

MINUTES FOR OGDEN VALLEY COUNCIL MEETING

Tuesday, August 18, 2026 Time: 6:00 p.m.
Huntsville Town Hall, Council Chambers
7474 East 200 South, Huntsville, Utah

Name	Title	Status
Janet Wampler	Mayor	Present
Tia Shaw	Council Member	Present
Peggy Dooling-Baker	Council Member	Present
Kay Hoogland	Council Member	Present (arrived 6:05pm)
Don Hickman	Council Member	Present
Chad Booth	Council Member	Present
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present
Sherrie Broadbent	Finance Director, K&C CPAs	Present via Zoom
Corbin Gordon	City Attorney	Present via Zoom

1. Call to Order by Mayor Wampler at 6:00pm.
 - a. Roll Call – Council member Hoogland is on her way and will arrive shortly.
 - 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.

Ray Ross

- Expressed concerns regarding lowered water levels in Pineview Reservoir and possible impacts on wildfire suppression aircraft.
- Questioned the City name change process and the relationship between survey responses and council decisions.
- Raised concerns regarding the proposed property tax increase and impacts on residents living on fixed incomes.
- Suggested consideration of toll roads, taxes on non-resident property owners, and alternative revenue sources.

John Sloss

- Expressed concerns regarding development impacts, growth, and affordability for long-time residents.
- Questioned budget priorities and reported information he had seen regarding City staffing costs.
- Encouraged the Council to preserve the character of the Valley

Sharon Robbins

- Noted that staff had compiled questions received regarding Truth-in-Taxation and budget issues and would soon publish a public FAQ document on the City website.

Megan Bowen

- Raised concerns regarding construction activity, noise, roadway conditions, drainage issues, and future maintenance obligations associated with recently completed road projects.
- Asked about construction activity occurring during off hours; asked if there is a curfew on work hours.
- Questioned how development-related road impacts are addressed financially.

Ray Ross

- Asked about putting a moratorium on building.
- Indicated developments like Eden Crossing take away from the quaint culture.
- Indicated the lighting at night from the new homes can be seen from space.

Ron Gleason

- Expressed support for adoption of the Truth-in-Taxation resolution.
- Emphasized the importance of investing in roads and infrastructure.
- Asked whether commercial properties could be assessed at a different property tax rate than residential properties.

Greg Friedman (Online)

- Complimented the City on the preparation of the public FAQ document.
- Requested additional clarification regarding proposed staffing costs and salary assumptions included in the budget.

Ray Ross

- Asked about tourism from skiing as a way to sustain the City.
- Indicated interest in going back to old tax rate if the City gets a surplus.

John Sloss

- Indicated the feasibility was flawed and not reflective of reality.

Mayor Wampler and council members responded to several factual questions raised during public comment, including clarification regarding survey participation rates, council stipends, the purpose of staffing assumptions in the budget, code enforcement programs, construction noise

regulations, transportation utility fees, short-term rental enforcement, road responsibilities, and the feasibility study.

She also stated that residents should address concerns to the City Council. The Mayor and council members do not respond to social media.

3. Standing Items
 - a. Planning Update

Mayor Wampler announced a Planning Commission public hearing scheduled for August 25, 2026, regarding a proposed amendment to the Shoreline Zone that would increase the maximum height of primary structures from 25 feet to 35 feet.

- b. Litigation Update

City Attorney Corbin Gordon provided an update regarding the City's appeal before the Utah Supreme Court related to taxing entity status.

Mr. Gordon announced that he and his firm would continue handling the appeal on a pro bono basis. He explained that the proposed budget action was intended to preserve the City's ability to proceed with Truth-in-Taxation if the Supreme Court ultimately rules in the City's favor. He emphasized that the currently adopted Fiscal Year 2027 budget would remain in effect unless such a ruling occurred. [https://ogdenvalleyut-my.sharepoint.com/personal/srobbins_ogdenvalleyut_org/Documents/Microsoft Copilot Chat Files/City Council Meeting transcript 2026-08-18 19.52.07.txt](https://ogdenvalleyut-my.sharepoint.com/personal/srobbins_ogdenvalleyut_org/Documents/Microsoft%20Copilot%20Chat/City%20Council%20Meeting%20transcript%202026-08-18%2019.52.07.txt)

- c. Finance/Budget and Truth-in-Taxation Update

Mayor Wampler reviewed the ongoing Truth-in-Taxation process and explained that the City was continuing to meet all statutory requirements while awaiting court action regarding taxing entity status.

- d. Proposed Property Tax Impact Schedule

The Property Tax Impact Schedule document is available at each meeting, in the office and on the City website.

4. Consent Agenda
 - a. Minutes
 - b. Approval of Payments
 - c. Approval of New Business Licenses

Council Member Hoogland moved to approve the Consent Agenda. Council Member Shaw seconded the motion. Council members voted aye unanimously (5-0).

5. Monthly Financial Report – July 2026

Sherrie Broadbent, Finance Director with K&C CPAs, presented the July 2026 Financial Report. Key points included:

- Current cash balances and restrictions on road and impact fee funds.
- July building permit activity totaling approximately 50 permits.
- Revenue trends demonstrating sales tax as the largest source of revenue.
- Transit tax and Class C road funding revenues dedicated to transportation.
- Major expenditures, including debt service payments and the law enforcement contract.
- Explanation that July revenues exceeded expenditures, although some invoices had not yet been paid.

Council discussed making future monthly financial reports available on the City's website.

6. Ordinance 2026-51: Storm Drain and Stormwater Management. Discuss and possibly deny, continue, or adopt Ordinance 2026-51.

Council reviewed Ordinance 2026-51, which establishes administration, permitting, inspection, and enforcement procedures associated with stormwater management and implementation of the City's MS4 permit requirements.

Council Member Hickman moved to adopt Ordinance 2026-51. Council Member Hoogland seconded the motion.

Roll Call Vote:

- **Booth – Aye**
- **Hoogland – Aye**
- **Hickman – Aye**
- **Dooling-Baker – Aye**
- **Shaw – Aye**

Motion passed unanimously (5-0).

7. Resolution 2026-47: Authorizing a Statement of Work and Related Master Services Agreement with CivicPlus for MuniCode City Code Publication Services. Discuss and possibly deny, continue, or adopt Resolution 2026-47.

Council considered Resolution 2026-47 authorizing a Statement of Work and Master Services Agreement with CivicPlus for MuniCode publication services.

Discussion included:

- Municipal code publication and organization.
- Searchable online code access.
- Codification services.
- Public transparency and records management benefits.

Council Member Dooling-Baker moved to adopt Resolution 2026-47. Council Member Hoogland seconded the motion.

Roll Call Vote:

- **Hickman – Aye**
- **Dooling-Baker – Aye**
- **Shaw – Aye**
- **Booth – Aye**
- **Hoogland – Aye**

Motion passed unanimously (5-0).

8. Resolution 2026-48: Appointing Brenda Grow as City Treasurer with Advice and Consent of Council. Discuss and possibly deny, continue, or adopt Resolution 2026-48.

Mayor Wampler nominated Brenda Grow to serve as City Treasurer. Council Member Hickman reviewed Ms. Grow's professional experience, including municipal finance experience, accounting work, and service with Huntsville Irrigation Company. Council discussed that the position would initially be filled on a volunteer basis.

By unanimous consent, the Council approved the appointment of Brenda Grow as City Treasurer. Approved unanimously (5-0).

9. Resolution 2026-38: Adoption of the Truth-in-Taxation Budget. Discuss and possibly deny, continue, or adopt Resolution 2026-38.

Council discussed the proposed alternative budget and differing approaches to City growth, staffing, road maintenance, borrowing, and financial planning.

Council member Dooling-Baker indicated that she cannot support the full 512% increase and indicated the budget to be increased as we build the City. We should go slower.

Council members expressed the need to operate a tight budget. Mayor Wampler indicated that the way to adopt middle ground is by adopting this budget. It can be changed at any time and cut where possible.

Council Member Hickman moved to adopt Resolution 2026-38, conditionally adopting the Truth-in-Taxation budget contingent upon a favorable Supreme Court ruling. Council Member Hoogland seconded the motion.

Roll Call Vote:

- **Dooling-Baker – Nay**
- **Shaw – Aye**
- **Hickman – Aye**
- **Booth – Nay**
- **Hoogland – Aye**

Motion passed (3-2).

10. Grant Funding priorities, discussion only.

Council Member Hoogland moved to table discussion of grant funding priorities. Council Member Hickman seconded the motion. The item was tabled.

11. Critical steps to initiate hiring process, discussion only

Council continued discussion regarding:

- City Administrator recruitment.
- Public Works Manager recruitment.
- Full-time versus part-time staffing options.
- Future Community Development Manager position.

Council Member Dooling-Baker reported she was preparing a draft position description for a part-time Community Development Manager position for future consideration.

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

No closed meeting was requested.

13. Adjourn

Council Member Hoogland moved to adjourn the meeting. Council Member Hickman seconded the motion. All members present voted aye. The meeting adjourned at 7:51 pm.

The August 18, 2026 City Council meeting minutes were approved by the Ogden Valley City Council on the 31st day of September, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins