



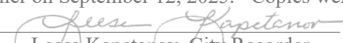
NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL
WORK SESSION
TUESDAY, SEPTEMBER 16, 2025- 5PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5 pm Tuesday, September 16, 2025. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the EOC. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the pre-council work session. Discussion of agenda items is for clarification only. Some members of the council may be attending the meeting electronically.

WORK SESSION AGENDA

- I. CALL TO ORDER** – Mayor Russell Porter
- II. REVIEW OF COUNCIL MEETING AGENDA**
- III. EMERGENCY MANAGEMENT TRAINING** – Fire Chief Cameron West
- IV. ADJOURN**

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on September 12, 2025. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

Introduction & Examples

- Disasters don't wait for the perfect time.
- Recent real-world examples: wildfire, flood, hazmat.
- Question: If that happened here, what role would you play?



Your Role as an Elected Official



Set policy – adopt/support emergency plans.



Support leadership – back up Fire Chief/Emergency Manager.



Approve declarations and funding.



Communicate confidence and facts.

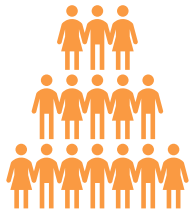


You are the trusted face of reassurance.

Incident Command System (ICS)



Continuity of Government (COG)



Ensure line of succession.



Identify alternate/backup locations.



Maintain access to critical records.



If leadership is unavailable, who steps in next?

Public Information & Messaging



One message, many voices.



PIO leads; you amplify facts.



Your words shape public trust.



Stick to facts – not speculation.



Mini role-play: how would you answer the press?

Recovery & Leadership



Recovery lasts
longer than
response.



Provide visible, calm
leadership.



Support policy and
funding for
rebuilding.



Transparency builds
trust.



Recovery is where
leadership is
remembered.

Wrap-Up & Resources



You're the leader: be visible, calm, supportive.



Resources: FEMA IS-100, 200, 700 + Local EOP.



Reflective question: What would your community expect from you tomorrow?



NOTICE AND AGENDA SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, SEPTEMBER 16, 2025- 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, September 16, 2025. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the council may be attending the meeting electronically. The meeting will also be streamed live over www.youtube.com/@southogdencity and www.facebook.com/southogdencity.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

- A. **Call to Order** – Mayor Russell Porter
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Jeremy Howe

II. RECOGNITION OF EMPLOYEES

III. PRESENTATION

Fox Chase Homeowner's Association

- IV. **PUBLIC COMMENTS** – This is an opportunity to address the mayor and council with any concerns, suggestions, or praise. No action can or will be taken at this meeting on comments made.
Please limit your comments to three minutes.

V. RESPONSE TO PUBLIC COMMENT

VI. CONSENT AGENDA

- A. Approval of August 19, 2025 Council Minutes

VII. DISCUSSION / ACTION ITEMS

- A.** Consideration of **Resolution 25-28** – Cancelling the 2025 South Ogden City Election
- B.** Consideration of **Resolution 25-29** – Approving a Cost to Cure Contract with Ogden Golf and Country Club

VIII. STAFF REPORTS

- A.** Planning Updates and Discussion – Aliko Murphy
- B.** Code Enforcement – Guillermo Garcia

IX. DISCUSSION ITEMS

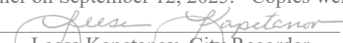
- A.** RAMP Grant Applications

X. REPORTS/DIRECTION TO CITY MANAGER

- A.** City Council Members
- B.** City Manager
- C.** Mayor

XI. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on September 12, 2025. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.



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

TUESDAY, AUGUST 19, 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, Jeanette Smyth, Doug Stephens, and Jeremy Howe

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Police Chief Darin Parke, Communications and Events Manager Danielle Bendinelli, 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/CC250819_1700.mp3

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

I. CALL TO ORDER

- At 5:02 pm, Mayor Porter called the meeting to order and called for a motion to begin
00:00:00

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

II. REVIEW OF AGENDA ITEMS

- Council Member Stephens asked several questions about the water rates
00:00:16

36
37 **III. DISCUSSION ITEM**

38 **A. FY2026 Budget**

- 39 • Finance Director Peter Anjewierden gave some information about past year budgets and
40 reviewed some specific items in the budget. Mr. Anjewierden used several diagrams during
41 this presentation/discussion. See Attachment A.

42 00:01:53

- 43 • The Finance Director pointed out an error in the budget that would need to be corrected in
44 the motion to adopt the budget 00:47:30

- 45 • Discussion on water fund 00:49:30
46
47
48

49 **IV. RECESS/ADJOURN**

- 50 • At 6:00 pm Mayor Porter called for a motion to adjourn the work session

51 00:58:22
52

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

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

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

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Kathy Palmer, Steve Palmer, Bruce and Joyce Hartman, John Bradley, Pat Bradley

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

https://www.southogdencity.gov/document_center/Sound%20Files/2025/CC250819_1803.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 6:04 pm. He then entertained a motion to begin the meeting. 00:00:00

Council Member Smyth so moved. The motion was seconded by Council Member Stewart. In a voice vote Council Members Stewart, Howard, Smyth, 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 Stephens led everyone in the Pledge of Allegiance

II. RECOGNITION OF EMPLOYEES

Introduction of New Firefighters Julie Williamson and Sephrane Keovilay

- Chief West and Deputy Chief Storey introduced Julie and Sephrane. They then took picture with the mayor and all fire personnel in attendance.

00:01:10

III. PRESENTATION

Acknowledgement of Service for Planning Commissioners Nic Mills and John Bradley

- Mayor Porter announced that Mr. Mills was unable to be in attendance. He then invited Mr. Bradley to come forward and presented him with a plaque for his 10 years of service.

00:03:27

IV. PUBLIC COMMENTS

- Kathy Palmer
Ms. Palmer commented on problems at the intersection of 5800 S 1400 E. She then suggested a flagpole be installed at intersection of Hwy. 89 and Harrison Blvd.

00:04:51

V. RESPONSE TO PUBLIC COMMENT

- The mayor told Ms. Palmer the City would look into both items

00:06:39

VI. CONSENT AGENDA

A. Approval of July 15 and August 5, 2025 Council Minutes

- Mayor Porter asked if there were any questions or corrections for the minutes. City Recorder Kapetanov informed the mayor of some corrections that needed to be made.

00:06:48

- The mayor called for a motion to approve the consent agenda

00:07:18

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

VII. DISCUSSION / ACTION ITEMS

A. Consideration of **Resolution 25-25** – Adopting the FY2025-2026 Budget Including a Proposed Increase in South Ogden's Portion of Property Taxes

- Finance Director Peter Anjewierden gave an overview of the budget, noting an error that would need to be corrected as part of the motion to adopt it

00:07:29

- The Council had no more discussion concerning the budget

- Mayor Porter called for a motion to approve Resolution 25-25, changing item 51-30-875 from \$10,000 to \$8,500 00:10:21

Council Member Howe so moved, followed by a second from Council Member Smyth.

Mayor Porter asked if they needed to include the certified tax rate in the motion and then said he would include it to be safe.

The mayor amended the motion to approve Resolution 25-25, changing item 51-30-875 from \$10,000 to \$8,500 and also establishing the certified tax rate at .002578%.

Council Member Howe so moved, followed by a second from Council Member Smyth.

Mayor Porter asked if there was further discussion. City Manager Dixon said that for full transparency he wanted to state that the City had three donations in this budget: \$3,600 to Bonneville Communities That Care, \$1,000 to Bonneville High School for graduation activities, and \$9,858 to the YCC as a one-time donation. **The mayor asked if there was any more discussion, and seeing none, he made a roll call vote:**

Council Member Stewart -	Yes
Council Member Howard -	Yes
Council Member Smyth -	Yes
Council Member Stephens -	Yes
Council Member Howe -	Yes

The FY2026 Budget was approved with the correction.

B. Consideration of Resolution 25-26 – Adopting the Weber County, Utah Pre-Disaster Mitigation Plan 2024

- Fire Chief Cameron West explained the need for the Pre-Disaster Mitigation Plan and how it would be used 00:12:29
- There was no discussion on this item
- Mayor Porter called for a motion to approve Resolution 25-26

00:13:52

Council Member Howe so moved. Council Member Stephens seconded the motion. After determining there was no further discussion, the mayor made a roll call vote:

Council Member Howe -	Yes
Council Member Stephens -	Yes
Council Member Smyth -	Yes
Council Member Howard -	Yes
Council Member Stewart -	Yes

Resolution 25-26 was adopted.

C. Consideration of **Resolution 25-27** - Approving an Agreement with Stryker for Preventative Service on Fire Department Medical Equipment

- Deputy Fire Chief Storey explained what the Stryker agreement included

00:14:10

- Council questions/discussion 00:15:41

- Mayor Porter called for a motion to approve Resolution 25-27

00:17:19

Council Member Stephens so moved, followed by a second from Council Member Smyth. There was no further discussion, so the mayor called the vote:

Council Member Stephens - Yes

Council Member Smyth - Yes

Council Member Stewart - Yes

Council Member Howard - Yes

Council Member Howe - Yes

The agreement with Stryker was approved.

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

Council Member Howe - 00:17:42

Council Member Howard - 00:18:39

Council Member Stewart - 00:22:34

Council Member Smyth - 00:24:09

Council Member Stephens - 00:24:57

B. City Manager 00:30:26

C. Mayor 00:34:44

IX. ADJOURN

- At 6:40 pm, Mayor Porter called for a motion to adjourn the meeting

00:36:11

Council Member Stephens so moved. Council Member Howe seconded the motion. 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, August 19, 2025.


Leesa Kapetanov, City Recorder

Date Approved by the City Council

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ATTACHMENT A

Finance Director Anjewierden's Visuals

Budget Historical Data and updates to questions

Year End Entries Reduction of Benefit Liability

				Year End pre-post Audit		
51-40-130	Salary	Benefits	% of Salary	Entries	Comments	Employees
2021	\$ 260,165	\$ 18,590	7%	\$ (92,000)	Retirement decreased net pension liability (anomalously low)	3.25-4.25
2022	\$ 243,316	\$ 70,398	29%	\$ (74,000)		4.25
2023	\$ 261,236	\$ 117,912	45%	\$ (24,000)		4.25
2024	\$ 254,758	\$ 95,406	37%	\$ (41,500)		4.25
2025	\$ 278,024	\$ 143,319	36%	\$ (43,500)	Anticipated total after audit Amount \$99,800	4.25

Council Budget

- 10-41-130 Benefits include only FICA, Social Security, and Cell Phone stipend
10-41-210 Subscription / Memberships budget is actually high as we already paid the League for next year so we will move the expense
10-41-230 Adjusted Travel Training for the Council to \$10,000

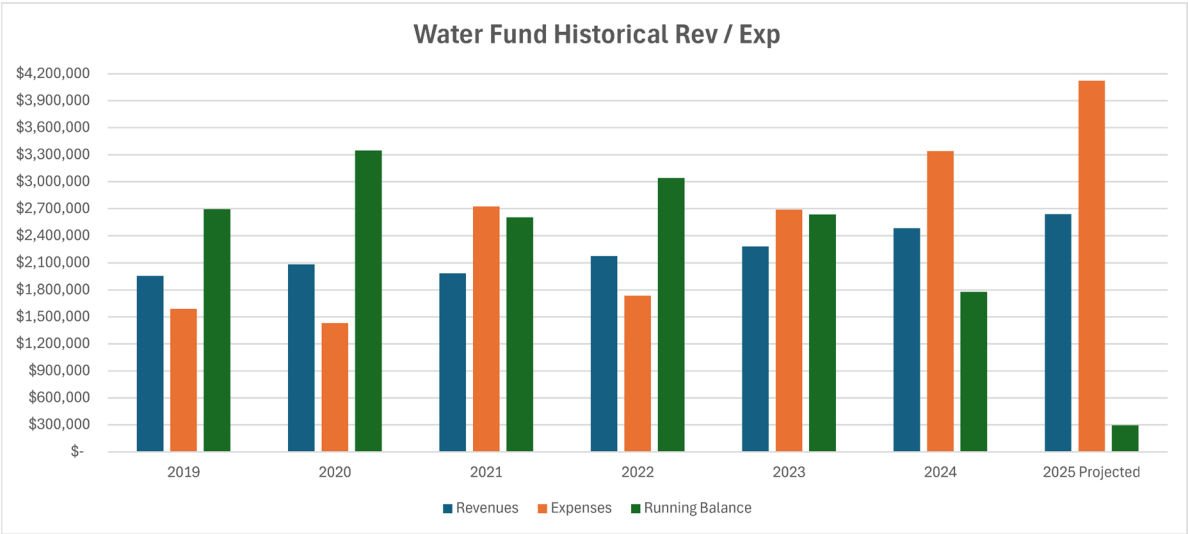
Non-Department Retirement (page 5)

10-49-130	Retirement benefits Prior Years			
	2022	2023	2024	
Audit			6980	
Dental	871.95	1329.84	1692.56	
Payroll	28620.24	28393.21	32144.76	
PEHP	19204.52	32468.76	46925.92	
Grand Total	48696.71	62191.81	87743.24	2025 and 2026
Lump Sum Payments	3	3	4	4
Insurance recipients	3	3	4	5-6

10-49-515 Donations

Still includes funding for YCC \$9,858

	2019	2020	2021	2022	2023	2024	2025 Projected
Revenues	\$ 1,953,515	\$ 2,082,650	\$ 1,982,475	\$ 2,171,625	\$ 2,280,477	\$ 2,482,219	\$ 2,639,848
Expenses	\$ 1,587,319	\$ 1,430,214	\$ 2,725,208	\$ 1,734,277	\$ 2,688,326	\$ 3,339,171	\$ 4,123,171
Running Balance	\$ 2,694,331	\$ 3,346,767	\$ 2,604,034	\$ 3,041,382	\$ 2,633,533	\$ 1,776,581	\$ 293,258



STAFF REPORT



SUBJECT: Resolution 25-28 - Cancelling the 2025 South Ogden City Election

AUTHOR: Leesa Kapetanov

DEPARTMENT: Administration

DATE: September 16, 2025

RECOMMENDATION

Staff recommends approval of Resolution 25-28

BACKGROUND

Elections are "like a box of chocolates. You never know what your gonna get." Some years you have an over-abundance of election candidates. Some years, like this one, you have just a few people file for candidacy. Mayor Porter was the only candidate for the office of mayor who filed. And although originally three people filed for the two open city council seats, one withdrew soon afterward, leaving two candidates for two seats. Still, the City had to wait until after August 29, 2025 to cancel the election. August 29 was the deadline by which any write-in candidates had to have filed for candidacy. No one filed.

ANALYSIS

UCA 20A-1-206(2) states:

"A municipal legislative body may cancel a local election if:

- (a) the ballot for the local election will not include any contested races or ballot propositions; and
- (b) the municipal legislative body passes, no later than 20 calendar days before the day of the scheduled election, a resolution that cancels the election and certifies that:
 - (i) the ballot for the election would not include any contested races or ballot propositions; and
 - (ii) the candidates who qualified for the ballot are considered elected."

Since we meet all of the qualifications of the statute, it would behoov the City to cancel the election.

SIGNIFICANT IMPACTS

The City saved approximately \$38,550 by not having to hold either a primary or general election.

ATTACHMENTS

None.

Resolution No. 25-28

**RESOLUTION OF SOUTH OGDEN CITY CANCELLING THE
2025 MUNICIPAL ELECTION**

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") § 10-3-717 the governing body of the city may exercise all administrative powers by resolution; and,

WHEREAS, the City Council finds that all deadlines to file for candidacy for the South Ogden City 2025 Election have passed, including that for write-in candidates; and,

WHEREAS, the City Council finds that after said deadlines there remains only one candidate per open seat, specifically one candidate for mayor, and two candidates for the two open City Council seats; and,

WHEREAS, the City Council finds that UC 20A-1-206 states that a municipal legislative body may cancel a local election if the ballot for the local election will not include any contested races or ballot propositions; and,

WHEREAS, the City Council now wishes to cancel the 2025 South Ogden City Municipal Election by and through this resolution;

THEREFORE, BE IT RESOLVED by the City of South Ogden, that:

SECTION 2 – ELECTION CANCELLED

The 2025 South Ogden Municipal Election is hereby cancelled, and the following candidates are declared elected:

Russell L. Porter-	Mayor
Mike T. Howard-	City Council
Clayton Peterson-	City Council

The foregoing recitals are incorporated herein.

SECTION 3 - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not

otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 4 - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective on the 16th day of September, 2025, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 16th day of September, 2025.

SOUTH OGDEN CITY

Russell L. Porter, Mayor

ATTEST:

Leesa Kapetanov, MMC
City Recorder

Resolution No. 25-29

RESOLUTION OF SOUTH OGDEN CITY APPROVING A RIGHT OF WAY COST TO CURE CONTRACT WITH OGDEN GOLF AND COUNTRY CLUB FOR THE ADAMS AVENUE SIDEWALK PROJECT

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC")§ 10-3-717 the governing body of the city may exercise all administrative powers by resolution including, but not limited to, regulating the use and operation of municipal property and programs; and,

WHEREAS, the City Council finds that a portion of the sidewalk is missing on Adams Avenue between 40th and 42nd Streets; and,

WHEREAS, the City Council finds that the missing sidewalk is a public safety hazard and does not promote the City's desire to have walkable neighborhoods; and,

WHEREAS, the City has applied for and received a Federal Grant to install a sidewalk on Adams Avenue between 40th and 42nd Streets which project will begin in Summer of 2026; and,

WHEREAS, the Ogden Golf and Country Club, which has property adjacent to where the sidewalk will be installed, desires to complete some of the work sooner than Summer of 2026 so as not to affect their business; and,

WHEREAS, the City Council desires to assist the Ogden Golf and Country Club in this endeavor by providing funds now so the specified work in the contract can be completed before Summer of 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH OGDEN UTAH THAT:

The City Council of South Ogden City, State Of Utah, Authorizes and Approves the "Right of Way Cost to Cure Contract", Attached Hereto as Attachment "A" And by This Reference Fully Incorporated Herein; And Authorizes the City Manager to Sign, and The City Recorder to Attest, All Documents Necessary to Complete the Transaction.

SECTION 2 - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION 3 - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION 4- SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall render no other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION 5 - DATE OF EFFECT

This Resolution shall be effective on the 16th day of September, 2025, and after publication or posting as required by law.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY,
STATE OF UTAH, on this 16th day of September, 2025.**

SOUTH OGDEN CITY

Russell L. Porter,
Mayor

ATTEST:

Leesa Kapetanov, MMC
City Recorder

ATTACHMENT "A"

Resolution No. 25-29

Resolution Of South Ogden City Approving a Right of Way Cost to Cure
Contract with Ogden Golf and Country Club for The Adams Avenue Sidewalk
Project

16 Sep 25



SOUTH OGDEN CITY

Right of Way Cost To Cure Contract

Project No: F-3346(1)1 Parcel No.(s): 101

Pin No: 21229 Job/Proj No: Project Location: Adams Avenue Sidewalk; 40th Street to 42nd Street
County of Property: WEBER Tax ID / Sidwell No: 06-019-0001
Property Address: 4305 S Adams Ave, SOUTH OGDEN, UT 84403
Owner's Address: 4197 WASHINGTON BLVD, OGDEN, UT 84403
Owner's Home Phone: Owner's Work Phone:
Owner / Grantor (s): The Ogden Golf and Country Club, a corporation, organized and existing under and by virtue of the laws of the State of Utah
Grantee: SOUTH OGDEN CITY/The Department

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:

The Grantor hereby agrees to the stipulations in this contract. This contract is to be returned to: , Right of Way Agent c/o SOUTH OGDEN CITY, 3950 S Adams Ave, South Ogden, UT 84403.

The property owner releases all additional claims against SOUTH OGDEN CITY for these cost to cure items upon receipt of payment.

The specific cost to cure items are listed below:

Additional Terms:

Owner acknowledges that the following cost-to-cure items are the responsibility of Owner to address and are being paid for as part of a final resolution of all outstanding claims for compensation in connection with South Ogden Cities project:

Install the new fencing within 12" of the right-of-way line in the proposed location, as surveyed and marked by the city, relocate irrigation lines and sprinkler heads, and remove trees that are obstructing the new fence installation and other considerations as outlined in the attached EXHIBIT A, in the amount of \$128,780.00.

The owner acknowledges receiving an Administrative Settlement in the amount of \$128,700.00 which represents a final global settlement for the cost-to-cure identified and all outstanding just compensation issues. Grantor has no further claims for compensation, this payment representing a full settlement of any and all claims, known or unknown, that could be asserted.

Total Selling Price \$128,780.00



SOUTH OGDEN CITY

Right of Way Cost To Cure Contract

Project No: F-3346(1)1 Parcel No.(s): 101

Pin No: 21229 Job/Proj No: Project Location: Adams Avenue Sidewalk; 40th Street to 42nd Street

County of Property: WEBER Tax ID / Sidwell No: 06-019-0001

Property Address: 4305 S Adams Ave, SOUTH OGDEN, UT 84403

Owner's Address: 4197 WASHINGTON BLVD, OGDEN, UT 84403

Owner's Home Phone: Owner's Work Phone:

Owner / Grantor (s): The Ogden Golf and Country Club, a corporation, organized and existing under and by virtue of the laws of the State of Utah

Grantee: SOUTH OGDEN CITY/The Department

Grantor's Initials

Grantor understands this agreement is an option until approved by the Director of Right of Way.

Grantors acknowledge and accept the percent of ownership listed below and agree that the portion of the total selling price they each receive, will correspond with their respective percent of ownership.

This Contract may be signed in counterparts by use of counterpart signature pages, and each counterpart signature page shall constitute a part of this Contract as if all Grantors signed on the same page.

Percent

Date

100%

The Ogden Golf and Country Club

Right of Way Agents

/ Acquisition Agent

/ Team Leader

Approved by Director of Right of Way



Memorandum

To: Jolene Ottley, SR/WA / UDOT ROW Lead & Local Government ROW Manager
Utah Department of Transportation

From: Jory Wahlen, PE
Wasatch Civil Consulting Engineering

Date: 10/24/2024

Subject: Summary of Mediation Meeting Regarding Adams Avenue Fence Shift and Compensation to Ogden Golf and Country Club (OGCC)

Background

South Ogden City has secured federal funding through Wasatch Front Regional Council to widen the road and construct a sidewalk along Adams Avenue, extending from 40th Street to 42nd Street. The City engaged Wasatch Civil to assist with the project's conceptual design and environmental study. During the conceptual phase, it was confirmed that South Ogden City's right-of-way extends beyond the fence separating Adams Avenue from the Ogden Golf and Country Club (OGCC). Based on this finding, the proposed road widening and sidewalk improvements would be constructed within the right-of-way but beyond the existing fence.

On March 19, 2024, representatives from South Ogden City and the OGCC met to discuss the proposed shift of the fence along Adams Avenue. Jordan Cullimore, Director of the Office of Property Rights Ombudsman, facilitated the discussion, focusing on potential solutions to compensate OGCC for improvements they have constructed within the Adams Avenue right-of-way owned by South Ogden City. Existing improvements on the City right-of-way include landscaping and fencing. The following agreements were reached during the mediation meeting:

Payment to OGCC:

South Ogden City agrees to pay OGCC \$128,780 to cover compensation for the landscaping, irrigation system, and fencing improvements.

City's Responsibilities:

- Install a 16-foot access road, ADA-compliant ramp, approach, and concrete up to 12 inches from the OGCC gate at the north end of the project area.
- Remove the existing fence and any remaining trees, which were not already removed during previous installation efforts.

OGCC's Responsibilities:

- Install the new fencing within 12 inches of the right-of-way line in the proposed location, as surveyed and marked by the City.
- Relocate irrigation lines and sprinkler heads.
- Remove trees that are obstructing the new fence installation.

Additional Considerations:

In addition to the responsibilities outlined in the mediation meeting, several other factors were considered in reaching the agreed compensation amount of \$128,780. These considerations included:

- **Irrigation System Mapping:** OGCC currently uses a GIS system to map all irrigation system features. Any modifications to the irrigation system will require additional survey and mapping.
- **Tree Removal:** Several trees are located within the existing right-of-way. The City plans to remove these trees as part of the sidewalk project. Although the presence of these trees was factored into the compensation, they were not assigned a specific dollar value, as most were near or at the end of their expected lifespan.
- **Fence Upgrade:** OGCC has expressed interest in upgrading the current fence to an 8-foot-high privacy fence. While the City can compensate OGCC for the existing fence, it cannot cover the cost of an upgrade. However, a cost-to-cure compensation allows OGCC to explore additional fencing options.
- **Temporary Construction Easements:** Using a cost-to-cure compensation method eliminates the need for the City to purchase temporary construction easements. The new fence will be placed along the property line. If the City had to relocate the fence to the existing property line, it would require a temporary construction easement in addition to the costs of purchasing and installing the fence.

Summary of Quotes:

South Ogden City obtained quotes from multiple contractors for landscaping and fencing to support the agreement reached during mediation. Below is a summary of these quotes, which validate the reimbursement for the impacted improvements:

Landscaping and Irrigation Quotes:

Wasatch Civil obtained two quotes for repairing and restoring the current irrigation system once the fencing is relocated. Services include demolishing the existing system, installing new commercial-grade valves, pipes, and sprinkler heads, and testing to ensure functionality. The two quotes are shown below:

Mountainside Landscapes

Total Cost: \$54,380.00

Wagner Golf Works

Total Cost: \$70,030.00

Fencing Quotes:

Wasatch Civil obtained two fencing quotes, including the installation of 1,270 feet of a 6-foot-high chain-link fence. The two quotes are shown below:

Pro-Link Fence Company

Total Cost: \$39,060.84

Roylance Fence Co.

Total Cost: \$57,150.00

Conclusion:

The quotes obtained provide adequate support for the agreement reached in mediation, particularly the payment of \$128,780 to OGCC, which covers the expected costs of landscaping, irrigation repairs, fence installation, and other considerations. Wasatch Civil recommends South Ogden City proceed with the agreed compensation to OGCC.

Based on the agreed-upon compensation and outlined responsibilities, we request approval from the Utah Department of Transportation to proceed with the payment of \$128,780 as a cost-to-cure measure to be reimbursed from project funds in alignment with the terms of the mediation agreement.

South Ogden City is committed to completing the project promptly and professionally, ensuring that all aspects of the agreement are met.

Should you have any further questions or require clarification, please do not hesitate to reach out.

Attachments:

- Mountainside Landscaping Quote
- Wagner Golf Landscaping Quote
- Prolink Fencing Quote
- Roylance Fencing Quote

ESTIMATE

Mountainside Landscapes
295 S 200 W
Willard, UT 84340

mountainsidelandscapes@yahoo.co
m
(801)645-1431



Bill to
Ogden Golf & Country Club
4197 S. Washington Blvd
Ogden, Utah 84403

Ship to
Ogden Golf & Country Club

Estimate details
Estimate no.: 1243
Estimate date: 07/29/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Service	Replace/ Repair/ and Restore current irrigation system after fencing is relocated - Includes: - Demo existing system - Excavate and Install new Commercial grade valves and boxes - Excavate and Install new 1.5"-2" SCH 40 PVC laterals - Install new comparable gear drive sprinkler heads - Splice any damaged wire and install new wire along stretch of new irrigation system - Backfill, Test, and Adjust to make sure everything is working properly	1	\$54,380.00	\$54,380.00
Total						\$54,380.00



WAGNER GOLF WORKS LLC

March 18, 2024

Ogden Golf and Country Club
Mr. Greg Gilmore
GCSAA Director of Grounds
4197 Washington Blvd.
Ogden, UT 84403

Mr. Gilmore:

Thank you for the opportunity to provide this proposal for sprinkler head removal and replacement along Adams Ave at Ogden Golf and Country Club. The following items are included in this proposal.

Description	Qty.	Unit	Unit Price	Total
1. Mobilization	2	EA	\$1,350.00	\$2,700.00
2. Demo: cut and cap irrigation laterals, remove existing pipe, wire, and golf sprinklers	22	EA	\$850.00	\$18,700.00
3. Demo: cut and cap 1.5" EV and boxes	9	EA	\$825.00	\$7,425.00
4. Demo: remove 28 Hunter I-20's	1	LS	\$980.00	\$980.00
5. Replace: irrigation lateral, pipe, wire (splice) and new Toro sprinkler.	22	EA	\$1,200.00	\$26,400.00
6. Replace: 1.5" EV and boxes	9	EA	\$1,175.00	\$10,575.00
7. Replace: 28 Hunter I-20's	1	LS	\$3,250.00	\$3,250.00
			PROJECT TOTAL:	\$70,030.00

Notes/ Exclusions

1. All excavated materials to be disposed on site. No hauling off site included.
2. Import material / topsoil / bedding material excluded from this proposal.
3. Seed bed prep and sod or seed installation is excluded from this proposal.
4. Proposal based on count provided by GPS Golf email 3-12-24 and "OCC H14 sidewalk with irr JR-22 prints at 50 scale" – attached.

Matt Wagner

Wagner Golf Works, LLC

3-18-24

(No subject)

Jim Ruelle <as-built@msn.com>

Tue 3/12/2024 5:38 PM

To: Greg Gillmore <ggillmore811@comcast.net>; matt wagner <matt@wagnergolfworks.com>

 1 attachments (5 MB)

OCC H14 Sidewalk with Irr JR-22 by 34 Prints at 50 Scale.pdf;

Remove and replace new, 22 golf heads

Remove and possible replace 9-1.5" EV and Boxes

Remove and possible replace 28 Hunter I-20's

would have to remove and cap and return at a later time.

For conversation on Wed.

Jim

PRO-LINK FENCE COMPANY
P.O. BOX 310
ROY, UT 84067
(801) 985-7000 (801) 985-6240 -FAX

July, 26 2024

To: Jake Rowlan

Pro-Link Fence Company is pleased to submit the following fencing bid for the Adams Ave fence replacement project.

<u>Description</u>	<u>Unit Price</u>	<u>Quantity</u>	<u>Total</u>
1,270' 6' complete fence w/slats installed			\$33,130.84
1,270' Remove fence and vines			\$5,930.00

1 7/8 SS 40 line posts, 1 5/8 16 ga top rail, 11ga wire.

Access must be from golf course side. Price does not include anything for blocking off adams ave.

Slats installed will be 75% privacy

Thank you for the opportunity to bid on this project. Please let me know if more information is needed or if you have any questions.

Sincerely,

Dan Lloyd
President
(801) 721-2650 Cell

ROYLANCE FENCE CO

PO Box 167
Roy, UT 84067 US
+9851550
Roylance4@msn.com

Estimate

ADDRESS
WASATCH CIVIL

ESTIMATE # 1787
DATE 07/18/2024

ACTIVITY	AMOUNT
REMOVE EXISTING FENCE REMOVE AND HAUL AWAY 1270LF OF 8' TALL CHAIN LINK FENCE. THIS IS FENCE ONLY NOT THE POSTS	8,890.00
REMOVE EXISTING FENCE REMOVE POSTS FOR 8' FENCE AND THE POST BASES, THIS WILL REQUIRE US TO RENT EQUIPMENT TO PULL THE POSTS BREAK THE CONCRETE BASES FROM THE POSTS AND HAUL THE POSTS AND THE CONCRETE AWAY SEPERATELY	15,240.00
New Fence INSTALL 1270' OF 6' TALL CHAIN LINK FENCE TYPE 2 WITHOUT BARBED WIRE ALL FRAMEWORK WILL BE SCH-40 AND THE FENCE WILL BE 9 GAUGE	33,020.00
Terry Roylance Estimator 801-603-6307	SUBTOTAL 57,150.00
Utah Contractors Lic.# 5774330-5501	TAX 0.00
Tax ID# 16-1678413	TOTAL \$57,150.00

Accepted By

Accepted Date