

Minutes of the joint work session of the Ogden City Council and the Ogden School District Board of Education held on Thursday, February 5, 2026 at 5:31 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.

City Council members Present:

Chair	Richard A. Hyer
Vice Chair	Dave Graf
Council members	Flor Lopez
	Kevin Lundell
	Shaun Myers ( <i>arrived at 5:48 p.m.</i> )
	Ken Richey
	Alicia Washington

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

Board members Present:

President	Joyce Wilson
Vice President	Arlene Anderson
Board members	Amber Allred ( <i>via Zoom</i> )
	Stacy Bernal
	John Peterson
	Jennifer Zundel ( <i>arrived 5:34 p.m.</i> )

Superintendent Luke Rasmussen  
Assistant Superintendent Chad Carpenter  
Business Administrator Zane Woolstenhulme  
Executive Director of Student Achievement Adam McMickell  
Communications Director Jer Bates  
Executive Assistant Nelida Gil  
Executive Director of Human Resources Jessica Bennington  
Executive Director of Instructional Leadership Sarah Reader  
Executive Director of CTE/Pathways Heather Gerrard

Also present: Mayor Benjamin K. Nadolski  
Chief Administrative Officer Mara Brown  
Community and Economic Development Executive Director Jared Johnson  
Community and Economic Development Assistant Executive Director David Sawyer  
Public Services Executive Director Justin Anderson  
Public Services Assistant Executive Director Edd Bridge  
Parks, Cemetery, and Trails Director Monte Stewart  
Ogden Police Division Captain Tim Scott  
Ogden Police Sergeant Michael Flint  
Deputy City Recorder Jason Gould

The purpose of the Joint Work Session was to receive presentations from the Ogden School District Board of Education regarding enrollment projections and plans for addressing changes; receive presentations from Ogden City regarding safety improvements around Odyssey Elementary and Jefferson Park and the City's approach to Community Reinvestment Areas; and discuss items of joint interest, including communications between the City and the District.

Enrollment projections and plans for addressing changes

Superintendent Rasmussen used the aid of a PowerPoint presentation to review a comprehensive demographic study of the Ogden School District's enrollment projections. He explained that for the past four consecutive years, the District has hired a company to analyze demographics, development projects, and student mobility factors to create accurate enrollment forecasts. Superintendent Rasmussen shared that the study examines birth rates (which have dropped below 2 for the first time in Utah history), mobility factors, and student yield from different types of residential developments. The study found that apartment complexes yield only about 6 students per 100 units, while single-family detached homes yield approximately 37 students per 100 units. The data showed that current residential development in Ogden is predominantly apartments (63%) and single-family

attached homes (33%), with only about 4% being single-family detached homes. This development pattern is resulting in fewer new students than would be expected with more single-family detached homes. The forecasts predict the District's enrollment will continue to drop by approximately 100-150 students annually over the next decade before plateauing around 8,500 students. The District currently has about 9,900 students, having recently dropped below 10,000 for the first time. Superintendent Rasmussen explained that this data helps the District make informed decisions about school closures and property management. The Board uses a specific rubric to evaluate whether properties will have future educational value, considering the long-term enrollment projections.

In response to questions from Council members, Superintendent Rasmussen discussed specialized programs that help attract students, such as the full International Baccalaureate (IB) continuum at Liberty Elementary, Mount Ogden Junior High, and Ogden High School. He also clarified that the OTEC High School program is designed to complement rather than compete with Ben Lomond and Ogden High Schools, with students counted in their home high school's enrollment.

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

### Safety improvements around Odyssey Elementary and Jefferson Park

Parks, Cemetery, and Trails Director Stewart presented the improvements made to Jefferson Park adjacent to Odyssey Elementary. He described it as a critical neighborhood park serving families daily, primarily through walk-in traffic rather than destination visitors. The park has historically experienced heavy vandalism, litter, debris, and illegal activity. Mr. Stewart outlined the maintenance investments at Jefferson Park, which include:

- Daily restroom cleaning (April 15-October 15);
- Weekly mowing, trimming, and edging;
- Year-round maintenance;
- Additional contracted services with Servpro for cleanup of encampments and hazardous materials; and
- Security services through Garda World, which rotates through four city parks daily.

Annual maintenance costs total approximately \$44,000, with additional expenses for vandalism repairs, security services (\$28,000), and surveillance cameras. Mr. Stewart noted that the improvements have significantly reduced problems at the park, with much less litter and vandalism than in previous years. Plans include resurfacing the walking path and continuing to work with the Police Department and School District to maintain positive momentum. Mr. Stewart emphasized the importance of the park as a gathering place for neighborhood families.

Positive feedback was received regarding the efforts of the Parks, Cemetery, and Trails Division and Police Department staff to improve safety throughout the community. There was discussion about opportunities to use the park spaces for recreation programming as an effort to further deter unsafe activities at the parks/school properties.

Captain Scott and Sergeant Flint from the Ogden Police Department then provided data on safety improvements at Jefferson Park and Odyssey Elementary. They showed that officer-initiated calls in the area peaked in 2021 and have since decreased by 63%, with a 31% decrease from 2024 to 2025 alone. Neighborhood complaints on social media about the park have dropped from 27 in 2021-2022 to zero in 2025. Sergeant Flint explained that an SRO (School Resource Officer) has been assigned to Odyssey Elementary full-time and will prioritize being at the school every morning from 7:30 to 8:30 AM, which was identified as a critical time by the school's administration. The officers noted that the environmental design changes at the park have played a major role in improving safety.

In response to questions from Board members, the officers confirmed that they would adjust their presence seasonally as needed, particularly during spring and summer when more unhoused individuals might be in the area.

### City's Approach to Community Reinvestment Areas

Community and Economic Development Assistant Executive Director Sawyer presented on the Ogden City Redevelopment Agency's approach to Community Reinvestment Areas. He emphasized the long-standing partnership between the City and the School District, dating back to the late 1960s. He explained that the mission of the Redevelopment Agency is to improve the lives of Ogden residents by strengthening the City's tax base and reducing long-term tax pressure on citizens. He outlined seven focus areas for the Redevelopment Agency:

- Real estate and land use;
- Economic growth and opportunity;
- Balanced and enhanced housing;
- Historic and cultural assets;
- Transportation mobility;
- Parks and open space (recently added); and
- Access to services and opportunity.

The primary tool used by the Redevelopment Agency is tax increment financing (TIF), which reinvests new tax revenue created by redevelopment back into the same area to fund infrastructure and site improvements needed to unlock private investment. Sawyer emphasized that TIF is not a new or increased tax on residents, not a diversion of existing tax revenue, and not a subsidy for projects that could move forward without public support. Mr. Sawyer presented several current Redevelopment Agency projects, including:

- The WonderBlock development, which includes a new parking garage, 354 market-rate housing units, retail space, and a boutique hotel;

- A \$20 million residential project in the 2600 block of Adams Avenue;
- The renovation of the historic Mountain Fuel building;
- Development of environmentally challenged properties that require cleanup;
- The Ogden Airport Community Reinvestment Area, which is supporting infrastructure for new businesses like Williams International (expected to bring 300 new jobs); and
- The Union Station neighborhood development, which aims to reconnect the station to downtown by improving Wall Avenue crossings and bringing the FrontRunner station back to Union Station.

Mr. Sawyer also mentioned that the City has developed a Redevelopment Agency dashboard to increase transparency, allowing the public to see information about each Community Reinvestment Area, including terms, base values, current assessed values, and budgets. For a copy of Mr. Sawyer's presentation in its entirety, see the information packet for the meeting.

Following the presentation, the group discussed specific projects identified in Mr. Sawyer's presentation and the potential for increased job creation in the community.

### Communications Between the City and the District

The discussion centered on improving communication between the City and School District regarding surplus school properties. Council Chair Hyer raised the issue of recent miscommunications about the Taylor Canyon Elementary School property and suggested more regular discussions between the entities. Superintendent Rasmussen acknowledged that communication had gotten "sideways" with the Taylor Canyon property, despite discussions dating back to 2022. He noted that the District had received indications that the City wasn't interested in the property and had proceeded with the surplus process based on that understanding.

Mayor Nadolski explained that his perspective had shifted after hearing strong neighborhood input about the desire to maintain the property as open space. He described how the City is reframing its approach to neighborhoods to consider parks, housing, and infrastructure as interconnected elements rather than separate issues.

Board member Anderson expressed concern about ensuring transparent processes to avoid any appearance of "backroom deals." Board member Zundel emphasized that the School District's primary responsibility is educating students, not providing parks, and noted that the District needs to use its resources for educational purposes.

Business Administrator Woolstenhulme provided historical context about the Edison Elementary property, which was demolished by the District and then improved as a park by the City, though without a formal memorandum of understanding. He suggested creating a memorandum of understanding for such arrangements in the future. Mr. Woolstenhulme clarified that the District had notified both the City Administration and City Council about the Taylor Canyon surplus property by email. He noted that the City has until March 2, 2026, to make an offer on the property and that the District remains open to conversations.

Mayor Nadolski acknowledged the challenges of communication between the separate governing bodies and committed to putting a proposal before the District. He also noted that the City is updating its General Plan, which will influence future land use decisions.

### Other Items of Joint Interest

Board member Anderson mentioned that she had sent an email to City Council members expressing support for a resolution addressing concerns of immigrant families in the community. She emphasized that many students and families experience anxiety and fear regarding their immigration status and urged careful consideration of the issue. She thanked Council members Lundell and Washington for their efforts in this area and Vice Chair Graf for responding to her email.

The meeting adjourned at 7:32 p.m.

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JASON GOULD  
DEPUTY CITY RECORDER

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RICHARD A. HYER, CHAIR

APPROVED: March 3, 2026