activities, was updated in 2021 and primarily addressed leases. Changes to Chapters 1 and 5 were included in the 2021 amendments as well. As with the minimum standards proposal from the first phase of the changes, the primary request from Administration is to move large Sections of Title 8, Chapters 3 and 5 of the City’s Code (legislative code) to Title 11 of the Administrative code. If moved, the Administrative Code, acting as primary management documents, would set forth the lease policies of the City.

Community and Economic Development Executive Director Johnson summarized the memo and acknowledged the challenge of balancing requirements from the Federal Aviation Administration (FAA), the State Division of Aeronautics, and City ordinances and he thanked the Council for their consideration and support of the proposed amendments.

Airport Director Condie then used the aid of a PowerPoint presentation to review the key concepts of the proposed policy changes as follows:

- Making the leasing process open and fair to the public;
- Ensuring compliance with FAA grant assurances while preserving the City’s rights;
- Establishing methods to adjust land rent;

- Creating a hangar lifecycle framework (20-year initial term with two 10-year extensions, followed by another 20 years with a 10-year extension);
- Improving lease assignments and transfers; and
- Implementing building inspections at key intervals.

Mr. Condie explained that the policy promotes local businesses and pilots investing in the Airport while protecting the Airport's interests. After 70 years, which is considered the serviceable life of a hangar, the City would determine whether to remove it or offer 5-year leases. For a copy of Mr. Condie's presentation in its entirety, see the information packet for the meeting.

Chair White introduced in writing proposed Ordinance 2025-43, entitled:

“An ordinance of Ogden City Utah, amending the Ogden Municipal Code by adopting a new Subsection 4-6-1.H to adopt lease rates; by adopting a new Subsection 4-6-1.I to adopt tie down fees; by adopting a new Subsection 4-6-1.J adopt fuel flowage fees; by adopting a new Subsection 4-6-1.K to adopt general airport fees; by amending Section 8-1-2 regarding officials and authority; by amending Section 8-1-4 regarding the airport advisory committee; by amending Section 8-2-4 regarding aircraft operation; by amending Section 8-2-5 regarding vehicles at the airport; by amending Section 8-2-6 regarding general rules of conduct for the airport; by amending Section 8-3-3 regarding airport leases and agreements; by amending Section 8-3-4 regarding lessee cost responsibilities; by amending Section 8-3-6 regarding record keeping and audits; by amending Section 8-5-2, 8-5-3, and 8-5-4 to repeal and reserve; by amending Section 5-8-8 regarding escalation; by amending Section 8-5-10 regarding authorization to waive fees; by amending Section 8-6-4 regarding impounding; by amending Section 8-7-2 regarding general use of the airpark; by amending Section 8-7-4 regarding vehicles and pedestrians; by amending Section 8-7-5 regarding fueling, flammable fluids, and safety; by amending Section 8-7-6 regarding fees; by making technical changes; by revising the index as appropriate 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.

Charlie Precourt, an Airport stakeholder and resident, expressed excitement about the direction of the Airport and noted that there are positive indicators that the changes would contribute to the economic vitality of the facility. He mentioned that as a board member of both the National Business Aviation Association and the Experimental Aircraft Association, he was hearing positive feedback about Ogden Airport from around the country.

Council members expressed appreciation for the collaborative process that led to the policy development, particularly noting the input from stakeholders and the transparency of the discussions.

ON A MOTION BY VICE CHAIR HYER AND SECONDED BY COUNCIL MEMBER BLAIR, ORDINANCE 2025-43 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.

Mayor Nadolski thanked the Council for their critical thinking and the stakeholders for their collaborative approach. He emphasized how this process demonstrated that government could serve its people by listening and working together toward shared success.

Public Comments

Heath Satow thanked the outgoing Council members for their service and noted that while institutional knowledge is valuable, the staff provides continuity between Council transitions.

Theresa Bramwell thanked the outgoing Council members for their service to the community, expressing appreciation for their help in addressing crime and other issues in Ogden.

Ed McKinney thanked the Council and noted the positive chemistry of the team that worked on the Airport policies. He specifically acknowledged Chief Administrative Officer Brown for her role in keeping the process on track and mentioned that the airport's performance will be measured through various vital signs.

Mayor's Comments

Mayor Nadolski thanked the outgoing Council members for their service, noting the difficulty of serving on the Council and the amount of information they must consider in their deliberations. He expressed gratitude for their open-mindedness, willingness to listen, and ability to make decisions based on data and rationale rather than politics.

Council member Comments

Chair White acknowledged that tonight is also Council Executive Director Eller-Smith's last meeting in her role as Executive Director and she offered an opportunity to make comments.

Ms. Eller-Smith reflected on her 16 years of employment in the City Council office, including eight as Executive Director. She noted some of her goals have included maintaining the authority of the Council, helping Council members feel successful, maintaining good relationships with Administration, and being nimble in adapting to new challenges. She expressed her admiration for all members of Council staff, lauding them for their hard work and dedication. She was confident in the abilities of her successor, Assistant Executive Director Symes, to carry forward the goals of the office with the same thoughtfulness and commitment. She stated she is grateful for the strong bonds and friendships she had formed, making her years with the City Council truly unforgettable.

Council members expressed gratitude to Ms. Eller-Smith and outgoing Council members Blair, Choberka, and White; they shared reflections on collaborative efforts of the Council and the relationships they have built, expressing gratitude for the friendships formed and work accomplished during their tenure. The comments highlighted the importance of diverse perspectives and institutional knowledge in effective governance. The outgoing Council members also expressed gratitude for the opportunity they have had to serve and to form valuable friendships with their fellow Council members.

Council member Choberka focused on leading with love, authenticity, and justice, valuing her learning and relationships formed in public service.

Chair White, in her final remarks, reflected on her 12-years of service and listed various accomplishments during her tenure, including securing land under the Union Station, finding funding for the Pioneer Days Rodeo and week-long celebration, the new LDS temple opening in the City, the reconstruction of the Marshall White Center, the Wonder Block project, the BRT transit system, the Christmas Village expansion, and numerous land use and employee compensation decisions.

Council member Blair, in his farewell, emphasized the strides made in City financial health, public safety, and economic growth, attributing success to teamwork and collaboration.

There being no further business to come before the Council, **VICE CHAIR HYER MOVED THE MEETING ADJOURN AT 7:40 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER GRAF, ALL VOTING AYE.**

LEE ANN PETERSON, MMC
CHIEF DEPUTY CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: February 17, 2026