

OGDEN VALLEY CITY COUNCIL

MINUTES OF OGDEN VALLEY COUNCIL WORK SESSION MEETING

August 31, 2026, 2:00 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	Absent
Kay Hoogland	Council Member	Present
Chad Booth	Council Member	Present
Don Hickman	Council Member	Present
Corbin Gordon	City Attorney	Present via Zoom
Sharon Robbins	Recorder	Present
Kathy Zindel	IT Director	Present

1. Call to Order by Mayor Wampler at 2:00pm

- a. Roll Call – Council member Dooling-Baker absent
- b. Pledge of Allegiance led by Mayor Wampler
- c. Moment of Silence for approximately one minute

2. Standing Items:

- a. Legal Update

No substantive legal update was provided during the work session.

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

Package was submitted for Truth-in-Taxation last week.

3. Discuss Ideas for Law Enforcement – Presentation by Jeff Perry

The scheduled presentation by resident Jeff Perry regarding potential law enforcement cost-saving measures was postponed to the following day's Council meeting. Mayor Wampler noted that Mr. Perry had approached the City with ideas related to reducing law enforcement expenses and would present those recommendations at the Council meeting.

4. Review and Discuss Interlocal Agreement for Crossing Guard

Council reviewed the proposed Interlocal Agreement with Weber County for crossing guard services at Valley Elementary School.

Discussion included:

- The City was advised it would be responsible for funding crossing guard services.
- The agreement would allow the crossing guard to remain a Weber County Sheriff's Office employee while Ogden Valley City reimburses the County for associated costs.
- Council members expressed appreciation to Weber County and the Sheriff's Office for accommodating the arrangement and helping avoid the administrative burden and costs associated with establishing City payroll procedures for a single employee position.

No concerns were raised, and the item was scheduled for Council action at the following meeting.

5. Review and Discuss Resolution 2026-39: Truth-in-Taxation Packet

Council member Hoogland explained that Resolution 2026-39 would formally ratify and adopt documents already submitted to the State as part of the Truth-in-Taxation process.

The resolution:

- Reaffirms submission of required State forms.
- Clarifies property tax levy information.
- Formally adopts the Proposed Property Tax Impact Schedule.
- Ensures the adopted resolution clearly identifies and confirms all tax-related figures and actions previously approved.

Council discussed the administrative nature of the resolution and agreed it provides clarity and compliance with State requirements. No concerns were raised, and the item was scheduled for Council action at the following meeting.

6. Review and Discuss Amendment to Municipal Code 2.05: Appeal Authority

Council reviewed proposed amendments to Municipal Code Section 2.05 regarding land use appeal authority.

Discussion included:

- State law now prohibits city councils from serving as land use appeal authorities.
- Cities must appoint an independent appeal authority.
- The proposed amendment would authorize the Mayor to appoint an appeal authority.
- The City currently has a pending variance application involving setbacks, making the amendment time-sensitive.
- Council discussed whether the appeal authority would be a standing position or appointed as needed.
- The Mayor indicated consideration of qualified individuals with legal or judicial experience but noted such experience is not legally required.

Council acknowledged the amendment is necessary to bring the City's code into compliance with State law.

7. Review and Discuss the Proposed Shoreline Zone Ordinance

Council reviewed the Planning Commission's recommendation concerning maximum building heights within the Shoreline Zone.

Planner Brian Carver reported that the Planning Commission voted unanimously (4-0) to recommend increasing the maximum building height from 25 feet to 35 feet.

Council discussed:

- Building height standards and how the 35-foot maximum would be applied.
- Potential impacts on viewsheds around Pineview Reservoir.
- Existing lot sizes and development limitations within the Shoreline Zone.
- The limited number of remaining buildable shoreline properties.
- Existing setback requirements and spacing between structures.
- Whether future viewshed analyses should be incorporated into planning efforts.

Council members expressed differing perspectives regarding the visibility impacts of taller homes. Members generally agreed that broader viewshed protection and related development issues should be considered during future General Plan updates.

Council also briefly discussed berms, landscaping, and potential impacts to scenic views throughout the Valley. Staff noted that the issue may warrant future review beyond the Shoreline Zone ordinance.

8. Discussion on Zoom Security – Presentation by Kathy Zindel

IT Director Kathy Zindel presented options for improving security for online public meetings following several Zoom security breaches experienced during City meetings.

Microsoft Teams Town Hall Option - benefits discussed included:

- No additional cost beyond existing Microsoft 365 licensing.
- Enhanced security controls.
- Automatic recording and transcript generation.
- Closed captioning and ADA support.
- Better integration with SharePoint and City records management.
- Ability to restrict public participation until authorized.

Zoom Webinar Option - Benefits discussed included:

- Familiarity for residents.

Zoom Drawbacks included:

- Approximately \$79 per month additional cost.
- Continued dependence on Zoom licensing.
- Past security breaches and ongoing risks.

Council discussed balancing security, public access, resident familiarity, and cost. Members expressed interest in conducting a future pilot program using Microsoft Teams Town Hall and providing educational materials to residents before any transition.

Staff was asked to develop an implementation and communication plan for Council consideration.

9. Discussion on Critical Steps to Initiate Hiring Process

a. Portfolio SOP Manual

Council reviewed a template intended to assist elected officials in documenting departmental responsibilities, key contacts, ongoing projects, and important resources for future staff transitions.

Council members agreed to complete portfolio summaries by the end of September.

b. Staffing Update: Postings for Positions – Administrator, Public Works, Community Development Manager

Discussion focused on:

- City Administrator recruitment.
- Public Works position.
- Community Development Manager position.
- Potential future staffing needs.

Staff presented preliminary budget projections indicating sufficient funding may be available to support:

- A City Administrator;
- A Public Works employee;
- A Community Development/Planning position;
- Limited staff stipends.

Council engaged in extensive discussion regarding:

- Whether community development and planning functions should be combined into a single position.
- Long-term vision for Ogden Valley.
- The balance between planning administration and community development.
- Future organizational structure.

Several members suggested waiting until a City Administrator is hired before making final decisions regarding organizational structure and additional staffing.

c. Stipends for Staff: Recorder, IT, Treasurer, and Clerk

Council reviewed potential stipend concepts for volunteers and elected officials.

Topics included:

- Compensation for volunteer staff who have contributed significant time during the City's formation.
- Future compensation for elected officials.
- Budget implications.
- Public expectations and transparency.

No decisions were made during the work session.

10. Review Consent Agenda Items (10 minutes)

- a. Minutes: 8.10, 8.11, 8.17, 8.18, 8.24
- b. Business Licenses & Payment Report

Council reviewed the consent items. No significant revisions were requested.

11. Council Comments

Council Member Hoogland

- Reported on a District 3 town hall meeting.
- Shared District 3 community support for Olympic-related opportunities.
- Discussed possible adaptive sports initiatives.
- Noted concerns regarding a water-related permit request connected to Powder Mountain.
- Reported that Weber State University may again provide student interns for City projects.

Council Member Dooling-Baker

- Shared a request regarding a possible Eagle Scout project benefiting the City.
- Reported positive feedback from residents regarding infrastructure improvements in the Eden area.

Council Member Hickman

- Discussed increasing concerns regarding heavy construction traffic, including haul trucks using Valley roads.

- Reported ongoing discussions with developers, contractors, and agencies regarding traffic impacts and possible future restrictions.

Mayor Wampler

- Thanked resident Jeff Perry for volunteering expertise related to law enforcement cost savings.
- Announced receipt of a scholarship for League of Cities and Towns training, resulting in savings for the City.
- Reported the resignation of a Planning Commissioner due to relocation and noted that a mid-term appointment process would begin.
- Reminded staff to remove departing commissioners' electronic access permissions as appropriate.

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

Council entered a closed session to discuss personnel matters as permitted by Utah law.

13. Adjournment

Council exited the closed session at approximately 4:26 p.m.

Council member Hickman moved to adjourn the meeting. Council member Shaw seconded the motion. All council members voted aye (4-0). The meeting adjourned at 4:27 pm.

The August 31, 2026 work session minutes were approved by the Ogden Valley City Council on the 15 day Of September, 2026.

Signature: *Sharon Robbins*

Printed Name: Sharon Robbins