Minutes of the work session of the Ogden City Council held on Tuesday, May 5, 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.

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| 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
Senior Policy Analyst Clint Yingling
Communications Director Brandon Garside

Also present:
Chief Administrative Officer Mara A. Brown
Management Services Executive Director Lisa Stout
Finance Director Justin Sorensen
Fire Chief Mike Slater
Fire Marshal Brandon Parr
Community and Economic Development Assistant Executive Director David Sawyer
Assistant Economic Development Director Kelli Pendleton
City Engineer/Deputy CAO Taylor Nielsen
Parking and Mobility Operations Coordinator Emil Vargason
Marketing and Communications Director Mike McBride
Chief Deputy Recorder Lee Ann Peterson

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 Managed Parking System Ordinance; receive an Administrative Update – Fire Restrictions; discuss Fiscal Year 2027 Budget – Employee Groups; discuss Proposed Fiscal Year 2027-2031 Capital Improvement Plan; discuss Fiscal Year 2027 Financial Principles;  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.

## Proposed Managed Parking System Ordinance

Council Executive Director Symes provided background on the two-option ordinance structure, explaining that following the April 14 work session, Council member feedback had generated interest in both an accelerated phasing option and continuing the process without delay. Option 1 reflects the original ordinance authorizing Phase 1 of the downtown parking plan. Option 2, developed in response to Council direction, expands authorization to all three phases but includes administrative findings, criteria, and public notice requirements that must be satisfied before advancing to subsequent phases.

Management Services Executive Director Stout introduced the item and turned the presentation over to Robert Ferrin, Senior Project Manager with Kimley Horn. Mr. Ferrin outlined the performance measures the city should use to evaluate and guide the managed parking program on a six to 12-month cycle. He emphasized that the program should not be "set and forget" but continuously evaluated. Key metrics included:

- **Parking utilization:** Healthy range is 61–80%. Above 80% signals the need for rate increases or zone expansion; below 40% may warrant rate reductions or a pause on expansion.
- **Turnover:** High turnover (81%+) indicates the program is functioning as intended. Low turnover in paid or unpaid areas may signal a need for rate adjustments or zone additions.
- **Compliance:** A target of 80% or higher compliance is desirable. Lower rates suggest a need for increased education, signage, or warning citations rather than a change in management strategy.
- **Payment methods:** Data on how parkers pay (app vs. kiosk) should inform technology deployment decisions as the program matures.

Mr. Ferrin responded to Council member concerns about the impact of paid parking on downtown businesses, noting he has observed no instances in 20 years of practice where a well-implemented paid parking program caused businesses to fail. He acknowledged an adjustment period is typical, after which predictable access tends to be appreciated by customers and businesses alike.

Council member Richey asked how other jurisdictions handle the administrative versus legislative division of authority over rate and zone changes. Mr. Ferrin described a spectrum ranging from full administrative discretion to full council approval, noting the current proposal establishes floors and ceilings within which the Administration may act dynamically, with Council approval required to go beyond that range.

Council member Lundell asked whether a wider rate range would allow more dynamic, data-responsive pricing. Mr. Ferrin advised that early-stage programs benefit from moderate ranges to avoid customer confusion, with ceilings potentially broadened as the program matures.

Council member Washington raised several concerns:

- The underlying parking study data was collected over only two days in 2021, with some data as old as 2017 from Google Earth imagery.
- The study's own recommendation was a three-year phased rollout.
- Proposed rates are approximately $0.50 higher per hour than those in the original study.
- The ordinance as drafted under Section 10-9-6 (mayoral actions) would grant the Mayor authority to adjust fee structures and expand the paid parking zone without Council approval.
- The original Kimley Horn study recommended the establishment of a parking advisory committee.
- She noted that if the ordinance is adopted, the initial data collection period would involve charging parkers, with that revenue used to calibrate future pricing.

Council member Lundell noted that the Kimley Horn recommended Phase 1 footprint was significantly larger than currently proposed and asked whether the smaller footprint would undermine the program's goals. Mr. Ferrin acknowledged the smaller footprint may require more phasing iterations but stated the incremental approach is appropriate given community feedback.

Vice Chair Graf questioned why managed parking was not being extended to Lincoln and Grant Avenues at the outset, given that those corridors are away from street-facing businesses and would help contain parking displacement. Ms. Stout responded that if that is the Council's direction, it can certainly be adjusted.

Council member Lopez inquired whether a small-business support fund could be established using a percentage of parking revenues. Council member Lundell expressed support for exploring the concept, while noting that early-stage revenues would be very limited. Council member Washington referenced case studies in the Kimley Horn report showing examples of cities directing a portion of parking revenue back to the immediate area for improvements such as sidewalks.

Assistant Economic Development Director Pendleton summarized the extensive public engagement history dating from 2020 through 2026, including the 2021 parking study, multiple stakeholder outreach efforts through the chamber, ODA, Visit Ogden, and direct door-to-door engagement with approximately 25–30 businesses on 25th Street and Kiesel Avenue. She noted that all businesses engaged were professional and constructive, reflecting well on the downtown small-business community.

Parking and Mobility Operations Coordinator Vargason explained the business validation system, in which participating businesses fund a wallet account and generate validation codes for customers to use through the Passport app or kiosk, reducing or eliminating the customer's parking charge.

Mr. Symes confirmed that any fee changes beyond the established floor and ceiling in the adopted fee schedule would require Council action, with a narrow exception for special event pricing. He also noted the parking and mobility enterprise fund will provide an annual budget-cycle opportunity to review program performance and fees.

No vote was taken at the work session; the ordinance was carried forward for action at the 6:00 p.m. Council meeting.

## Administrative Update – Fire Restrictions

Fire Chief Slater presented the Fire Department's 2026 wildland fire season preparedness and fireworks restriction plan. Key points included:

- Grass fires are up from 8 to 12 in the January–March period compared to the prior year, with a significant grass fire near the rail yard occurring the day prior.
- State law prohibits a citywide blanket fireworks ban; restrictions may only apply to specifically defined hazardous areas with documented historical fire incidents in at least two of the prior five years. The required hazardous area map was filed with the state and county by the May 1 deadline.
- Ogden City's defined restricted areas include all land east of Harrison Boulevard (the Wildland Urban Interface), the river corridor, Fort Buenaventura, A Avenue park areas, and the former landfill near 2550 A Avenue.
- The Fire Department operates three restriction levels—yellow, orange, and red. Yellow is anticipated before June 1; orange (banning all open flames in restricted areas) is anticipated before July 1, consistent with last year's declaration on June 25. Red would be triggered by severe drought conditions.
- Enforcement will be aggressive, with a police officer assigned alongside firefighters on the east bench. Violations carry a Class B misdemeanor charge and up to a $1,000 fine.
- The department will use digital message boards, social media, and utility bill mailers to communicate restriction levels to the public.
- Firework restriction maps will be posted at all retail vendor locations.
- A Ready, Set, Go community preparedness program is being implemented to help residents make their homes

fire-adaptive.

- A GIS-based defensible space map is under development to guide WUI mitigation efforts.

Council member Richey noted that the map on display did not appear to reflect the prior adjustment extending the restricted zone down to Monroe Boulevard on the north end. Chief Slater acknowledged the concern and committed to verifying and correcting the map on file.

Chair Hyer raised concern about dense phragmites stands near developed areas. Chief Slater indicated staff would review whether existing fire history data supports adding such areas to the restricted zone under state law.

Vice Chair Graf commended the proactive approach and asked about enforcement of fireworks brought in from Wyoming prior to the legal sale window. Chief Slater confirmed such fireworks are illegal in Utah and the department will respond to complaints received through the Ogden Serve app or directly.

## Fiscal Year 2027 Budget – Employee Groups

***Ogden Firefighters Local 552:*** Alex Sanders, President of IAFF Local 552, representing approximately 90% of Ogden City firefighters, thanked the Council for its sustained support and competitive pay improvements. Mr. Sanders renewed the union's standing request for a fourth firefighter on each fire engine, consistent with NFPA 1710 standards established through NIST research. He noted Ogden runs approximately 22,000 calls annually across five stations staffed with three-person engines—a significantly higher call-per-station workload than comparable agencies.

Chief Slater confirmed that Engine 3 at Station 3 has been made four-handed through the Community Risk Reduction program. To bring the remaining substations (Stations 2, 4, and 5) to four-handed staffing would require nine additional full-time firefighters. The request was acknowledged as a significant fiscal commitment. Mr. Sanders emphasized that this is an ongoing priority the union will continue to raise each year.

Council member Richey asked again about the feasibility of part-time or retired firefighter fill-ins. Mr. Sanders explained this would not be workable given the city's call volume, training demands, and operational standards, noting the volunteer model is suited for rural departments running fewer than 100 calls annually.

***Ogden Police Benefits Association (OPBA):*** Officer TJ Scott, OPBA representative, reported a positive trend: a marked decrease in member grievances, which he attributed to improved morale resulting from competitive wages. He thanked the Council for pay increases that have enabled lateral recruitment from out of state, fuller roster staffing, and officer specialization in areas such as cybercrime, child sex crimes, and narcotics.

***Weber Fraternal Order of Police:*** Sergeant Derek Fisher, President of the Weber Fraternal Order of Police, thanked the Council for its continued investment in public safety. He reported the department is fully staffed at 154 officers with one vacancy remaining. Sgt. Fisher made two specific requests:

1. **Regular pay and staffing studies** — He requested that the city maintain the previously discussed practice of alternating pay studies and staffing studies on an annual basis, to keep the department competitively compensated and properly sized without front-loading all costs.
2. **Citizens Police Academy participation** — He recognized Council members Richey and Hyer for completing the academy and renewed the challenge for Council members Graf, Lundell, Washington, Lopez, and Myers to attend the upcoming session beginning mid-September, held Wednesday evenings from 6:00–9:00 p.m.

## Proposed Fiscal Year 2027-2031 Capital Improvement Plan

Council Assistant Executive Director Burton presented an introductory overview of the proposed five-year Capital Improvement Plan (CIP) for FY 2027–2031:

- The CIP encompasses 61 total projects (down from approximately 90–92 last year due to consolidation), including 11 new projects, with total proposed funding of approximately $242 million over five years.
- Projects are classified as 35 perpetual (ongoing streets and utility maintenance), 24 one-time, and 2 RAMP projects.
- First-year (FY 2027) proposed CIP funding totals $38.4 million across general fund and enterprise fund sources. A $600,000 discrepancy between the CIP and the budget document reflects anticipated but not-yet-applied-for RAMP grant funding.
- The Planning Commission reviewed the CIP for general plan compliance on April 1. One project—EN017, a traffic signal at 1100 North and Monroe—was found non-compliant due to the community plan designating a roundabout at that location. This will require either a revised Planning Commission determination or removal from the CIP before adoption.
- Several other projects were noted as compliant but flagged for future Planning Commission review.

Mr. Burton then discussed next steps in the CIP process; Departments will present their budgets and associated CIP projects during work sessions throughout May. A public hearing is tentatively scheduled for June 16, with June 2 as the date to set that hearing. In the fall, the Council will be asked to rank unfunded or incomplete projects to inform the FY 2028 CIP priorities.

## Fiscal Year 2027 Financial Principles

Council Executive Director Symes reported that, following individual budget meetings with Council members, a minor amendment to the City's financial principles was proposed. The sole change is the removal of a reference to contracting with an outside consultant (LRB) for the rolling five-year general fund financial model, as that work has been brought in-house by Finance Director Sorensen and has been included in the budget book for the past two years. No other changes to the financial principles were proposed, and Council members indicated no objections.

## Council Business

Council Executive Director Symes advised that a large public attendance was anticipated at the 6:00 p.m. Council meeting. Overflow seating would be available in the work room, with staff present to monitor that space. A 10-minute break would be offered approximately every two hours during the evening session.

The meeting adjourned at 5:55 p.m.

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LEE ANN PETERSON, MMC
CHIEF DEPUTY CITY RECORDER

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RICHARD A. HYER, CHAIR

APPROVED: June 2, 2026