Minutes of the work session of the Ogden City Council held on Tuesday, March 24, 2026 at 4:10 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 Senior Policy Analyst Clint Yingling
Council Communications Director Brandon Garside
Council Communications Specialist Eric Davenport

Also present: Chief Administrative Officer Mara A. Brown
Management Services Executive Director Lisa Stout
Assistant Finance Director Korahle Jensen
Community and Economic Development Assistant Executive Director David Sawyer
Assistant Planning Director Joe Simpson
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 proposed Business Depot Ogden (BDO) Lease Revenue/Defense Depot Ogden Utah (DDOU) Ordinance Amendments; discuss Council business – committee reports; and hear Council comments.

Agenda Review

Council Executive Director Symes introduced the newest member of Council staff, Clint Yingling, Senior Policy Analyst. Mr. Yingling provided a brief overview of his personal and professional background and expressed his excitement about this new opportunity.

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.

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

Assistant Finance Director Jensen presented the proposed amendments to the BDO lease revenue ordinance; she used the aid of a PowerPoint presentation to provide a comprehensive overview of the ordinance's history, current usage, and proposed changes. Ms. Jensen explained that the ordinance was established in the early 2000s when the City's tax base was smaller, with the Council approving that 50 percent of BDO lease revenue remaining after funding priorities would be used for capital improvement projects. These funds have been instrumental in catalyzing investment in downtown and neighborhoods, as well as funding one-time needs such as the general plan. The BDO lease revenue currently exceeds $15 million annually and supports capital and redevelopment debts. Ms. Jensen noted that projections use a conservative 1 percent growth rate, presenting 13 years of revenue history showing steady growth through fiscal year 2025. The proposed changes include adding language to allow funds for previously approved financial commitments, renewing funding for the Quality Neighborhoods Initiative for an additional five years at $1 million annually through fiscal year 2031, and removing the obligation for CBD mall debt service payment, which will be paid off in fiscal year 2027. Technical amendments would also bring the ordinance into compliance with the legal department style guide. For a copy of Ms. Jensen's presentation in its entirety, see the information packet for the meeting.

Council member Richey asked about the interest earnings from the BDO lease revenue and how they are recognized in the financial statements. Ms. Jensen explained that interest is allocated monthly to each fund based on the cash balance, allowing each fund to recognize its share of interest income. BDO lease revenue is tracked in its own fund, and the interest growth can be seen there.

Chair Hyer inquired about the community plan project funds and how those funds are identified. He also expressed concern about the future of several community plans that are currently being updated and whether the funding projections are outdated. Management Services Director Stout said that the last couple of years it has been allocated to the Madison Commuter Trail and that every year the Council identifies where they are allocated and that is a discussion that should be taking place soon.

Vice Chair Graf inquired about specific debt service payments for the Marshall White Center, parking structure, and WonderBlock. Ms. Jensen provided detailed figures: Marshall White debt service at approximately $1.47 million annually, Municipal Building Authority parking structure debt service at $3.9 million, and Redevelopment Agency WonderBlock debt service ranging from $2.7 to $3.9 million depending on tax increment financing (TIF) revenue projections. Discussion arose about the conservative one percent growth projection for BDO revenue. Ms. Stout acknowledged that Boyer's projections were higher but preferred showing a conservative picture. She noted that with about 2 million square feet of space left to develop, growth wouldn't continue at past rates since the site developed much faster than originally anticipated.

Council member Lundell raised questions about parking revenue projections and their impact on debt service obligations. Ms. Stout indicated that updated financial projections would be provided once the parking proposal comes forward. Council member Lundell also expressed concern about the ordinance language change from specific line items to more generic "City's existing commitments," questioning whether this could be interpreted more broadly than intended. Ms. Stout explained this was an attempt to simplify language while noting that the Council maintains oversight through both policy setting and budget approval processes.

Chair Hyer raised concerns about maintaining appropriate ratios between ongoing commitments and capital improvement projects, expressing worry about gradually eroding the Capital Improvement Plan (CIP) allocation. Ms. Stout acknowledged the importance of protecting one-time use funding opportunities while noting that cities without something similar to BDO lease revenue typically have very small CIP budgets.

Council member Richey appreciated the long-term financial planning effort and requested highlighting of CIP accomplishments funded by BDO revenue over the years.

Council member Lundell asked about progress reporting on WonderBlock performance objectives and early payoff opportunities. Mr. Symes noted that Redevelopment Agency reports will be coming regularly that will allow the board to see how that project progresses.

Chief Administrative Officer Mara Brown indicated that modifications to the Quality Neighborhoods program were being developed to make it more citywide and collaborative among departments, expanding beyond the previous central bench area focus. She expected to transmit detailed information about this matter to the Council the following week.

The discussion concluded with Mr. Symes recommending that Council not take action on the ordinance until the Quality Neighborhoods program updates were provided.

Council Business

Committee Reports: Vice Chair Graf provided reports on three committees. For the Utah Renewables Community program, he announced a work session on April 7th featuring Emily Quinton from Summit County as the subject matter expert. He described this as the beginning of public interaction leading up to a June 2nd decision on whether Ogden would participate in the clean power program, noting the $4 monthly cost and environmental benefits. Vice Chair Graf also reported on the Wasatch Front Regional Council's active transportation committee work on connecting communities to the north-south transportation spine from Ogden to Provo, and his involvement in an active transportation implementation academy focused on creating a culture that encourages walking and biking to schools. He mentioned an opportunity to work with Kansas State University on Brownfields funding for potentially converting Observatory Park into a bike park.

Council member Richey reported on his participation in the legislative policy committee of the Utah League of Cities and Towns with Council member Lopez during the recent legislative session. He described the weekly meetings where the committee discusses legislation and seeks input from cities. He noted the organization's challenging task of balancing interests of larger and smaller cities while tracking a record number of bills. Key legislation addressed homelessness, property taxes, elections, and water usage, with cities successfully influencing modifications to several bills including House Bill 501 regarding water modifications.

Council member Washington reported on her roles with the Ogden Nature Center board and Visit Ogden. She highlighted the upcoming Earth Day celebration on April 25th and the Pink Moon celebration on April 1st at the Nature Center. She praised the expansion of programming and sustainability initiatives, including invasive weed management and deer population issues. For Visit Ogden, she noted the upcoming LGT World's Men's Curling Championship and the organization's success in bringing events to the community.

Chair Hyer reported on his participation in Weber Area Council of Governments (WACOG), which received a presentation on county weed control efforts, particularly the war on phragmites. He also serves on the Central Weber Sewer Improvement District board, noting the completion of a remodel transitioning from chlorine-based to UV-based wastewater treatment to address disaster scenario concerns raised by Marriott-Slaterville. He mentioned ongoing negotiations with Weber Basin Water Conservancy regarding effluent processing. Chair Hyer also reported on the Solid Waste Transfer Committee's challenges, as the county indicated it would not honor the contract past June 30th due to competition from private commercial waste services affecting the transfer station's financial viability. He noted his participation in a housing subcommittee that discusses regional housing needs and available tools for communities to increase livability and density.

Cesar Chavez Street Designation Discussion: Chair Hyer addressed feedback received regarding allegations against Cesar Chavez and the honorary street designation. He reported speaking with former Council member Jesse Garcia, who originally sponsored the initiative, about potentially removing the signs temporarily while maintaining the honorary designation pending further developments.

Council member Lopez supported removing the signs out of respect for alleged victims while suggesting future consideration of naming the street after farm workers generally rather than a specific individual. Council member Lundell agreed with removing the signs given the seriousness of the allegations and family response.

Council member Washington expressed support for standing with survivors and noted this as an opportunity to be more representative of farm workers' legacy. She also referenced other problematic street names in the community like Jefferson Street. Council members Richey, Graf, and Myers all expressed agreement with removing the signage.

Mr. Symes explained the process regarding street designations, noting that the Mayor has authority under the updated ordinance to remove signage immediately with notification to Council, after which the Council would decide whether to keep or rescind the name. He clarified that commemorative street names are easier to remove since they overlay the official street designation.

The Council reached consensus to direct the Administration to remove the Cesar Chavez street signs while maintaining the honorary designation pending further discussion and potential involvement of former Council member Garcia in future deliberations.

Misc. Council Business: Council member Washington requested follow-up on the City's lobbying contract, seeking confirmation that the City only contracts with Rob Jolley and any additional lobbyists work through that contract. Mr. Symes confirmed this understanding.

Council member Washington also noted the expected influx of constituents attending the 6:00 p.m. meeting regarding a Department of Homeland Security (DHS) facility and requested background information on conditional use permits. Mr. Symes indicated the Administration was prepared to explain that conditional use permits are administrative in nature and under the Mayor's purview, not Council control.

Council member Myers expressed curiosity about RAMP (Recreation, Arts, Museum Parks) grant funding, noting Ogden City's significant contribution to the tax base while feeling underrepresented on RAMP boards. He requested information about the application process, dollar amounts, and allocation procedures. Both Chair Hyer and Chief Administrative Officer Brown expressed shared interest in obtaining more information about RAMP operations and agreed to collaborate on requesting a presentation.

The meeting adjourned at 5:10 p.m.

JASON GOULD
DEPUTY CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: May 5, 2026