

Minutes of the work session of the Ogden City Council held on Tuesday, February 3, 2026 at 4:00 p.m., in the Council Work Room, and via electronic meeting, located on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Richard A. Hyer
 Vice Chair Dave Graf
 Council members Flor Lopez
 Kevin Lundell
 Shaun Myers
 Ken Richey
 Alicia Washington

Council Executive Director Glenn Symes
Council Assistant Executive Director Steve Burton
Council Communications Director Brandon Garside
Council Communications Specialist Eric Davenport

Also present: Chief Administrative Officer Mara A. Brown
 Community and Economic Development Executive Director Jared Johnson
 Community and Economic Development Assistant Executive Director David Sawyer
 Planning Director Barton Brierley
 Assistant Planning Director Joe Simpson
 Management Services Executive Director Lisa Stout
 Finance Director Justin Sorensen
 Assistant Finance Director Korahle Jensen
 Public Services Executive Director Justin Anderson
 Deputy City Recorder Jason Gould

The purpose of the work session was to review the agenda for the City Council meeting scheduled to begin at 6:00 p.m.; discuss Council business; and hear Council comments.

Agenda Review

Chair Hyer 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.

Council member Washington expressed concern about agenda item six regarding Chair and Vice Chair nominations, noting she had received numerous emails and social media comments about the process. She inquired if other Council members had received similar feedback and asked about potentially tabling the process.

Council members discussed the election process for Council leadership. Vice Chair Graf explained that the Council rules and norms spell out the process for electing leadership, which has been followed, and expressed concern about misinformation that had stirred up the community. Council members shared perspectives that:

- The process mirrors how state and federal legislative bodies elect their leadership;
- Council members are elected by the public, but Council leadership is elected by peers;
- The process has been non-partisan historically; and
- The current process has been in place for approximately 10 years and represents an improvement over the previous less transparent straw poll method.

Council member Lundell asked if there could be public comment before the election process. The Council discussed the appropriateness of public input on internal Council matters, with several members noting that accountability comes through the election of Council members themselves. The Council ultimately agreed to proceed with the leadership election as planned.

Referring to agenda item 5a, Council Executive Director Symes, informed the Council about proposed language for an agreement between the City and Ogden Housing Authority (OHA) regarding safety issues related to a potential rezone. The language would allow the Council to approve the rezone with direction that City Administration and OHA enter into an agreement addressing safety concerns. Council member Lopez expressed her preference for having an agreement in writing rather than relying on good faith. Council members discussed the technical process for amending the ordinance and the possibility of requiring participation in the Good Landlord program.

The City Council has requested information from local foundations and nonprofit organizations that have a contractual agreement with Ogden City. These presentations help the Council to become more familiar with the objectives and efforts of the organizations.

Dinosaur Park Executive Director Sara Mejeur used the aid of a PowerPoint presentation to review the Foundation's 2025 Annual Report; key highlights included:

- Leadership team growth with the addition of an Administrative Director and plans for an Education and Development Director;
- Attendance of over 100,000 guests, slightly down from 2024 due to the playground being out of commission for three months;
- Hosting of 15 events at the park, 5 produced events, 2 educational series, 4 STEM nest day camps, and regular toddler time and sensory nights;
- Support of 135 nonprofits in Utah through donations;
- Financial wins including admissions revenue up 19%, membership sales up 31%, events and park rentals up 32%, and donations up 326%;
- Completion of the all-abilities playground and reinstallation of ground covering; and
- Future projects including shade for the playground, a new T-Rex, continued sculpture maintenance, and completion of the hatchery where they will build their own dinosaurs.

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

Council members congratulated Ms. Mejeur on her successful first year and expressed appreciation for the Park's community impact and economic benefits.

Fiscal Year 2024-2025 Annual Comprehensive Financial Report; and Fiscal Year 2024-2025 Financial Audit Report

Assistant Finance Director Jensen presented the Annual Comprehensive Financial Report (ACFR). She explained:

- The ACFR is an annual audited financial statement that provides a picture of the City's financial condition;
- It reports on governmental, enterprise, and internal service activities;
- The City's general fund balance as of fiscal year 2025 was \$58 million;
- The unassigned fund balance was at about 21 percent of general fund revenues, which exceeds the Council-required minimum of 20 percent;
- Interfund loans were discussed, including the status of various loans and Administration's plans to pay them off;
- Capital asset investment in FY2025 was \$110 million, with a significant portion going to the Marshall White Center and Wonder Block improvements; and
- The golf fund achieved a positive cash balance, which was noted as a significant accomplishment.

Council members discussed the City's debt position, with some expressing concern about the increase in long-term liabilities. Jeff Miles of HBME explained that the City is at 45 percent of its legal debt limit, up from eight percent in 2022, reflecting significant downtown investment. Administration representatives assured that the City can make its debt payments, though this may limit funds available for future capital projects.

Mr. Miles then presented the audit findings for the Fiscal Year (FY) 2024-2025 financial audit. He explained:

- The purpose of the audit is to determine that financial information presented by management is accurate;
- The audit included evaluation of internal controls, with no issues identified;
- The City's financial health is good, with the general fund balance serving as a key measurement;
- Interfund loans are being monitored appropriately;
- There were no findings on financial reporting;
- There was one finding related to state compliance where a budget wasn't formally adopted for the new market tax credit fund; and
- There was one finding on the federal single audit regarding timely reporting for an airport grant.

Council members commended the accounting team for their excellent management of City finances and the minimal audit findings.

Proposed Rezone – 1425 Kingston Drive

Assistant Planning Director Simpson explained Gary Cannon has submitted a petition to rezone approximately 1.56 acres from R-1-10 (Single-family Residential) to R-1-8 (Single-Family Residential). The requested rezone would allow for the development of a 10-lot single-family residential subdivision. The Planning Commission reviewed the proposal on December 3, 2025, and recommended approval. The property was previously occupied by a church, which was recently demolished; it has frontage on 36th Street, Polk Avenue, and Kingston Drive. Lots would be similar in size and characteristics to existing homes in the area.

Mr. Cannon discussed his intent to build quality single-family homes that would likely sell for \$600,000-\$750,000. He noted that five neighbors had voluntarily expressed support for the project at the Planning Commission meeting.

Council members discussed the proposed rezone and expressed interest in ensuring the homes would contribute positively to the community. They consented to the application moving to the February 17, 2026 meeting for additional discussion.

and/or action.

Administrative Update

Public Services Director Anderson provided an update on solid waste disposal:

- The current agreement with Weber County for solid waste services expires at the end of 2026;
- Ogden City accounts for 33 to 38 percent of the waste at the Weber County Transfer Station;
- The County has issued a notice of termination of the interlocal agreement effective June 30, 2026;
- The County is experiencing financial challenges due to commercial haulers taking waste to the Ogden Transfer Station instead;
- The City is waiting to hear from the County about proposed costs and is also exploring options with the Ogden Transfer Station;
- The City wants to ensure residents maintain access to household waste disposal; and
- A decision from the County is expected by March 15.

Council members discussed the importance of maintaining competition in waste disposal and ensuring services for residents.

Council Business

Council member Richey provided an update on the legislative session, noting discussions about property tax and WUI (Wildland-Urban Interface) maps. Chair Hyer mentioned that Chief Slater had indicated Ogden would not fall within the bounds of the WUI fees and mitigation requirements.

The meeting adjourned at 5:59 p.m.

JASON GOULD
DEPUTY CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: March 3, 2026