



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

TUESDAY, SEPTEMBER 16, 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, Police Chief Darin Parke, Communications and Events Manager Danielle Bendinelli, 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/CC250916_1701.mp3?t=202509181744250 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 Howe. Council Members Stewart, Howard, Smyth, Stephens, and Howe all voted aye.

II. REVIEW OF AGENDA ITEMS

- No one asked for review of agenda items

III. EMERGENCY MANAGEMENT TRAINING – Fire Chief Cameron West

- Chief West used visuals as part of his training. See Attachment A.

00:01:02

IV. RECESS/ADJOURN

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

00:58:22

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

Alex Miller, Bryan Benard, Jamie Cypers, Manny Cypers, Curtis & Paige VandenBosch, Bruce & Joyce Hartman

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

https://cms7.revize.com/revize/southogdennew/document_center/Sound%20Files/2025/CC250916_1758.mp3?t=202509181746450

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 6:00 pm. He then entertained a motion to begin.
00:00:00

Council Member Smyth so moved. The motion was seconded by Council Member Howard. 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 Howe led everyone in the Pledge of Allegiance
- Mayor Porter announced that he would like to make a change to the agenda. There would be no recognition of employees and public comments would be heard before the presentation. There was no objection from any members of the Council.

00:00:55

III. PUBLIC COMMENTS

- Alex Miller 00:01:22 Expressed concern about rental properties in his neighborhood

IV. RESPONSE TO PUBLIC COMMENT

- The mayor asked Mr. Miller to give staff the addresses of the properties and staff would look at them 00:04:55

II. PRESENTATION

Fox Chase Homeowner's Association

- Manny Cypers, representing the Fox Chase Homeowner's Association made a presentation on a sports court built on City property. Bryan Benard, a resident of the Fox Chase Subdivision, also made comments 00:06:13

V. CONSENT AGENDA

A. Approval of August 19, 2025 Council Minutes

- Mayor Porter asked if there were any questions or corrections for the minutes; seeing none, he called for a motion to approved the consent agenda

00:46:57

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

VI. DISCUSSION / ACTION ITEMS

A. Consideration of **Resolution 25-28** – Cancelling the 2025 South Ogden City Election

- City Recorder Leesa Kapetanov explained this item
- Mayor Porter called for a motion to approve Resolution 25-28

00:47:18

00:49:36

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

Council Member Stewart -	Yes
Council Member Howard -	Yes
Council Member Smyth -	Yes

Council Member Stephens - Yes
Council Member Howe - Yes

The 2025 Election was cancelled.

B. Consideration of Resolution 25-29 – Approving a Cost to Cure Contract with Ogden Golf and Country Club

- City Manager Dixon explained the contract and the reason for it
00:50:25
- Discussion by Council 00:52:58
- Mayor Porter called for a motion to approve Resolution 25-29
01:01:46

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

Council Member Howe - Yes
Council Member Howard - Yes
Council Member Stewart - No
Council Member Smyth - Yes
Council Member Stephens - No

The motion stood. Resolution 25-29 was adopted.

VII. STAFF REPORTS

A. Planning Updates and Discussion – Aliko Murphy

- Ms. Murphy used a visual presentation as part of her updates. See Attachment B.
01:03:11
- Discussion by Council 01:23:12

B. Code Enforcement – Guillermo Garcia

- Mr. Garcia also used a presentation. See Attachment C.
01:33:23

VIII. DISCUSSION ITEMS

A. RAMP Grant Applications

- Public Works Director Jon Andersen facilitated this discussion. He shared a handout with the council. See Attachment D.

01:52:27

- The Council directed staff to prepare a major grant application for Meadows Park and a minor application each for improvements at Nature Park and more bathrooms at the 40th Street Park.

IX. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

Council Member Howe - 02:08:50

Council Member Howard - 02:09:32

Council Member Stewart - 02:09:58

Council Member Smyth - 02:14:11

Council Member Stephens - 02:15:23

B. City Manager 02:16:58

C. Mayor 02:18:58

X. ADJOURN

- At 8:21 pm, Mayor Porter called for a motion to adjourn the meeting

02:21:19

Council Member Smyth 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, September 16, 2025.


Leesa Kapetanov, City Recorder

October 7, 2025
Date Approved by the City Council

ATTACHMENT A

Emergency Management Training Visuals

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.



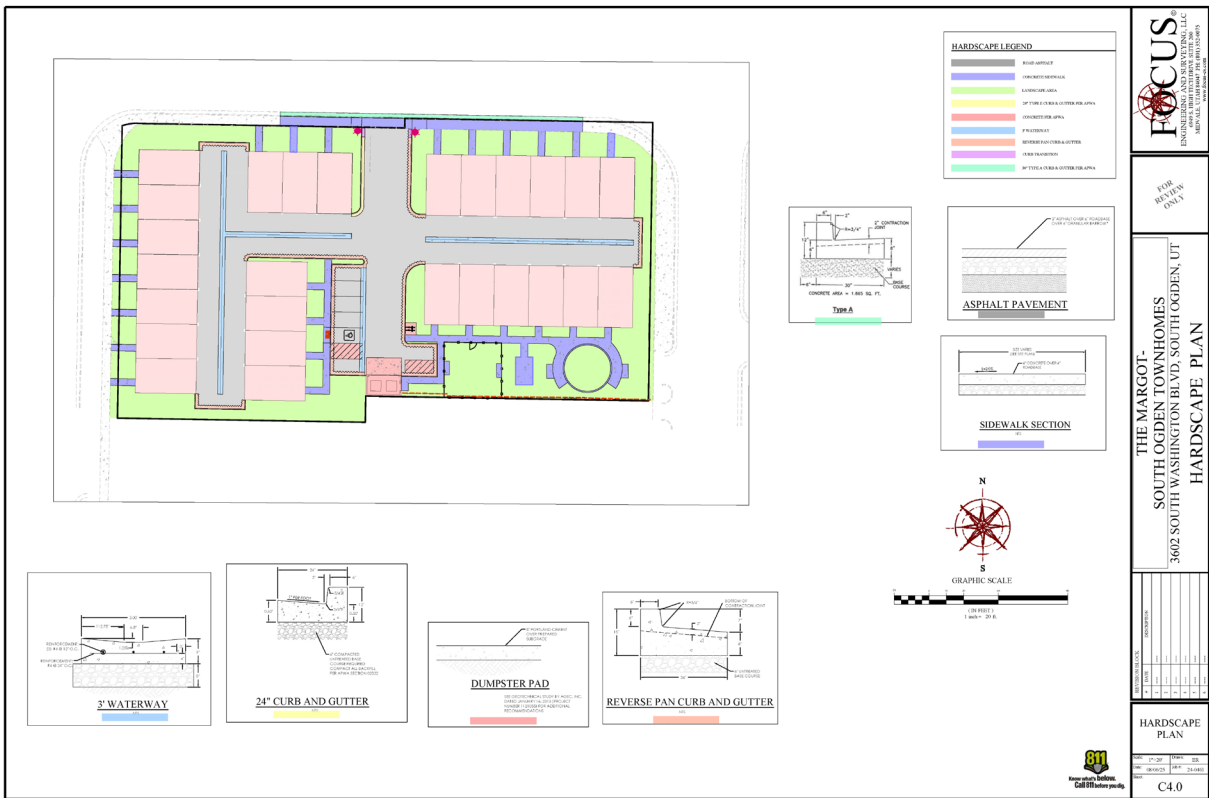
Resources: FEMA IS-100, 200, 700 + Local EOP.



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

ATTACHMENT B

Visuals for Planner Alikea Murphy Report



ATTACHMENT C

Presentation by Code Compliance Officer Guillermo Garcia

South Ogden City

Code Compliance

Complaints Received & Property Cases



APPROX. 135
COMPLAINTS RECEIVED
THROUGH PHONE CALLS



APPROX. 110
COMPLAINTS RECEIVED
THROUGH EMAILS



WORKED ON APPROX.
165 PROPERTIES



70% OF CASES ARE BACK
INTO COMPLIANCE

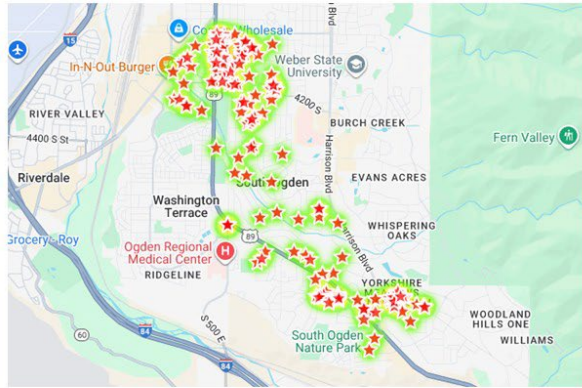


20% OF CASES HAVE A 2
WEEK WARNING PERIOD



10% OF CASES ARE
WORKING ON GETTING
PROPERTY BACK INTO
COMPLIANCE

Case History Heat Map



iWork Code Compliance Module

STEPS TO START NEW CASE



Address (property or parcel)



Activities (actions applied to case)



Active Code Violations



Notes



Add Letter to Property owner

For other case escalations we can add fines and different case status

Code Priorities



Fire Hazards



Line Of Sight



Blocked
Sidewalks/Public
Areas



Overgrown
Vegetation



Improper Storage



Trip/Fall Hazards



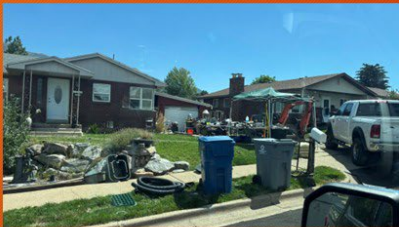
Unsafe Accessory
Buildings



Code Violation Case Process



BEFORE



AFTER



BEFORE



AFTER



Code Compliance Approach

**REACTIVE =
COMMUNITY DRIVEN
BUT INCONSISTENT**

**PROACTIVE =
STAFF-DRIVEN,
CONSISTENT, BUT
REQUIRES MORE
RESOURCES**

**HYBRID =
EFFICIENT, FAIR AND
BROADER CITY
COVERAGE**

Enhancing City Code

Property Parking
Regulations

Approved Parking
Surfaces

Open Storage
Regulations

Open Carport Storage
Regulations

Contacting Code Compliance

Email Complaints to CODE@SOUTHOGDENCITY.GOV



QUESTIONS & DISCUSSION

ATTACHMENT D

Handout from Public Works Director Jon Andersen

RAMP 2026

Current RAMP Projects

- Municipality - \$17,500 annually
 - Multi-use scoreboard at Club Heights ballfield
 - Currently getting costs - Install early spring 2026
- Fields at Burch Creek Park \$193,000.00 (Sod installed)
 - Doing a project walk through this week 9-15-25
 - Total project cost will be \$450,814.10
 - RAMP Funding \$193,000
 - AYSO Donation \$20,000
 - South Ogden responsible - \$237,814.10

Possible Minor RAMP Applications for 2026

- Nature Park Playground resurfacing - \$173,056.00 (\$125,000)
 - *Have a current estimate.*
- Nature Park Splash Pad upgrade - \$78,115.40 (\$50,000)
 - *Have a current estimate*
 - Needs a new controller
- Club Heights Playground \$185,000- \$200,000
 - Option 1-\$188,090.88
 - Option 2-197,448.00
 - Two current estimates
- Friendship Park Two Pickle Ball Courts \$175,000 - \$200,000
 - \$175,000 - \$200,000.00
 - Two courts connected to Westside of the existing tennis Courts
- Meadows Park Phase I (minor) \$585,098 - Total \$385,280-SOC \$199,818-RAMP
 - Reapply for the above application (2023)
- 40th St Restroom improvements - \$150,000- \$350,000
 - New addition to accommodate more users at the park
- 40th St Bowery's \$225,000 - \$450,000
 - Update/Remove big bowery and install 4-8 smaller bowery's to separate/accommodate the different type users at the park
- Club Heights Bowery \$125,000 - \$350,000
- Burch Creek Field Restrooms \$275,000-\$400,000

Major RAMP Grant Application 2026

- Meadows Park Phase I & Partial II \$462,698.75 RAMP application 2024
 - -Total estimated cost \$905,397.50 (-\$442,698.75)
 - Requested more funding and moved application to the Major Ramp Category 2024
- SOC ----- \$442,698.25
- RAMP Request ----- \$462.698.75
- Total Project----- \$905,397.50

Restroom Phase - +/- \$400K (included in 2024 RAMP Application)

- Restroom +/- \$300K
- Utilities +/- \$30K
- Walks +/- \$30K
- Misc. Landscape Etc. +/- \$40K

Court Phase +/- \$300K

- Basketball Court +/- \$80K
- Pickleball Courts +/- \$80K
- Lighting +/- \$ 30K
- Walks +/- \$30K
- Misc. Landscape Etc. +/- \$30K

Playground Phase I +/- \$350K

- Playground edge and surfacing +/- \$70K
- Playground 2-5 yr and Shade +/- \$250K
- Walks +/- \$15K
- Misc. Landscape Etc. +/- \$15K

Playground Phase II +/- 500K

- Playground 5-12 yr and shade +/- 475K
- Playground surfacing material +/- \$10K
- Misc. Landscape Etc. +/- \$15K

Shelter Phase +/- \$200K

- Pavilion +/- \$85K
- Picnic +/- 45K
- Utilities +/- \$10K
- Walks +/- \$30K
- Misc. Landscape Etc. +/- \$30K