



## MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, JUNE 17, 2025

WORK SESSION – 5 PM IN EOC ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

### WORK SESSION MINUTES

#### COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Doug Stephens, and Jeremy Howe

#### COUNCIL MEMBERS EXCUSED

Council Member Jeanette Smyth

#### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Police Chief Darin Parke, Communications and Events Manager Danielle Bendinelli, Planner Alika Murphy, Accounts Payable Clerk Lori Hurd, and Recorder Leesa Kapetanov

#### OTHERS PRESENT

No one else attended this meeting.

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link:**

**[https://www.southogdencity.gov/document\\_center/Sound%20Files/2025/CC250617\\_1559.mp3](https://www.southogdencity.gov/document_center/Sound%20Files/2025/CC250617_1559.mp3)**

**or by requesting a copy from the office of the South Ogden City Recorder.**

### I. CALL TO ORDER

- At 5:03 pm, Mayor Porter called for a motion to begin the work session  
00:00:00

**Council Member Howard so moved, followed by a second from Council Member Howe. Council Members Stewart, Howard, Stephens, and Howe all voted aye.**

- Mayor Porter excused Council Member Smyth who was unable to attend  
00:00:17

## II. REVIEW OF AGENDA ITEMS

- No one requested review of agenda items

## III. DISCUSSION ITEM

### FY2026 Budget

- Finance Director Peter Anjewierden facilitated this discussion. He told the Council that staff needed them to make a decision on the tax rate that evening. He began with a review of the financial update. See Attachment A.  
00:02:00
- Mr. Anjewierden then discussed the tax rate. To view the tax rate information visuals, see Attachment B  
00:19:04
- During the discussion, the council decided to advertise a 5% tax increase, or a .002578 tax rate.

## IV. ADJOURN

- At 5:56 Mayor Porter called for a motion to adjourn the work session  
00:53:53

**Council Member Stephens so moved, followed by a second from Council Member Stewart. All present voted aye.**

## COUNCIL MEETING MINUTES

### COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, Mike Howard, Doug Stephens, and Jeremy Howe

### COUNCIL MEMBERS EXCUSED

Council Member Jeanette Smyth

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Public Works Director Jon Andersen, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Planner Alika Murphy, Accounts Payable Clerk Lori Hurd, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

### MEMBERS OF THE PUBLIC PRESENT

MaryAnn Bronson, Tracy Bronson, Doug Myler, Kathleen G. Peterson, Rich Peterson

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[https://www.southogdencity.gov/document\\_center/Sound%20Files/2025/CC250617\\_1657.mp3](https://www.southogdencity.gov/document_center/Sound%20Files/2025/CC250617_1657.mp3)

**or by requesting a copy from the office of the South Ogden City Recorder.**

## I. OPENING CEREMONY

### A. Call To Order

- Mayor Porter called the meeting to order at 6:01 pm. He then entertained a motion to begin the meeting. 00:00:00

**Council Member Stewart so moved. The motion was seconded by Council Member Howard. In a voice vote Council Members Stewart, Howard, Stephens, and Howe all voted aye.**

### B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

### C. Pledge Of Allegiance

- Council Member Stewart led everyone in the Pledge of Allegiance

## II. RECOGNITION OF NEW EMPLOYEES

Brett Reece – Animal Control Officer

- Chief Parke introduced Mr. Reece 00:00:57

## III. PUBLIC COMMENT

- Mayor Porter invited those present to come to the podium if they wished to comment

Doug Mylar – New Hope

00:01:54

Asked for volunteers for his suicide prevention organization.

Maryann Bronson

00:04:04

Requested funding for playground mats and splash pad equipment at Nature Park

## IV. RESPONSE TO PUBLIC COMMENT

- Mayor Porter responded to Ms. Bronson's comments

00:05:52

## V. CONSENT AGENDA

Approval of June 3, 2025 Council Minutes

- Mayor Porter asked if there was any discussion or changes to the consent agenda. There was no response, so the mayor called for a motion to approve the consent agenda.

00:06:53

**Council Member Howe so moved, followed by a second from Council Member Howard. The voice vote was unanimous in favor of the motion.**

## VI. PUBLIC HEARINGS

- The mayor read through the list of public hearings and then asked City Manager Dixon to give an overview of Public Hearing items B and C

00:07:15

- Mayor Porter called for a motion to open the public hearings

00:14:05

**Council Member Howard so moved. Council Member Howe seconded the motion. The voice vote was unanimous in favor of the motion.**

**A. Proposed Amendments to the FY2025 Budget**

- Mayor Porter invited the public to speak to the budget amendments

00:14:47

- There were no public comments for this item

**B. City's Intent to Continue Not Charging Itself for Water, Sewer, and Storm Drain Used For Normal City Operations During FY2026**

- The mayor invited the public to speak to the City not charging itself

00:14:54

- No one commented about this item

**C. Proposed Utility Franchise Fee Transfers from the Enterprise Funds to the General Fund In FY2026**

- The mayor invited the public to speak to the budget transfers

00:15:00

- No one came forward to comment

**D. Proposed Compensation for Executive Municipal Officers**

- The mayor invited the public to speak to the proposed compensations

00:15:05

- There were no comments for this item

- Mayor Porter called for a motion to close the public hearings

00:15:18

**Council Member Howard so moved. The motion was seconded by Council Member Howe. All present voted aye.**

## **VII. DISCUSSION/ACTION ITEMS**

**A. Consideration of Resolution 25-20 – Amending the FY2025 Budget**

- Finance Director Peter Anjewierden pointed out some duplicate items that should be deleted from the amendments

00:15:27

- Comments by City Manager Dixon

00:18:41

- Mayor Porter called for a motion to approve Resolution 25-20

00:19:48

**Council Member Howe so moved. The motion was seconded by Council Member Howard.** The mayor asked if Council Member Howe wanted to include the changes/corrections mentioned by Mr. Anjewierden. **Council Member Howe amended his motion to include the changes that Mr. Anjewierden mentioned. Council Member Howard seconded the motion. After determining there was no further discussion, the mayor called the vote:**

<b>Council Member Stewart -</b>	<b>Yes</b>
<b>Council Member Howard -</b>	<b>Yes</b>
<b>Council Member Stephens -</b>	<b>Yes</b>
<b>Council Member Howe -</b>	<b>Yes</b>

**Resolution 25-20 was approved.**

**B. Consideration of Resolution 25-21 – Approving an Agreement with the City Manager**

- Comments by Mayor Porter  
00:20:31
- Council discussion 00:21:55
- Council Member Howe called the question. Mayor Porter called for a motion to approve Resolution 25-21. 00:34:58

**Council Member Howe so moved. Council Member Howard seconded the motion.** Council Member Stewart asked some questions about Mr. Dixon’s salary, which staff answered. **Mayor Porter made a roll call vote:**

<b>Council Member Howe-</b>	<b>Yes</b>
<b>Council Member Stephens -</b>	<b>Yes</b>
<b>Council Member Howard -</b>	<b>Yes</b>
<b>Council Member Stewart -</b>	<b>No</b>

**The motion stood.**

**C. Consideration of Resolution 25-22 – Amending Salary Compensation Guidelines**

- Assistant City Manager Summer Palmer gave an overview of this item  
00:36:18
- Questions/discussion 00:45:34
- The mayor called for a motion to approve Resolution 25-22 with addition of a line in the Guidelines requiring staff to report to the council concerning the annual market comparisons by the second meeting in April.  
00:56:22

**Council Member Stephens so moved. The motion was seconded by Council Member Howard. Mayor Porter asked if there was further discussion, and seeing none, he called the vote:**

<b>Council Member Stephens -</b>	<b>Yes</b>
<b>Council Member Stewart -</b>	<b>Yes</b>
<b>Council Member Howard -</b>	<b>Yes</b>
<b>Council Member Howe -</b>	<b>Yes</b>

**Resolution 25-22 was unanimously approved.**

- Comments on retaining employees by Council Member Stephens  
00:56:48

**D. Consideration of Ordinance 25-08 – Approving the Compensation of Executive Municipal Officers for FY2026**

- Assistant City Manager Palmer explained why this ordinance is required and that the Council should view the corrected numbers she had provided the previous day  
00:57:40
- Comments by City Manager Dixon  
00:59:41
- Discussion/questions 01:01:27
- Mayor Porter called for a motion to approve Ordinance 25-08 with the updated spread sheet supplied by Ms. Palmer  
01:05:10

**Council Member Stephens so moved. Council Member Howard seconded the motion. The mayor asked if there were any further comments. Council Member Stewart commented she would like to accelerate the pay of the lower paid people on the pay scale and slow down the increases of those being paid more. There was further discussion by staff and council. Mayor Porter made a roll call vote:**

<b>Council Member Howe-</b>	<b>Yes</b>
<b>Council Member Howard-</b>	<b>Yes</b>
<b>Council Member Stewart-</b>	<b>No</b>
<b>Council Member Stephens-</b>	<b>Yes</b>

**The ordinance was approved.**

## VIII. DISCUSSION ITEMS

### Special Events in City Parks

- Assistant City Manager Summer Palmer led this discussion  
01:10:37

## IX. RECESS INTO COMMUNITY DEVELOPMENT AND RENEWAL AGENCY BOARD MEETING

- Mayor Porter called for a motion to recess into a CDRA Board meeting  
01:49:32

**Council Member Howe so moved, followed by a second from Council Member Howard. The voice vote was unanimous in favor of the motion.**

- See separate minutes

## X. RECONVENE SOUTH OGDEN CITY COUNCIL MEETING

- Motion from CDRA meeting to reconvene City Council meeting  
01:57:53

**Board Member Howard moved to adjourn the CDRA meeting and return to City Council meeting. Board Member Howe seconded the motion. All present voted aye.**

- The council reconvened at 7:59 pm

## XI. REPORTS/DIRECTION TO CITY MANAGER

- A. City Council Members
  - Council Member Howe - nothing to report
  - Council Member Howard - nothing to report
  - Council Member Stewart - 01:58:16
  - Council Member Stephens - 02:00:02
- B. City Manager 02:01:11
- C. Mayor 02:06:10

## XII. ADJOURN CITY COUNCIL MEETING

- At 8:09 pm, Mayor Porter called for a motion to adjourn the meeting



**Council Member Howard so moved, followed by a second from Council Member Stewart. The voice vote was unanimous in favor of the motion.**

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Work Session and Council Meeting held Tuesday, June 17, 2025.

  
Leesa Kapetanov, City Recorder

\_\_\_\_\_  
July 15, 2025  
Date Approved by the City Council

## ATTACHMENT A

April Financial Report

# South Ogden City Financial Update Apr 30, 2025 - Period #10

General Fund Revenues:				
	Adopted Budget	Current Budget	Y-T-D Actual	%age
Tax Revenue	12,423,219	12,423,219	10,110,089.67	81.4%
Licenses & Permits	354,786	354,786	251,922.55	71.0%
Intergovernmental	3,804,279	3,804,279	2,297,559.47	60.4%
Recreation & Plng.	260,199	260,199	283,925.78	109.1%
Fines & Forfeitures	419,605	419,605	414,559.76	98.8%
Miscellaneous Rev.	544,930	544,930	483,957.63	88.8%
Charges & Transfers	3,208,539	3,290,518	819,100.00	24.9%
<b>Total Budgeted Revenues</b>	<b>21,015,557</b>	<b>21,097,536</b>	<b>14,661,115</b>	<b>69.5%</b>

  

General Fund Expenditures:				
Council	111,333	111,333	109,181.20	98.1%
Legal	177,901	177,901	44,226.99	24.9%
Court	483,344	483,344	325,708.46	67.4%
Administration	1,293,170	1,325,170	1,317,178.25	99.4%
Non-Departmental	944,415	952,115	502,287.87	52.8%
Elections	0	0	0.00	0.0%
Bldg. & Grounds	484,822	484,822	204,039.77	42.1%
Planning & Zoning	139,430	139,430	21,497.00	15.4%
Police	4,426,203	4,426,203	3,838,064.48	86.7%
Fire	5,128,294	5,170,573	2,629,159.53	50.8%
Inspection	187,979	187,979	141,876.99	75.5%
Streets	842,069	842,069	660,651.66	78.5%
Parks	1,110,499	1,110,499	617,584.82	55.6%
Recreation	302,803	302,803	285,389.21	94.2%
Transfers	5,383,295	5,383,295	1,601,429.31	29.7%
<b>Total Budgeted Expenditures</b>	<b>21,015,557</b>	<b>21,097,536</b>	<b>12,298,276</b>	<b>58.3%</b>

**Revenue over Expenditures:** \$2,362,839.32

\*\* 83% of the fiscal year has elapsed

June 30, 2024 Non-committed ending fund balance: \$2,437,737.64

## ATTACHMENT B

Tax Rate Visuals

## South Ogden City Historical Proposed vs. Adopted Rates

Fiscal Year	County	Proposed	Difference	Adopted	County Prop. Rate	Final Budgeted Revenue	City Budget Increase over County Proposal
FY 2023	0.002209	0.002408	0.000291	0.002408	\$3,832,456	\$ 4,177,707	9.01%
FY 2024	0.002398	0.002506	0.000108	0.0025	\$4,201,161	\$ 4,379,859	4.25%
FY 2025	0.002434	0.002507	0.000073	0.002507	\$4,435,551	\$ 4,568,618	3.00%
FY 2026	0.002455	0.002507	0.000052	??????	\$4,562,634	\$ 4,660,008	2.13%

New Growth Amounts By Year			
FY 2023	\$	7,955,874	
FY 2024	\$	10,574,251	
FY 2025	\$	21,694,476	
FY 2026	\$	9,114,526	\$12,334,782 Average

Average Home Valuation		
FY 2025	\$	451,000.00
FY 2026	\$	483,244.00

# South Ogden City Property Tax Analysis 2025/2026

FY 2026

FY 2025 Tax Rate Information:

Certified tax rate:	0.002507
Proposed tax rate value	\$1,801,600,689
Budgeted revenues:	\$4,568,618

Taxes paid to the City on residential property:

55%

FY 2026

Annual

	Value of home	Taxable value	Annual tax amount	Increase over County	Monthly Increase
Proposed	\$483,244.00	\$265,784.20	\$666.32		
County Proposed	\$483,244.00	\$265,784.20	\$652.50	\$ 13.82	\$ 1.15

Avg in SOC 2025 = \$451,000

Avg in SOC 2026 = \$483,244

County's FY 2026 Proposed Rate	County Change	FY 2025 Proposed Rate
0.002455	-2.07%	0.002507
\$1,858,798,425		
\$4,562,634	Maintain Rate	\$4,660,008
\$1,858,506,720.98		
Rev. Increase Over County		\$97,374

REAL PROPERTY VALUES						
	2025 Original	2024 Year End	Orig - Year End	% Change	Value Change	% Change
Real Property (96.67 %)	2,040,911,994	1,971,189,329	69,722,665	3.54 %	42,280,132	2.14 %
(-) Incremental Value	148,344,618	130,016,611	18,328,007	14.10 %	Assessor NG	% Change
(=) Total Adjusted Value Real	1,892,567,376	1,841,172,718	51,394,658	2.79 %	27,442,533	1.39 %
CENTRALLY ASSESSED PROPERTY VALUES						
	2025 Original	2024 Year End	Orig - Year End	% Change		Value
Centrally Assessed (0.77 %)	16,354,878	16,801,359	- 446,481	- 2.66 %	Benchmark	19,646,754
(-) Incremental Value					(-) 2024 Incremental Value	
(=) Total Adjusted Value CA	16,354,878	16,801,359	- 446,481	- 2.66 %	(=) Adjusted Benchmark	19,646,754
PERSONAL PROPERTY VALUES						
	2024 Year End	2023 Year End	2024YE - 2023YE	% Change		
Personal Property (2.56 %)	53,979,649	53,076,255	903,394	1.70 %		
(-) Incremental Value	1,253,242	1,930,622	- 677,380	- 35.09 %		
(-) Semiconductor						
(=) Total Adjusted Value PP	52,726,407	51,145,633	1,580,774	3.09 %		

REAL PROPERTY NEW GROWTH	
	Total Adjusted Value Real
2025 Original	1,892,567,376
(-) 2024 Year End	1,841,172,718
(=) Orig - Year End	51,394,658
(-) Value Change	42,280,132
(=) Real New Growth	9,114,526
CENTRALLY ASSESSED NEW GROWTH	
	Total Adjusted Value CA
2025 Original	16,354,878
(-) Benchmark	19,646,754
(=) CA New Growth	0
PROJECT AREA NEW GROWTH	
Real	
(+) Centrally Assessed	
(+) Personal	
(=) Project Area New Growth	0

NEW GROWTH TOTALS	
Real New Growth	
(+) CA New Growth	
(+) Project Area New Growth	
(=) Eligible New Growth	
(x) 5 Year Avg Collection Rate	
(=) Collection Rate Adjusted Eligible New Growth	

CERTIFIED TAX RATE CALCULATION	
Total Adjusted Value (R+CA+PP)	1,994,343,538
(-) Board of Equalization (BOE) Adjustment	
(x) 5 Year Average Collection (2025/2024)	95.30 %
(=) Proposed Tax Rate Value	1.86
(-) Collection Rate Adjusted Eligible New Growth	
(=) Certified Tax Rate Value	1.86

Budget Code	Budget Name	2024 Year End Budgeted Revenue	2024 Year End Exempted Personal Property Revenue	2024 Revenue Adjustment	2024 Year End Budgeted Revenue Adjustment Total	2024 Year End Adjusted Budgeted Revenue	Calc. Certified Tax Rate	2024 Year End Final Tax Rate	% Change	Certified Tax Rate Revenue W/O New Growth	New Growth Revenue	Certified Tax Rate Revenue W/ New Growth
10	General Operations	\$ 4,568,618		- \$ 5,526	- \$ 5,526	\$ 4,563,092		0.002507	-2.07%	\$ 4,562,634	\$ 21,324	\$ 4,583,958
190	Discharge of Judgement											
	Grand Total	\$ 4,568,618		- \$ 5,526	- \$ 5,526	\$ 4,563,092		0.002507		\$ 4,562,634	\$ 21,324	\$ 4,583,958