OGDEN VALLEY CITY COUNCIL

MINUTES OF SPECIAL CITY COUNCIL MEETING

April 30, 2026, 12:00 p.m.

Ogden Valley Library, Auditorium, 131 S 7400 E, Huntsville, Utah 84317

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Present
Don Hickman	Council Member	Present, arrived late at 12:11pm
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Brian Carver	City Planner	Present via Zoom
Corbin Gordon	City Attorney	Present via phone
Sherrie Broadbent	Financial Advisor	Present

1. Call to Order

a. Roll Call by Mayor Wampler at 12:01pm

b. Pledge of Allegiance led by Mayor Wampler

c. Moment of Silence for approximately one minute

2. Public Comment (at the discretion of the Mayor). All public comment shall: 1) only be made by those after the person states his or her name and address for the record; 2) may last no longer than 2 minute unless otherwise allowed by the Mayor; 3) must be germane to the authority of the City Council and be directly related to city programs, projects, services or events; and 4) may not address an item already on the agenda.

Ty Baronng indicted he is interested in having Outdoor Storage as a conditional or permitted use for the FV3 zone. In the Planning Commission meeting they raised concerns about activity, noise and dust. He stated that items are stored for long periods so there is not much in / out activity. It is quieter than the indoor storage. The valley needs a local place to store boats and trailers.

Laura Warburton said thank you to all for the efforts by the City Council on the budget. She understands the situation with the budget was not caused by the City Council and to encourage and support the effort.

3. Resolution 2026-23: Temporary Application Intake Procedure. Discuss and possibly deny, continue, or adopt Resolution 2026-23: Temporary Application Intake Procedure.

City Attorney Gordon indicated the resolution is the same as presented in the work session earlier in the week. It provides for an applicant to submit for a building permit and have courtesy review of the application. The applicant would sign a form indicating they take the risk.

The City Council members had discussions about the process and whether other cities have used this approach. The approach was discussed with JUB and Beacon Code, and they thought it was a well thought out plan.

Mayor Wampler indicated this process is about intake, not about issuing building permits. They are in a queue, ready to go.

The question was asked about what happens when there is an actual review for the permit. Things will be checked off when they are done. It will not be a different review. City Planner Carver indicated it is a voluntary review the City is doing that has not vested until the moratorium is lifted.

Council member Shaw moved to adopt Resolution 2026-23: Temporary Application Intake Procedure. Council member Hickman seconded the motion. All Council members voted aye (5-0).

4. Discussion of Tentative FY27 Budget

Mayor Wampler indicated it is mandatory that the City adopt a temporary budget by May 11th.

Sherrie Broadbent talked with her coworkers about the need for a city manager. Her team members indicated Ogden Valley City is not large enough to need a city manager. It would also be difficult to get a good one. She indicated a better approach would be to negotiate with the Mayor to see if she is willing to take additional responsibilities that would belong to a city manager.

Council member Hoogland indicated that currently the City is operating under a portfolio structure with council members completing most roles, called ‘weak mayor’. Under statute the mayor is the CEO and staff reports to her, but the City Council holds management authority. We can look at cities to see what they have done with stronger responsibilities for the mayor.

Council member Booth asked for an explanation between having a city manager vs a city manager. He indicated we need an expert to explain the differences. He does not think the City Council is qualified to make this decision before next week. Council member Dooling-Baker indicated the City Council needs to have two discussions: what is the staffing and organization before decisions on budget, and to have duties laid out before voting.

Council member Hickman indicated by law we must pass a budget by Tuesday. The staffing does not need to figured out by Tuesday. Council member Booth indicated if we can separate the budget numbers from the staffing decisions, he would agree.

Council member Hoogland indicated she can help with the HR, i.e., how to staff, comp/benefits, and legal questions around the strong mayor. Council member Booth indicated he still thinks we need to have an outside neutral body to help with this discussion. Council member Shaw indicated she does not know the difference between full time mayor and city manager – the benefits and drawbacks.

Council member Booth indicated that we were elected to do this as volunteers until further down the line. He are in a tough position. Council member Shaw indicated we still need support. Council member Dooling-Baker indicated work distribution needs to be part of the discussion since it is a big chunk of the deficit.

Mayor Wampler reminded the City Council that the current proposed budget is for a fully functioning city and then look at what we can chop. Sherrie had pulled the jobs and found the median salaries. We cannot just ask to pay less because we will not be able to hire. She suggests removing positions rather than reducing salaries.

Council member Dooling-Baker indicated that maybe people will take less since this is not a fully functioning city and that take incremental steps. City Council member Shaw indicated that we use professional staff to gain efficiencies. City Council Hoogland indicated we need to look at this as buckets of money. We can go through to right-size and prioritize. There are people in the room having given their all, and this is not sustainable.

City Council member Hickman indicated the personnel issues are only part of our problem. We need to look at the other gaps to see what we can reduce from these sections. The personnel section was tabled, to go to another section of the budget.

City Council went to the next category of expenses. The expenses for personnel salaries are split between the categories, such as public works, engineering, roads. etc. The largest categories are Class C roads, Engineering and Police. Other larger budget categories are software, IT, accounting, and legal services. Sherrie Broadbent indicated the TAN loan is not currently included. The City will need a TAN loan that is $200K larger to pay off the old loan.

For revenue, the City is not currently a taxing authority so cannot raise property taxes. For the sales tax, the revenue is $1.4M less than the LRB study. The City only gets 10 months of the energy tax passed earlier. The transient room tax will provide some revenue.

Beacon Code will have a draft fee schedule soon for the City Council to review. The business licenses will be brought in-house this year. And, as many businesses as possible need to be brought into compliance.

Sherrie spoke about a Transportation Utility Fee (TUF) to charge fees. Mayor Wampler indicated it will not be popular and will cost to implement and manage a utility billing system. There is a potential $1.3M in revenue. A study would need to be done, and a monthly bill would need to be implemented by the City. Part of the study would be paid for by the grant to create a Transportation Management Plan.

Mayor Wampler indicated there are few ways to raise revenue – fees and taxes. We must find money somewhere. Council member Hickman invited the City Council members to look at budget for must do, should do, and nice to do for their budget line items. If we do not do the should do's, there will be consequences later.

There will be a new loan from Zion's to cover expenses. Sherrie would like the members to remove anything that we do not think we need.

There was extensive discussion between the City Council members about what staffing is needed - full-time staff, part-time staff, or remove positions. They asked Sherrie to update the staffing budget, based on the discussion.

Mayor Wampler indicated if we are not a taxing entity we rely on Weber County for roads services. The City will not be able to reduce the budget for roads by much. By cutting the roads budget the City is taking a big risk that there will be a significant snow year.

Mayor Wampler indicated that the City Council will need to balance the budget and vote to approve it.

Laura Warburton said by law 10-2-a-205 requires that the City can operate for 3 fiscal years when incorporated. Since the City is not in this position, it can be used as leverage in the discussion with the AG.

City Council members were asked to look at budget numbers for the largest categories of budget as homework assignments– Roads, Planning, Permitting, Engineering, Sheriff, Admin.

5. Discussion of Planning Commission's Recommended Land Use Items

Land use ordinances were skipped.

a. Ordinance 2026-15: Zone FV3
b. Ordinance 2026-23: Zone HR (formerly FR3)
c. Ordinance 2026-22: In General (Chapter 104-1)
d. Ordinance 2026-27: Signs (Title 110)
e. Ordinance 2026-24: Design Review (Chapter 108-1)
f. Ordinance 2026-26: Administration (Chapter 102)
g. Ordinance 2026-XX: Shoreline Zone (S-1)
h. Ordinance 2026-XX: Open Space Zone (O-1)
i. Ordinance 2026-XX Manufacturing Valley Zone (MV-1)

There were some council comments:

- Council member Dooling-Baker indicated that City Planner ins not in our code and needs to be addressed.
- Council member Dooling-Baker indicated we need to implement a GRAMA process.
- Mayor Wampler indicated that residents are frustrated with the website. Council members need to provide content.
- Council member Shaw asked if someone is monitoring the Contact Us link and can show the response. Council member Hoogland indicated she will take over the monitoring and communicate with the team.

6. Closed Meeting (As needed for any purpose as allowed in UCA 52-4-25).

No closed meeting was requested.

7. Adjournment Council member Hickman moved to adjourn the meeting. Council member Shaw seconded the motion. All members voted aye (5-0). The meeting was adjourned at 3:11pm.

The April 30, 2026 City Council Special session minutes were approved on the 19th day of May, 2026.
Signature: Sharon Robbins
Print: Sharon Robbins