

Minutes of the regular meeting of the Ogden City Council held on Tuesday, May 19, 2026, at 6:00 p.m., in the Council Chambers, and via electronic meeting, 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
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Also present:

Mayor Benjamin K. Nadolski
Chief Administrative Officer Mara A. Brown
City Attorney Gary Williams
Management Services Executive Director Lisa Stout
Finance Director Justin Sorensen
Acting Human Resources/Risk Director Alison Workman
Golf Pro/Director Todd Brenkman
Community and Economic Development Assistant Executive Director David Sawyer
Public Services Administrative Assistant Stacie Fischio
Chief Executive Assistant to the Mayor Cindy Weloth
Community Engagement Administrator Luis Lopez
Chief Deputy Recorder Lee Ann Peterson

At the request of the Chair, all present stood and recited the Pledge of Allegiance led by Vice Chair Graf.

A moment of silence was observed.

Acknowledgements: Council member Richey commended the administration and all those involved in organizing the Ogden Marathon, highlighting the Union Station packet pickup location as particularly special and praising the volunteers, officers, and overall race-day experience. Vice Chair Graf echoed Council member Richey's comments, noting the exceptional work of the Get Out and Live (GOAL) Foundation and its approximately 900 volunteers, describing the event week as "an electric experience."

Council member Washington offered congratulations to graduates throughout the community, including those from Weber State University, Ogden High School, Ben Lomond High School, and George Washington High School, as well as students transitioning between grade levels. She also extended thanks to all educators.

Council member Myers recognized the Business and Economic Development teams of the City for their recent accomplishments, specifically mentioning his attendance at the Beehive Meals ribbon cutting, where he had the opportunity to represent the Mayor.

Representatives from Visit Ogden will provide an update on the World Men's Curling Championship that took place at the Ice Sheet in Ogden

Visit Ogden Executive Director Toliver, along with Marty Smith, Director of Weber County Culture Parks and Recreation, and Todd Ferrero, Assistant Director of Weber County Culture Parks and Recreation, used the aid of a PowerPoint presentation to provide the Council with a recap of the World Men's Curling Championship held at the Ogden Ice Sheet from March 27 through April 4, 2026. The presentation highlighted volunteer support, corporate sponsorship, community partner involvement, and economic impact of the event. Final attendance and impact figures included just under 10,000 tickets sold, with 60% of attendees from the USA, 17% from Canada, 12% from Great Britain, and 10% from Norway. Over 1,700 room nights were secured through teams and staff alone. Each major partner is expected to receive a return of approximately \$11,000 from event revenues, and the total economic impact for the community was estimated at \$1.7 million, exclusive of media and marketing value. For a copy of the presentation in its entirety, see the information packet for the meeting.

Approval of Minutes

Council member Lopez stated she had reviewed the minutes of the joint work session of April 14, 2026 and found them to be accurate to the best of her recollection.

Council member Lundell stated he had reviewed the minutes of the joint work session of April 21, 2026 and found them to be accurate to the best of his recollection.

Council member Myers stated he had reviewed the minutes of the regular meeting of April 21, 2026 and found them to be accurate to the best of his recollection.

COUNCIL MEMBER MYERS THEN MOVED TO APPROVE THE MINUTES AS PRESENTED. MOTION WAS SECONDED BY COUNCIL MEMBER LOPEZ, ALL VOTING AYE.

Proposed Ordinance 2026-8 adopting the proposed Tentative Budget of Ogden City for Fiscal Year 2026-2027

A memo from Council staff regarding the proposed Fiscal Year (FY) 2026-2027 budget came before the Council for consideration. The memo stated on May 5, 2026, Mayor Nadolski presented his proposed FY 2026-2027 Budget; the memo offered comparisons from the adopted FY 2025-2026 Budget to the proposed FY 2026-2027 Budget.

Council Executive Director Symes summarized the memo and used the aid of a PowerPoint presentation to provide Council staff's analysis of the Mayor's proposed tentative budget for FY 2026-2027. He outlined the resources available to the public for review, including the proposed budget book, line-item budgets, department-specific presentations, work session recordings, and the City and Council budget web pages. He noted that budget work sessions were approximately halfway complete, with fire, police, and portions of the public services budget already reviewed.

Mr. Symes summarized the overall budget proposal, noting a total increase of just over \$11 million, or approximately 3.84%, over the FY 2026 adopted budget. Key policy elements include no proposed property tax increase, with the City intending to adopt the certified tax rate as provided by the Weber County. The budget proposes the use of \$2 million in unused wage and benefit funds from prior budgets—the third year of this rolling practice. No significant changes to financial principles or budget goals and guidelines were proposed. On personnel, the budget contemplates eliminating 10 positions and adding seven, for a net reduction of three, bringing the total to 698 full-time employees if adopted. Other personnel changes include three reclassifications, six title changes, a proposed cost-of-living adjustment (COLA) of 2.18%, and a merit increase of up to 4% for non-sworn employees based on performance evaluations. Sworn police and fire personnel receive a 4% step increase on their anniversary dates. Capital improvement projects total approximately \$37.8 million, comprised of roughly \$4.1 million from Business Depot Ogden (BDO) lease revenue and \$33.6 million from other funding sources, covering 37 total projects. Mr. Symes reviewed the formal action schedule, noting that tonight's action is limited to setting the public hearing on the tentative budget for June 2, 2026. On June 2, the Council will hold that public hearing, consider adopting the tentative budget with Schedule A changes, and set additional public hearings for June 16. The June 16 meeting will include public hearings on the enterprise fund transfers and executive municipal officers' compensation (no action required on those items), followed by consideration of the capital improvement plan, fee amendments, salary schedules, and the final budget with Schedule A-1. A budget open house is also scheduled for May 26 from 7:00 to 8:30 p.m. in Council Chambers. For a copy of Mr. Symes presentation in its entirety, see the information packet for the meeting.

Council member Myers asked about the rationale for the 2.18% COLA, noting that national projections range from approximately 2.9% to 3.15%. Mr. Symes indicated that detailed discussion of compensation would be deferred to a future work session where Administration could provide more context.

Chair Hyer then introduced in writing proposed Ordinance 2026-8, entitled:

“An ordinance of Ogden City, Utah, adopting the proposed tentative budget of Ogden City for Fiscal Year 2026-2027.”

COUNCIL MEMBER RICHEY MOVED A PUBLIC HEARING ON THE PROPOSAL BE HELD IN THE CITY COUNCIL CHAMBERS ON JUNE 2, 2026, AT 6:00 P.M. MOTION WAS SECONDED BY VICE CHAIR GRAF, ALL VOTING AYE.

Public Comments

Emily Fox raised concerns about individuals arrested for nonviolent infractions, such as unpaid traffic tickets, being jailed in circumstances that could result in immigration status inquiries. She proposed alternatives like social worker outreach or civil notices and expressed appreciation for the Ogden Police Department. Her main concern was the perceived overlap between local law enforcement and ICE operations.

Andrew (last name omitted) voiced concern about the City's debt levels, specifically citing one City building with a 126-year debt-to-income ratio. He proposed that each Council meeting should begin with a financial summary to enhance fiscal transparency.

James Dixon continued his remarks from the previous meeting, reflecting on various historical events and asserting his perspective on governmental and societal matters. He expressed his intentions of running for President of the United States, motivated by information he believed had been revealed to him. He called for public awareness, suggesting society is being tested based on reactions to ongoing situations, particularly mentioning the Tyler Robinson case. He also invoked religious references, linking his message to a spiritual call for action.

Laura Lewis questioned the financial benefit Ogden City residents would receive from a proposed development near Weber State University (WSU), expressing concerns that the development would primarily serve out-of-state or international

students. She also noted the absence of a breakeven analysis and asked how the city could guarantee future tax revenue without further developer study.

Kim Haslam stated that community members with no criminal background are being detained and expressed frustration that data presented to the Council regarding potential Conditional Use Permit (CUP) violations at the Ogden Immigrations and Customs Enforcement (ICE) hold facility has not prompted action. She pointed out that ICE data indicated overnight stays that might violate the CUP and urged the Council to treat the facility like any other business violating its CUP, suggesting a reevaluation or revocation of the permit.

David Belnap provided an update concerning duplicate license plates observed on vehicles associated with DHS. He stated that the state agency responsible for plate issuance confirmed that issuing duplicate plates is illegal and noted that the van in question has since disappeared.

Linda Sanchez raised questions about tax incentives related to the Weber State University redevelopment area study. She asked that any agreements resulting from it prioritize the needs of existing Ogden residents. She also commended a resource officer and the fire department for their collaborative effort to rescue ducklings, highlighting it as exemplary service and protection of the community and environment.

Thor Dorosh echoed concerns about the ICE hold facility's compliance with its CUP, citing data from Homeland Security that supports the community's concerns.

Heath Satow expressed support for the Weber State University project, noting that Mayor Nadolski himself was once an out-of-state student.

Mayor Comments

Mayor Nadolski addressed several topics raised during public comment. Regarding Ms. Fox's comments on warrant arrests, the Mayor explained his understanding that officers responding to a warrant typically do not see the underlying offense, only the warrant type and associated instructions, and that the specifics of that process would be better addressed by the Chief of Police. On the ICE-related concerns raised by Ms. Haslam, Mayor Nadolski stated that the data has not been ignored. He explained that his administration downloaded and analyzed the same dataset referenced by community members, verified much of the same information, and arrived at similar—though not identical—conclusions. The team identified potential data entry errors in specific line items but indicated that those do not excuse the data. He has directed the Chief to put ICE on notice that it is their responsibility to account for the discrepancies. The administration intends to take the data at face value absent other explanation, remind ICE of the conditions of the CUP, and hold them accountable for compliance. Mayor Nadolski emphasized that he will not act on pressure alone, but will validate information before taking action, and that this is his consistent approach to public obligations. Mayor Nadolski also noted that he had not yet received full information on the health department complaint and is continuing to gather facts on that matter. He then invited David Sawyer, Community and Economic Development Assistant Executive Director, to address questions raised about the Wildcat Square RDA study.

Mr. Sawyer provided context on the Weber State University (WSU) redevelopment discussion. He explained that the land in question is currently owned by Weber State, is tax-exempt, and is used for practice fields. The university has long sought expanded student housing but has found it financially challenging to accomplish independently. They approached the City's Redevelopment Agency (RDA) to explore whether a community redevelopment area could be established to capture a portion of future taxable increment to help offset infrastructure costs. Mr. Sawyer emphasized that the action approved by the RDA board last week was only authorization to study whether such a district should be geographically defined—not a commitment of funds or approval of any project. The next steps would involve reviewing Weber State's financial statements, determining whether a "but for" argument is supported, and returning to the Council with further detail before any additional action is taken. He noted that the study to date has consisted largely of an internal project meeting lasting approximately 25 minutes.

Chair Hyer clarified for the public that the land involved in the WSU project currently generates no tax revenue for the City, and that tax increment financing, if ultimately used, would not redirect existing taxpayer funds but would forgo collection of a portion of future new tax value generated by the development—value that would not exist at all if the project did not proceed. Mr. Sawyer confirmed that framing was accurate. Council member Richey added that even if Weber State were to develop housing entirely on its own, the property would remain tax-exempt as long as the university maintained full ownership. The involvement of a private partner changes the taxable status, creating an opportunity for the City and other taxing entities to eventually collect tax revenue they would not otherwise see. He also noted that last week's approval does not obligate the city in any way going forward.

Mayor Nadolski noted that the administration is taking additional steps in the "but for" analysis, including having infrastructure numbers validated by the city's own technical teams rather than relying solely on developer-provided data. He also acknowledged the broader community benefit of supporting Weber State's growth, including the potential to make the university more competitive and attractive to students who might otherwise choose schools in Logan, Salt Lake City, or Provo.

Council member Comments

Council member Washington requested that staff clarify for the public when the body is acting as the RDA Board versus as the City Council, to avoid any procedural confusion when those discussions overlap at the same meeting. Mayor Nadolski noted that for informational responses to public comment—as opposed to formal action—a separate meeting is not required. Council member Washington also commented on the managed parking system that has been implemented on 25th Street. She expressed concern that signage indicating paid parking zones appears only approximately every seven stalls and may be insufficient to clearly inform drivers. She referenced Salt Lake City's system as a comparative example and asked that staff

consider improved or more frequent signage to ensure the public is not inadvertently cited once the paid parking period begins.

Management Services Executive Director Stout responded that QR codes will not be used on signs due to fraud risk—specifically the practice of placing counterfeit stickers over legitimate QR codes to redirect users to fraudulent payment sites. Instead, a text-to-pay option will link drivers to the parking app. Ms. Stout noted that final signage decisions have been somewhat delayed due to ongoing negotiations with a nearby hotel regarding that parking lot, and that ground-level sign installation is costly and was intentionally deferred until construction in the lot is complete. She committed to reviewing the 25th Street signage with the parking coordinator the following day.

Council member Lundell asked whether EV charging spaces at the Municipal Building and Marshall White Center would be subject to the paid parking system, and whether ADA placard holders are exempt from payment in any stall or only in designated ADA stalls. Ms. Stout clarified that EV stations at Marshall White Center will not be charged, while those at the Municipal Building will be, though signs will not be posted until actual charges begin. She confirmed that ADA placard exemptions apply only within designated ADA stalls, not in general parking spaces.

Closed Session

At this time, the Council gave consideration of adjourning into a Closed Session pursuant to one or more of the provisions of Section 52-4-205(1) of the Open and Public Meetings Law:

- a. Discussion of the character, professional competence, or physical or mental health of an individual
- b. Strategy session to discuss collective bargaining
- c. Strategy session to discuss pending or reasonably imminent litigation
- d. Strategy session to discuss the purchase, exchange, or lease of real property
- e. Strategy session to discuss the sale of real property
- f. Discussion regarding deployment of security personnel, devices, or systems
- g. Investigative proceedings regarding allegations of criminal misconduct

COUNCIL MEMBER MYERS MOVED THE COUNCIL ADJOURN INTO A CLOSED SESSION PURSUANT TO THE PROVISIONS OF SECTION 52-4-205(1) OF THE OPEN AND PUBLIC MEETINGS LAW. MOTION WAS SECONDED BY COUNCIL MEMBER LUNDELL, WITH THE FOLLOWING ROLL CALL VOTE: VOTING AYE – COUNCIL MEMBERS BLAIR, CHOBERKA, LOPEZ, LUNDELL, MYERS, RICHEY, WASHINGTON, VICE CHAIR GRAF, AND CHAIR HYER. VOTING NO – NONE.

The meeting adjourned into Closed Session at 7:25 p.m.

The meeting reconvened at 8:32 p.m.

There being no further business to come before the Council, **COUNCIL MEMBER RICHEY MOVED THE MEETING ADJOURN AT 8:33 P.M. MOTION WAS SECONDED BY COUNCIL MEMBER MYERS, ALL VOTING AYE.**

LEE ANN PETERSON, MMC
CHIEF DEPUTY CITY RECORDER

RICHARD A. HYER, CHAIR

APPROVED: June 16, 2026