Minutes of the joint work session of the Ogden City Council, also acting as the Redevelopment Agency, held on Tuesday, December 9, 2025, at 4:00 p.m., in the Council Work Room, and via electronic meeting, on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present:	Chair	Marcia L. White
	Vice Chair	Richard A. Hyer
	Council members	Bart E. Blair (arrived 4:05 p.m.)
		Angela Choberka
		Dave Graf
		Shaun Myers (arrived 4:03 p.m.)
		Ken Richey

Council member-Elect Alicia Washington

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: Chief Administrative Officer Mara A. Brown
Assistant City Attorney James Tanner
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
Public Services Assistant Executive Director Edd Bridge
Airport Director Brian Condie
Finance Director Justin Sorensen
Building Services Director Christian Stucki
Sustainability Coordinator Lorenzo Long
City Recorder Tracy Hansen

The purpose of the joint work session was review the agenda for the City Council meeting scheduled to begin at 6:00 p.m.; receive an update regarding Utah Renewable Communities (CREA); continue discussion of the proposed Airport Leasing Policies; review proposed Business Depot Ogden (BDO) Lease Revenue/Defense Depot Ogden Utah (DDOU) ordinance amendments; hear the Public Services Management Study consultant recommendation; discuss Council/Board business; and hear Council/Board comments.

Agenda Review

Chair White and members of Council staff reviewed the items listed on the agenda for the City Council meeting scheduled to begin at 6:00 p.m. There was a brief focus on the agenda item dealing with proposed amendments to the massage business ordinance, with Building Services Director Stucki providing a level summary of the information he intended to provide during the meeting.

Utah Renewable Communities (CREA) - Update

Sustainability Coordinator Long provided the Council with an update on the status of the Utah Renewable Communities (URC) program, formerly known as the Community Renewable Energy Program (CREP). He explained this is a coalition of 19 Utah communities pursuing net 100% renewable energy by 2030, with participating communities pooling funds to fill the gap between Rocky Mountain Power's existing renewable resources (projected to be about 50% by 2030) and 100%. Mr. Long provided a timeline of Ogden's involvement, which began in 2019 with a resolution to pursue net 100% renewable energy, followed by signing the governance agreement in 2021 and authorizing the utility agreement in 2024. The final step will be the participation ordinance expected in spring 2026. Key aspects of the program include:

- Customers would be automatically opted into the program but could opt out without penalty during the first 8 months (60 days before program start plus 6 months after);
- The program board's position is that costs should be no more than $3-4 per month for the average customer;
- Low-income customers enrolled in Rocky Mountain Power's HELP program would receive automatic bill credits up to $7 to offset costs; and
- Customers who opt out would not be responsible for any program costs.

Council member Graf was acknowledged for replacing Council Member Choberka as Ogden's representative on the program board. Both Council members exchanged thanks for their respective service.

Mr. Long noted that the Public Service Commission would be holding a public hearing on December 16, with a decision expected by the end of January. If approved, the program would likely launch in late 2026, with communities having approximately seven months from approval to implementation to conduct outreach to residents.

Proposed Business Depot Ogden (BDO) Lease Revenue/Defense Depot Ogden Utah (DDOU) Ordinance Amendments

Finance Director Sorensen explained City Administration is proposing amendments to Ogden Municipal Code § 4-3A-7H, the Code Section governing the distribution of BDO lease revenues. The proposed amendments include removal of the annual payment for CBD Mall RDA debt service ($1,000,000) and authorizes use of lease revenue for debt service payments for the WonderBlock project (up to $4,200,000 annually) and the MBA Parking Garage (up to $4,000,000 annually). The proposed amendments also renew the Quality Neighborhood Initiative funding ($1,000,000) for an additional five years. Finally, the proposed amendment prioritizes a "Supplemental Transfer" to the General Fund to cover operational shortfalls when tax revenues and prior year excess wages are insufficient to support necessary personnel funding. Mr. Sorensen used the aid of a PowerPoint presentation to provide historical context showing how property tax and sales tax revenue had grown significantly since 2007, as had BDO lease revenue, which increased from under $4 million in 2013 to over $15.5 million in 2025.

Several Council members expressed concerns about using BDO revenue for General Fund operations rather than capital improvements. Council member Richey requested information on how the lease revenue has been used historically and what impact it has had on property tax rates. Council member Graf asked about the projection showing minimal growth in future BDO revenue despite significant past growth. Chair White emphasized the importance of implementing a five-year plan to address the City's financial challenges. She stressed that without a comprehensive plan, the City would continue to struggle with financial sustainability, and short-term solutions would prevail. Chair White highlighted the unpredictability of sales tax revenue, potential BDO lease revenue issues, and fluctuating permit and fee income as reasons to pursue strategic planning. She expressed frustration with ongoing discussions about budget shortfalls and emphasized that a long-term financial plan is crucial for ensuring the City's fiscal health.

Mr. Sorensen noted that Administration would gather additional information and charts to address these questions before the proposal comes back to Council.

Public Services Management Study Consultant Recommendation

Council Assistant Executive Director Symes presented a recommendation to award a contract to Matrix Consulting Group for a management study of the Public Services Department. He explained that the study would analyze efficiency and effectiveness of policies, procedures, management, and operations. The Public Services Department manages just under $103 million in budget and has 183 full-time employees, 70 part-time employees, and approximately 200 seasonal employees. The selection committee, consisting of Council staff, Council member Richey, Public Services Executive Director Anderson, and Management Services Executive Director Stout, unanimously recommended Matrix Consulting Group at a cost of just over $81,000 with a four to six month timeline. Mr. Symes noted that the City had worked with Matrix previously in 2016 for a Fleet and Facilities study with good results. The Council indicated they were comfortable placing this item on the consent agenda for the meeting scheduled for December 16.

Proposed Airport Leasing Policies – continued

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.

Community and Economic Development Executive Director Johnson clarified that there was no intention to rush the Council's decision on the airport leasing policies but noted that 74 leases are currently in holdover status dating back to 2020, with 16 more expiring in 2025. He introduced Ryan Leick from Ascension Group Partners, who expounded on the proposed changes that would remove commercial leasing policy from Title 8 of the city code. He emphasized that the Federal Aviation Administration (FAA) requires airports to avoid perpetual leases to ensure airport accessibility and prevent exclusive rights for any users.

Airport Director Condie then provided a brief overview of the agreed-upon policy points:

- Open and fair leasing process as required by the FAA
- 40-year lease term (20 years plus two 10-year extensions)
- Potential for up to 70 years (additional 30 years) of tenancy if the property is not needed for redevelopment
- No fair market value adjustments during the first 20 years of a new lease
- Annual 3% escalation clauses with market rate adjustments at extension periods
- Options for lease assignment or new leases for commercial operators

Council members asked questions about competition for properties, lease extensions, and condition assessments for hangars, as well as potential open competition for leases, questioning why competitive processes were not utilized at the lease's end. Mr. Leick clarified that while currently bare ground could initiate an RFP process, there was consideration for incorporating competition into lease renewal by offering existing tenants a right of first refusal. Vice Chair Hyer expressed concerns about maintaining consistent policy implementation and avoiding arbitrary decisions, particularly regarding airport revisions. He sought assurance that tenants could reliably extend leases if the hangar conditions were met without arbitrary City decisions interfering near agreement ends. Mr. Condie explained that the policy protects local pilots by supporting fair leasing processes while also ensuring that the Airport remains financially self-sufficient. He provided assurances that the city would not face deficits requiring taxpayer funds to maintain operations, emphasizing competitive commercial air services would generate significant revenue. He also noted that the policy ensures future financial growth by promoting commercial air service expansion, projecting substantial annual revenue increases from this sector. Overall, Mr. Condie illustrated the leasing policy as securing equitable access and requiring consistent rate adjustments to mitigate market risks and maintain long-term airport viability.

Council members indicated they were comfortable moving forward with the ordinance changes during the December 16 meeting, as the major policy points had been addressed.

The meeting adjourned at 5:34 p.m.

TRACY HANSEN, MMC/CRA
CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: February 17, 2026