



**NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL
WORK SESSION**

TUESDAY, NOVEMBER 18, 2025- 5PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled work session at 5 pm Tuesday, November 18, 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

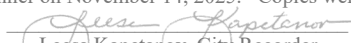
II. REVIEW OF COUNCIL MEETING AGENDA

III. DISCUSSION ITEMS

Water Fund

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 November 14, 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.

Water Fees

The water and sewer rates include a fixed base charge, plus an additional amount based on actual water usage. The base fee will be charged monthly regardless of whether any usage takes place.

Water/Sewer Rates*					
Last amended September 17, 2024 by Ordinance 24-11					
	WATER USAGE PRICE RATE PER LEVEL		SEWER USAGE PRICE RATE PER LEVEL	WATER BASE FEE	SEWER BASE FEE
WATER USAGE LEVELS	RATE PER 1,000 GALLONS	SEWER USAGE LEVELS	RATE PER 1,000 GALLONS	\$ 16.02	\$ 16.05
0- 3,999 Gals.	\$ 1.43	0- 3,999 Gals.	\$ 1.14		
4,000- 7,999 Gals.	\$ 3.92	4,000+ Gals.	\$ 4.77		
8,000-10,999 Gals.	\$ 4.64				
11,000- 15,999 Gals.	\$ 5.33				
16,000+ Gals.	\$ 5.70				

* Policy Adjustment: During the months of November through the following April, culinary water consumption will be metered, and a monthly average from that usage will be calculated and used to determine the customer's sewer fees for the months of **May** through **October**. The billing for actual consumption of culinary water, and the rates charged for that consumption, will not change.
(This policy adjustment adopted 04 October 11 and "June through October" Amended to "May through October" 07 Aug 12)

Water Shut-Off/Connection Fees	
Description	Fee
Water turn on and off fees during regular working hours – for non-payment*	\$30
Water turn on and off fees outside regular working hours – for non-payment*	\$55
For the second and third return service call within 30 days of initial call.	\$30
For each return service call after the third within 30 days of initial call.	\$55
Water Sampling Fee – Bacteria Testing – When Necessary*	\$30
Connection Fees	
5/8" x 3/4"	\$450
1"	\$562
2"	\$1,020
4"	\$3,200
6"	\$5,093
Disconnect Notice for Failure to Pay	\$25
Tapping Fees (fee was originally collected as part of the collection fees)	
3/4"	\$325
1"	\$325

August 2025 Utility Usage Demographics

<u>Usage Levels Per Tier</u>	<u>Total Metered Accounts</u>	<u>Percentage</u>
0-3,999 Gallons	2310	44%
4,000-7,999 Gallons	1859	36%
8,000-10,999 Gallons	467	9%
11,000-15,999 Gallons	274	5%
16,000 + Gallons	319	6%
	5229	100%

Base Fee increase 3% Scenario Each customer pays an additional .48

#1 Resident - current bill				
A. 1,500 gallons of water used:				
1	x	\$	1.43	<u>Current</u> \$1.43
			Base fee	<u>\$16.02</u>
			Total fee	<u>\$17.45</u>
B. 1,500 gallons of sewer used:				
			1 x \$1.14	\$1.14
			Base fee	<u>\$16.05</u>
				<u>\$17.19</u>
C. Storm drain fee:				
				\$11.93
D. Road Improvement Fee:				
				\$5.52
E. Garbage				
				\$11.56
Recycling				
				\$4.09
				\$67.74

New base fee w/usage				
Proposed				
\$	1.00	X	\$	1.43
			Base fee	<u>\$16.50</u>
				<u>\$17.93</u>
			1 x \$1.14	\$1.14
			Base fee	<u>\$16.05</u>
				<u>\$17.19</u>
C. Storm drain fee:				
				\$11.93
D. Road Improvement Fee:				
				\$5.52
E. Garbage				
				\$11.56
				\$0.48
Recycling				
				\$4.09
				\$68.22

0.71%

#2 Resident - current bill				
A. 5,000 gallons of water used:				
3	x	\$	1.43	<u>Current</u> \$4.29
1	x	\$	3.92	\$3.92
			Base fee	<u>\$16.02</u>
			Total fee	<u>\$24.23</u>
B. 16,500 gallons of sewer used:				
3	x	\$	1.14	\$3.42
1	x	\$	4.77	\$4.77
				\$0.00
			Base fee	<u>\$16.05</u>
				<u>\$24.24</u>
C. Storm drain fee:				
				\$11.93
D. Road Improvement Fee:				
				\$5.52
E. Garbage				
				\$11.56
Recycling				
				\$4.90
				\$82.38

New base fee w/usage				
Proposed				
3	x	\$	1.43	\$4.29
1	x	\$	3.92	\$3.92
			Base fee	<u>\$16.50</u>
				<u>\$24.71</u>
			3 x \$1.14	\$3.42
			1 x \$4.77	\$4.77
				\$0.00
			Base fee	<u>\$16.05</u>
				<u>\$24.24</u>
C. Storm drain fee:				
				\$11.93
D. Road Improvement Fee:				
				\$5.52
E. Garbage				
				\$11.56
				\$0.48
Recycling				
				\$4.90
				\$82.86

0.58%

#3 Commercial - current bill				
A. 146,000 gallons of water used:				
3	x	\$	1.43	<u>Current</u> \$4.29
4	x	\$	3.92	\$15.68
3	x	\$	4.64	\$13.92
5	x	\$	5.33	\$26.65
131	x	\$	5.70	\$746.70
			Base fee	<u>\$16.02</u>
			Total fee	<u>\$823.26</u>
B. 146,000 gallons of sewer used:				
			3 x \$1.14	\$3.42
			143 x \$4.77	\$682.11
				\$0.00
			Base fee	<u>\$16.05</u>
				<u>\$701.58</u>
C. Storm drain fee: 20.82 ERU				
				\$248.38
D. Road Improvement Fee:				
				\$30.48
E. Garbage				
				\$0.00
Recycling				
				\$0.00
				\$1,803.70

New base fee w/usage				
Proposed				
3	x	\$	1.43	\$4.29
4	x	\$	3.92	\$15.68
3	x	\$	4.64	\$13.92
5	x	\$	5.33	\$26.65
131	x	\$	5.70	\$746.70
			Base fee	<u>\$16.50</u>
				<u>\$823.74</u>
			3 x \$1.14	\$3.42
			143 x \$4.77	\$682.11
				\$0.00
			Base fee	<u>\$16.05</u>
				<u>\$701.58</u>
C. Storm drain fee:				
				\$248.38
D. Road Improvement Fee:				
				\$30.48
E. Garbage				
				\$0.00
				\$0.48
Recycling				
				\$0.00
				\$1,804.18

0.03%

Additional Revenue \$ 41,356.80

Base Fee increase 3% Scenario and increase each tier by 2%

#1 Resident - current bill				New base fee w/usage			
A. 1,500 gallons of water used:				Proposed			
1	x	\$	1.43	1	X	\$	1.46
			Base fee				Base fee
			<u>\$16.02</u>				<u>\$16.50</u>
			Total fee				<u>\$17.96</u>
B. 1,500 gallons of sewer used:							
			1 x \$1.14				1 x \$1.14
			Base fee				Base fee
			<u>\$16.05</u>				<u>\$16.05</u>
			<u>\$17.19</u>				<u>\$17.19</u>
C. Storm drain fee:							
			\$11.93				\$11.93
D. Road Improvement Fee:							
			\$5.52				\$5.52
E. Garbage							
			\$11.56				\$11.56
Recycling							
			\$4.09				\$4.09
			\$67.74				\$68.25
							increase 0.75%

#2 Resident - current bill				New base fee w/usage			
A. 5,000 gallons of water used:				Proposed			
3	x	\$	1.43	3	x	\$	1.46
1	x	\$	3.92	1	x	\$	4.00
			Base fee				Base fee
			<u>\$16.02</u>				<u>\$16.50</u>
			Total fee				<u>\$24.23</u>
B. 5,000 gallons of sewer used:							
3	x	\$	1.14	3	x		1.14
1	x	\$	4.77	1	x		4.77
			Base fee				Base fee
			<u>\$16.05</u>				<u>\$16.05</u>
			<u>\$24.24</u>				<u>\$24.24</u>
C. Storm drain fee:							
			\$11.93				\$11.93
D. Road Improvement Fee:							
			\$5.52				\$5.52
E. Garbage							
			\$11.56				\$11.56
Recycling							
			\$4.90				\$4.90
			\$82.38				\$83.02
							increase 0.78%

#3 Commercial - current bill				New base fee w/usage			
A. 146,000 gallons of water used:				Proposed			
3	x	\$	1.43	3	x	\$	1.46
4	x	\$	3.92	4	x	\$	4.00
3	x	\$	4.64	3	x	\$	4.73
5	x	\$	5.33	5	x	\$	5.44
131	x	\$	5.70	131	x	\$	5.81
			Base fee				Base fee
			<u>\$16.02</u>				<u>\$16.50</u>
			Total fee				<u>\$823.26</u>
B. 146,000 gallons of sewer used:							
			3 x \$1.14				3 x \$1.14
			143 x \$4.77				143 x \$4.77
			Base fee				Base fee
			<u>\$16.05</u>				<u>\$16.05</u>
			<u>\$701.58</u>				<u>\$701.58</u>
C. Storm drain fee: 20.82 ERU							
			\$248.38				\$248.38
D. Road Improvement Fee:							
			\$30.48				\$30.48
E. Garbage							
			\$0.00				\$0.00
Recycling							
			\$0.00				\$0.00
			\$1,803.70				\$1,820.33
							increase 0.92%

Additional Revenue \$ 81,822.00

Base Fee increase 3% Scenario and increase each tiers 2-5 by 5%

(Holds Tier 1 Harmless)

#1	Resident - current bill				New base fee w/usage					
A.	1,500 gallons of water used:			Current	Proposed					
1	x	\$	1.43	\$1.43	1	X	\$ 1.43	\$1.43		
			Base fee	\$16.02			Base fee	\$16.50		
			Total fee	\$17.45				\$17.93		
B.	1,500 gallons of sewer used:									
			1 x \$1.14	\$1.14			1 x \$1.14	\$1.14		
			Base fee	\$16.05			Base fee	\$16.05		
				\$17.19				\$17.19		
C.	Storm drain fee:			\$11.93				\$11.93		
D.	Road Improvement Fee:			\$5.52				\$5.52		
E.	Garbage			\$11.56				\$11.56	\$0.48	increase
	Recycling			\$4.09				\$4.09		
				\$67.74					\$68.22	0.71%

Scenario 2 Impact



		2025	2026	2027	2028	2029	2030
Beginning Cash.....		\$ 1,436,158	\$ 323,000	\$ 485,390	\$ 1,311,303	\$ 2,089,995	\$ 1,836,262
Residual Cash (Cash after Debt Service).....		1,156,071	1,290,390	1,325,914	1,278,692	1,246,266	1,324,941
Bond Proceeds.....			-				
Internal Transfer.....			900,000				
Total Cash.....		\$ 2,592,229	\$ 2,513,390	\$ 1,811,303	\$ 2,589,995	\$ 3,336,262	\$ 3,161,203
Capital Project Expenditures.....		2,269,229	2,028,000	500,000	500,000	1,500,000	1,500,000
Cash After Capital Expenditures.....		323,000	485,390	1,311,303	2,089,995	1,836,262	1,661,203
Operational Cash After Capital Expenditures.....		323,000	485,390	1,311,303	2,089,995	1,836,262	1,661,203
Days Cash on Hand.....		79	116	304	471	405	359
Additional Revenue Needed.....		408,688	\$ 268,249	\$ (535,056)	\$ (1,290,461)	\$ (1,020,736)	\$ (829,367)
Increase to Revenue Needed.....		15%	9%	-18%	-43%	-34%	-27%
Days Cash on Hand With Increase.....		180.0	180.0	180.0	180.0	180.0	180.0

ZIONS PUBLIC FINANCE

Water Fund Outlook (Scenario 3)



Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,636,230	\$ 2,636,230	\$ 2,636,230	\$ 60,000	\$ 60,000
Expense Totals	\$ 4,018,119	\$ 4,164,441	\$ 4,210,287	\$ 4,257,509	\$ 1,713,705	\$ 1,746,779
Year Over Year Changes						
Water Sales	13.46%	7.70%	0.00%	0.00%	0.00%	0.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	4.02%	0.00%	0.00%	-97.72%	0.00%

ZIONS PUBLIC FINANCE



NOTICE AND AGENDA SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, NOVEMBER 18, 2025- 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, November 18, 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.

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 Howard

II. RECOGNITION OF EMPLOYEES

Introduction of New Public Works Employee – Justin Jameson

- III. **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.

IV. RESPONSE TO PUBLIC COMMENT

V. CONSENT AGENDA

- A. Approval of October 7, 2025 and October 21, 2025 Council Minutes
- B. Advice and Consent of the Appointment of Adam Ritchie to the Planning Commission

VI. DISCUSSION / ACTION ITEMS

- A.** Consideration of **Resolution 25-33** – Supporting America250 Utah and Approving a Utah250 Community Committee
- B.** Consideration of **Resolution 25-34** – Approving an Amendment to the June 3, 2025 Agreement with Washington Terrace City for the Provision of Senior Center Services

VII. DISCUSSION ITEMS

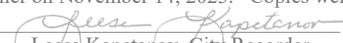
Strategic Plan Review/Update

VIII. REPORTS/DIRECTION TO CITY MANAGER

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

IX. 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 November 14, 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, OCTOBER 7, 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, 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, and Communications and Events Manager Danielle Bendinelli

OTHERS PRESENT

Steve Hiatt, Comcast representative, and Johnathan Ward from Zion's Bank

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/CC251007_1700.mp3?t=202510291608140 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

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

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

- The mayor excused Council Member Howard who was attending to a family matter

36

37 **II. REVIEW OF AGENDA ITEMS**

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- City Manager Dixon reviewed the franchise agreement with Comcast

39

00:00:35

40

- Council Member Stephens suggested several items to discuss at future work sessions

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00:02:25

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44 **III. DISCUSSION ITEMS**

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Water Fund

00:05:28

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- Johnathan Ward from Zion's Bank facilitated this discussion. He used a visual presentation as part of the discussion. See Attachment A.

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50 **IV. RECESS/ADJOURN**

51

- At 5:54 pm Mayor Porter called for a motion to adjourn the work session

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00:58:22

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54

Council Member Howe so moved, followed by a second from Council Member Smyth. All present voted aye.

55

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Susan Stewart, 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

Manny Cypers, Jamie Cypers, John Stein, Joey Stein, Bruce & Joyce Hartman, Monique Benard, Bryan Benard, Adam Bachman, Jodi Bachman, Kristn Hall, Blake Hall, Tim Drake

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/CC251007_1801.mp3?t=202510291703250

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 excused Council Member Howard who was taking care of a family matter, then entertained a motion to begin.

00:00:00

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

98 **III. RECOGNITION OF EMPLOYEES**

99 Promotion of Randy Thomason to Lieutenant

- 100 • Police Chief Darin Parke introduced Lieutenant Thomason and Sargent Robert Guillen who
- 101 had both been promoted to their respective ranks

102 00:01:12

103

104

105 **IV. PUBLIC COMMENT**

106 Bryan Benard 00:03:24 Spoke concerning land in the

107 Fox Chase Subdivision

108 Manny Cypers 00:06:37 “

109 Monique Benard 00:09:08 “

110 Tim Drake 00:11:38 “

111 Kristn Hall 00:12:56 “

112

113

114

115 **V. RESPONSE TO PUBLIC COMMENT**

- 116 • The mayor thanked those who had commented for their input and addressed several of the
- 117 concerns 00:15:30
- 118
- 119
- 120

121 **VI. CONSENT AGENDA**

122 A. Approval of September 16, 2025 Council Minutes

123 B. Proclamation Declaring October 3-11, 2025 as Weber State Homecoming Week in South

124 Ogden City

125 C. Approval of Class C Beer License for Steiny’s Family Sports Grill Located at 3809 Riverdale

126 Road

- 127 • Mayor Porter reviewed the items on the consent agenda

128 00:17:53

- 129 • The mayor called for a motion to approve the consent agenda with the correction to the
- 130 minutes on line #204 00:20:18
- 131

132 **Council Member Smyth so moved. The motion was seconded by Council Member**

133 **Stephens. All present voted aye.**

134

135

136

137 **VII. DISCUSSION / ACTION ITEMS**

138 A. Consideration of Resolution 25-30 – Approving a Franchise Agreement With Comcast

- 139 • City Manager Dixon gave an overview of this item

140 00:20:33

- 141 • There was no discussion by the Council

- Mayor Porter called for a motion to approve Resolution 25-30
00:22:13

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

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

The Comcast franchise agreement was approved.

B. Consideration of Resolution 25-31 – Approving an Agreement with Wasatch Constables for Justice Court Bailiff and Constable Services

- Police Chief Darin Parke addressed this item
00:22:28
- Discussion by Council
00:23:14
- Mayor Porter called for a motion to approve Resolution 25-31
00:24:05

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 Stewart -	Yes

The motion stood. Resolution 25-31 was adopted.

C. Consideration of Resolution 25-32 – Appointing Matt Jennings as the South Ogden City Constable

- Police Chief Darin Parke also spoke to this agenda item
00:24:24
- Discussion by Council
00:25:08
- Mayor Porter entertained a motion to approve Resolution 25-32
00:25:38

Council Member Smyth so moved. Council Member Howe seconded the motion. There was no further discussion. Mayor Porter called the vote:

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

Resolution 25-32 was approved.

VIII. DISCUSSION ITEMS

Possible Development Moratorium in Small Area Plan Zones

- Planner Alika Murphy facilitated this discussion
00:25:57
- The Council directed staff to prepare a moratorium for the area covered by the small area plan

IX. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

Council Member Smyth - 00:45:37
Council Member Stephens - 00:45:59
Council Member Howe - 00:49:25
Council Member Stewart - 00:52:00

B. City Manager 00:54:53

C. Mayor 01:03:03

X. CLOSED EXECUTIVE SESSION

In Accordance With 52-4-205(1)(c), to Discuss Pending or Reasonably Imminent Litigation

Mayor Porter called for a motion to enter into a closed executive session in accordance with 52-4-205(1)(c), to discuss pending or reasonably imminent litigation

01:05:29

Council Member Howe so moved, followed by a second from Council Member Smyth. The voice vote to enter into a closed executive session was unanimous.

Note: The City Council and City Manager remained in the council room for the closed executive session while everyone else was asked to leave. The closed executive session began at 7:10 pm.

229 **XI. ADJOURN**

- 230 • At 7:48 pm, Mayor Porter called for a motion to adjourn the closed executive session, reconvene
231 the council meeting, and adjourn
232

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234

235 **Council Member Smyth so moved. Council Member Stewart seconded the motion. The voice vote**
236 **was unanimous in favor of the motion.**

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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, October 7, 2025.


Leesa Kapetanov, City Recorder

Date Approved by the City Council

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ATTACHMENT A

Visual Presentation by Mr. Ward






Funding Water Projects

Johnathan Ward

Senior Vice President | Zions Public Finance

Funding Options

Cash	Debt	Combination
		
Funding Mechanism: Utility Fees from Water or other Enterprise Funds	Funding Mechanism: Water Revenue Bonds or General Obligation Bonds	Funding Mechanism: Utility Fees Make Bond Payments
Challenges: <ul style="list-style-type: none">• Annual Budget Impact• Project Inflation• No "Rainy Day" Reserves	Challenges: <ul style="list-style-type: none">• Interest Expense	Challenges: <ul style="list-style-type: none">• Reduced Budget Impact• Minimized Project Inflation• Reduced Interest Expense• Reduced Reserves

ZIONS PUBLIC FINANCE

Key Ratios



Coverage: Measures how much net operating revenues exceed annual debt payments.



Days Cash On Hand: Measures how long operational cash reserves can cover system operating expenses

ZIONS PUBLIC FINANCE

Water Fund Outlook (Scenario 1)

Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,738,675
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,958,675
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,028,689	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Expense Totals	\$ 4,018,119	\$ 3,556,900	\$ 3,074,057	\$ 3,121,279	\$ 3,153,705	\$ 3,186,779
Year Over Year Changes						
Water Sales	13.46%	7.70%	0.00%	0.00%	0.00%	4.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	-19.95%	-26.06%	0.00%	0.00%	0.00%

ZIONS PUBLIC FINANCE

Scenario 1 Impact



	2025	2026	2027	2028	2029	2030
Beginning Cash.....	\$ 1,436,158	\$ 323,000	\$ (300,869)	\$ (361,215)	\$ (468,782)	\$ (608,774)
Residual Cash (Cash after Debt Service).....	1,156,071	1,404,131	1,439,655	1,392,433	1,360,007	1,438,682
Bond Proceeds.....						
Internal Transfer.....						
Total Cash.....	\$ 2,592,229	\$ 1,727,131	\$ 1,138,785	\$ 1,031,218	\$ 891,226	\$ 829,907
Capital Project Expenditures.....	2,269,229	2,028,000	1,500,000	1,500,000	1,500,000	1,500,000
Cash After Capital Expenditures.....	323,000	(300,869)	(361,215)	(468,782)	(608,774)	(670,093)
Operational Cash After Capital Expenditures.....	323,000	(300,869)	(361,215)	(468,782)	(608,774)	(670,093)
Days Cash on Hand.....	79	(72)	(84)	(106)	(134)	(145)
Additional Revenue Needed.....	408,688	1,054,508	1,137,462	1,268,317	1,424,300	1,501,929
Increase to Revenue Needed.....	15%	36%	38%	42%	47%	48%
Days Cash on Hand With Increase.....	180.0	180.0	180.0	180.0	180.0	180.0

ZIONS PUBLIC FINANCE

Water Fund Outlook (Scenario 2)

Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,712,342	\$ 2,793,712	\$ 2,793,712	\$ 2,793,712	\$ 2,905,460
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,932,342	\$ 3,013,712	\$ 3,013,712	\$ 3,013,712	\$ 3,125,460
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,028,689	\$ 500,000	\$ 500,000	\$ 1,500,000	\$ 1,500,000
Expense Totals	\$ 4,018,119	\$ 3,556,900	\$ 2,074,057	\$ 2,121,279	\$ 3,153,705	\$ 3,186,779
Year Over Year Changes						
Water Sales	13.46%	10.93%	3.00%	0.00%	0.00%	4.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	-19.95%	-75.35%	0.00%	200.00%	0.00%

ZIONS PUBLIC FINANCE

Scenario 2 Impact



	2025	2026	2027	2028	2029	2030
Beginning Cash.....	\$ 1,436,158	\$ 323,000	\$ 485,390	\$ 1,311,303	\$ 2,089,995	\$ 1,836,262
Residual Cash (Cash after Debt Service).....	1,156,071	1,290,390	1,325,914	1,278,692	1,246,266	1,324,941
Bond Proceeds.....						
Internal Transfer.....		900,000				
Total Cash.....	\$ 2,592,229	\$ 2,513,390	\$ 1,811,303	\$ 2,589,995	\$ 3,336,262	\$ 3,161,203
Capital Project Expenditures.....	2,269,229	2,028,000	500,000	500,000	1,500,000	1,500,000
Cash After Capital Expenditures.....	323,000	485,390	1,311,303	2,089,995	1,836,262	1,661,203
Operational Cash After Capital Expenditures.....	323,000	485,390	1,311,303	2,089,995	1,836,262	1,661,203
Days Cash on Hand.....	79	116	304	471	405	359
Additional Revenue Needed.....	408,688	268,249	(535,056)	(1,290,461)	(1,020,736)	(829,367)
Increase to Revenue Needed.....	15%	9%	-18%	-43%	-34%	-27%
Days Cash on Hand With Increase.....	180.0	180.0	180.0	180.0	180.0	180.0

ZIONS PUBLIC FINANCE

Water Fund Outlook (Scenario 3)



Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,636,230	\$ 2,636,230	\$ 2,636,230	\$ 60,000	\$ 60,000
Expense Totals	\$ 4,018,119	\$ 4,164,441	\$ 4,210,287	\$ 4,257,509	\$ 1,713,705	\$ 1,746,779
Year Over Year Changes						
Water Sales	13.46%	7.70%	0.00%	0.00%	0.00%	0.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	4.02%	0.00%	0.00%	-97.72%	0.00%

ZIONS PUBLIC FINANCE

Scenario 3 Impact



	2025	2026	2027	2028	2029	2030
Beginning Cash.....	\$ 1,436,158	\$ 323,000	\$ 6,430,378	\$ 4,463,220	\$ 2,448,840	\$ 2,978,265
Residual Cash (Cash after Debt Service).....	1,156,071	714,918	669,072	621,850	589,425	661,684
Bond Proceeds.....		7,728,689				
Internal Transfer.....		300,000				
Total Cash.....	\$ 2,592,229	\$ 9,066,607	\$ 7,099,449	\$ 5,085,070	\$ 3,038,265	\$ 3,639,949
Capital Project Expenditures.....	2,269,229	2,636,230	2,636,230	2,636,230	60,000	60,000
Cash After Capital Expenditures.....	323,000	6,430,378	4,463,220	2,448,840	2,978,265	3,579,949
Operational Cash After Capital Expenditures.....	323,000	1,037,918	1,706,990	2,328,840	2,918,265	3,579,949
Days Cash on Hand.....	79	248	396	524	644	775
Additional Revenue Needed.....	408,688	(284,280)	(930,743)	(1,529,305)	(2,102,739)	(2,748,113)
Increase to Revenue Needed.....	15%	-10%	-33%	-54%	-74%	-93%
Days Cash on Hand With Increase.....	180.0	180.0	180.0	180.0	180.0	180.0

ZIONS PUBLIC FINANCE

Sewer and Storm Reserves

	Sewer	Storm
Operations 2024:	\$ 1,991,331	\$ 729,185
Reserves 2024:	\$ 2,327,398	\$ 2,444,400
DCOH	427	1,224
Operations 2025:	\$ 2,175,000	\$ 830,000
Reserves 2025:	\$ 2,435,100	\$ 3,026,400
DCOH	409	1,331
After Transfer/Loan:	\$ 1,500,000	
DCOH	157	671
After Transfer/Loan:	\$ 750,000	
DCOH	283	1,001

ZIONS PUBLIC FINANCE



Understanding Municipal Bonds

Financing Capital Projects With Bonds



Bonds – Long term “IOUs” that governments sell to borrow money for a capital project



Types – General obligation bonds, utility revenue bonds, special tax revenue bonds



ZIONS PUBLIC FINANCE

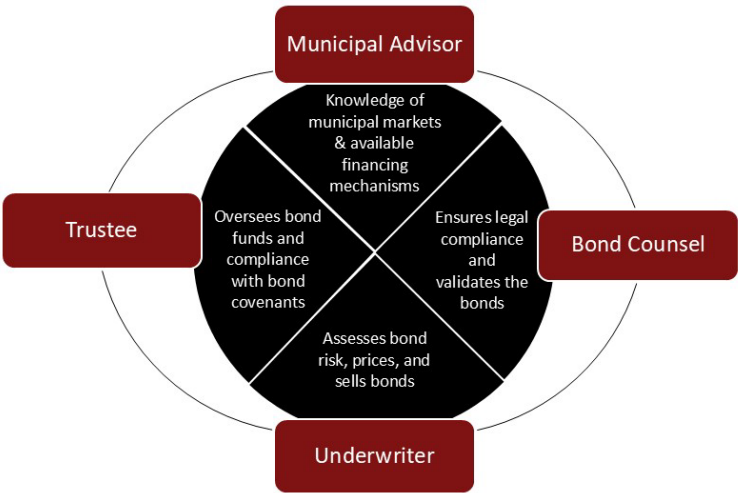
What Determines Bond Rates?



 Market Rates	Municipal Market Data yield curve
 Credit Quality	Credit rating, guaranties, moral obligation, insurance
 Security Type	General obligation, revenue, lease, tax increment
 Market Conditions	Investor demand, secondary trading, new issue volume, timing
 Tax Status	Taxable vs. tax-exempt
 Structure	Coupon (par/premium/discount), call features, block size

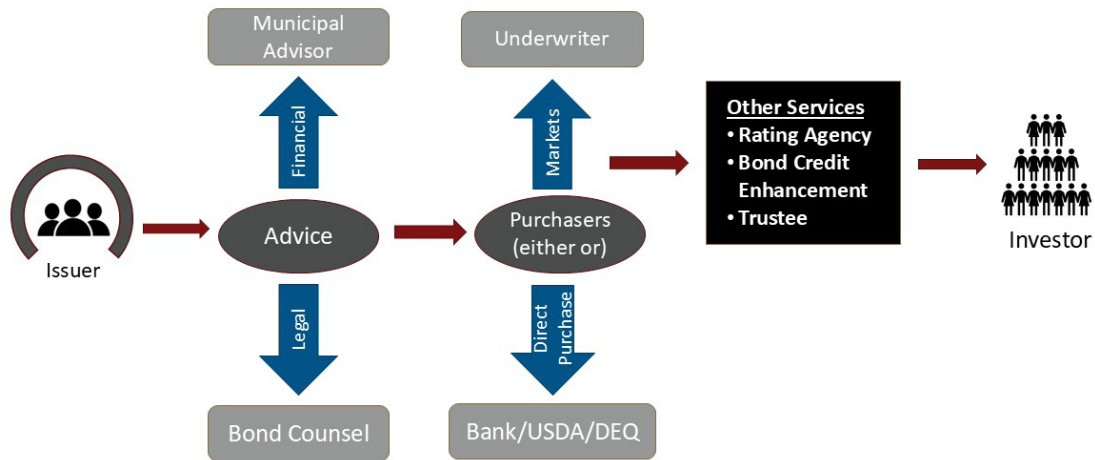
ZIONS PUBLIC FINANCE

Key Team Members and Their Roles



ZIONS PUBLIC FINANCE

Applying Roles to the Bond Process

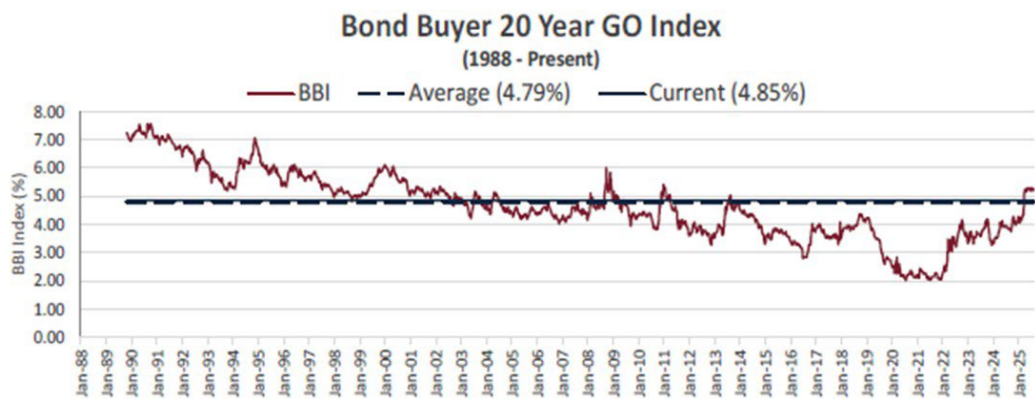


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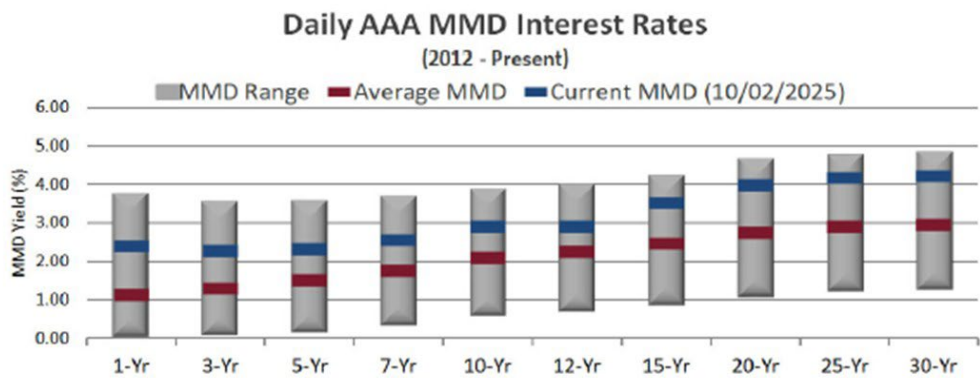
Market Trends & Outlook

Economic Conditions

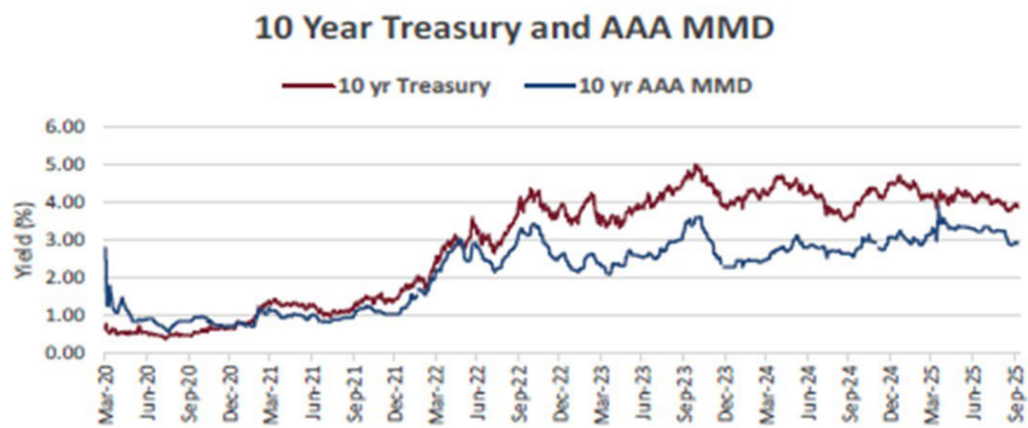


ZIONS PUBLIC FINANCE

Economic Conditions



ZIONS PUBLIC FINANCE



ZIONS PUBLIC FINANCE

South Ogden City
Projected Coverage
Water Utility Fund
Scenario 1: Water Revenue Bonds
(This summary has not been audited)

	Estimated					
	2025	2026	2027	2028	2029	2030
Operating revenues:						
Water Sales.....	\$ 2,445,071	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,738,675
Additional Average Revenue.....	194,700	220,000	220,000	220,000	220,000	220,000
Total revenues.....	\$ 2,639,771	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,958,675
Expenses						
Current Expenses.....	1,483,700	1,528,211	1,574,057	1,621,279	1,653,705	1,686,779
Total Expenses.....	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Revenue Available for Debt Service	\$ 1,156,071	\$ 1,325,130	\$ 1,279,284	\$ 1,232,062	\$ 1,199,637	\$ 1,271,896
Debt Service						
Proposed Internal Loan.....	-	-	-	-	-	-
Proposed 2025 Water Revenue Bond.....	633,620	633,620	633,620	633,620	633,620	633,620
Total Debt Service.....	\$ 633,620	\$ 633,620	\$ 633,620	\$ 633,620	\$ 633,620	\$ 633,620
Debt Service Coverage.....	N/A	2.09	2.02	1.94	1.89	2.01
Beginning Cash.....	\$ 1,436,158	\$ 323,000	\$ 6,366,970	\$ 4,336,404	\$ 2,258,616	\$ 2,824,633
Residual Cash (Cash after Debt Service).....	1,156,071	691,510	645,664	598,442	566,017	638,276
Bond Proceeds.....	8,028,689					
Internal Transfer.....	-					
Total Cash.....	\$ 2,592,229	\$ 9,043,199	\$ 7,012,634	\$ 4,934,846	\$ 2,824,633	\$ 3,462,909
Capital Project Expenditures.....	2,269,229	2,676,230	2,676,230	2,676,230	-	-
Cash After Capital Expenditures.....	323,000	6,366,970	4,336,404	2,258,616	2,824,633	3,462,909
Operational Cash After Capital Expenditures.....	323,000	1,014,510	1,660,174	2,258,616	2,824,633	3,462,909
Days Cash on Hand.....	79	242	385	508	623	749
Additional Revenue Needed.....	\$ 408,688	\$ (260,872)	\$ (883,927)	\$ (1,459,082)	\$ (2,009,108)	\$ (2,631,073)
Increase to Revenue Needed.....	15%	-9%	-31%	-51%	-70%	-89%
Days Cash on Hand With Increase.....	180.0	180.0	180.0	180.0	180.0	180.0

(Source: Information extracted from the City's audited basic financial statements for the indicated years. This summary has not been audited)

	2025	2026	2027	2028	2029	2030
	13.46%	7.70%	0.00%	0.00%	0.00%	4.00%
	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
	33.03%	-19.95%	-26.06%	0.00%	0.00%	0.00%

Pro Forma

Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,738,675
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,958,675
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,028,689	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
Expense Totals	\$ 4,018,119	\$ 3,556,900	\$ 3,074,057	\$ 3,121,279	\$ 3,153,705	\$ 3,186,779
Year Over Year Changes						
Water Sales	13.46%	7.70%	0.00%	0.00%	0.00%	4.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	-19.95%	-26.06%	0.00%	0.00%	0.00%

Capital Expenses	\$ 8,028,689.00	
Additional needed	-	(entered on Variables section)
Total	\$ 8,028,689.00	
Divided by 3 Years	\$ 2,676,229.67	

NOTE: Scenario 1: 7.7% Increase. \$1.5 million capital projects per year.
Scenario 2: 7.7% + 3% increase for 6 months beginning January 2026 and another 3% in 2027 (compounding 10.92%).
Capital Projects at \$500k for '27 and '28 then \$1.5 million for '29 and '30

Pro Forma

Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,712,342	\$ 2,793,712	\$ 2,793,712	\$ 2,793,712	\$ 2,905,460
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,932,342	\$ 3,013,712	\$ 3,013,712	\$ 3,013,712	\$ 3,125,460
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,028,689	\$ 500,000	\$ 500,000	\$ 1,500,000	\$ 1,500,000
Expense Totals	\$ 4,018,119	\$ 3,556,900	\$ 2,074,057	\$ 2,121,279	\$ 3,153,705	\$ 3,186,779
Year Over Year Changes						
Water Sales	13.46%	10.93%	3.00%	0.00%	0.00%	4.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	-19.95%	-75.35%	0.00%	200.00%	0.00%

Capital Expenses	\$ 6,028,689.00	
Additional needed	-	(entered on the Variables section)
Total	\$ 6,028,689.00	
Divided by 3 Years	\$ 2,009,563.00	

NOTE: Scenario 1: 7.7% Increase. \$1.5 million capital projects per year.
Scenario 2: 7.7% + 3% increase for 6 months beginning January 2026 and another 3% in 2027 (compounding 10.92%).
Capital Projects at \$500k for '27 and '28 then \$1.5 million for '29 and '30

Pro Forma

Cash Flows	2024-25 Actual	2025-26 Projected	2026-27 Projected	2027-28 Projected	2028-29 Projected	2029-30 Projected
Water Sales	\$ 2,445,071	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341	\$ 2,633,341
Additional Average Revenue	\$ 194,700	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000
Revenue Totals	\$ 2,639,771	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341	\$ 2,853,341
Current Expenses	\$ 1,483,700	\$ 1,528,211	\$ 1,574,057	\$ 1,621,279	\$ 1,653,705	\$ 1,686,779
Capital/Project Expenses	\$ 2,534,419	\$ 2,636,230	\$ 2,636,230	\$ 2,636,230	\$ 60,000	\$ 60,000
Expense Totals	\$ 4,018,119	\$ 4,164,441	\$ 4,210,287	\$ 4,257,509	\$ 1,713,705	\$ 1,746,779
Year Over Year Changes						
Water Sales	13.46%	7.70%	0.00%	0.00%	0.00%	0.00%
Additional Average Revenue	-34.38%	12.99%	0.00%	0.00%	0.00%	0.00%
Current Expenses	2.50%	3.00%	3.00%	3.00%	2.00%	2.00%
Capital/Project Expenses	33.03%	4.02%	0.00%	0.00%	-97.72%	0.00%

Capital Expenses	\$ 8,028,689.00	
Additional needed	-	(entered on the Variables section)
Total	\$ 8,028,689.00	
Divided by 3 Years	\$ 2,676,229.67	

NOTE: Scenario 1: 7.7% Increase. \$1.5 million capital projects per year.
Scenario 2: 7.7% + 3% increase for 6 months beginning January 2026 and another 3% in 2027 (compounding 10.93%).
Capital Projects at \$500k for '27 and '28 then \$1.5 million for '29 and '30





**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL
WORK SESSION**

**TUESDAY, OCTOBER 21, 2025 – 5 PM
LOCATED IN THE EOC**

COUNCIL MEMBERS PRESENT

Mayor 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, Public Works Director Jon Andersen, Police Lieutenant Todd Hardman, Fire Chief Cameron West, Planner Alikea Murphy, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

Eric Johnson

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/CC251021_1659.mp3?t=202510291705030 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 asked for a motion to begin the work session 00:00:00

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

Note: Council Member Smyth was not present for this vote. She arrived a few minutes after the vote.

- Mayor Porter announced that Discussion Item D would not be considered that evening but pushed to another meeting. No member of the Council objected.

00:00:23

38 **II. DISCUSSION ITEMS**

39 **A. Water Fund**

- 40 • This discussion was led by Finance Director Peter Anjewierden. The visuals for this
41 discussion can be viewed in Attachment A.

42 00:00:38

- 43 • During the discussion, the council indicated that they did not want to bond for water projects
44 • Council asked staff to return with information on hybrid scenarios of transferring funds and
45 increasing water rates to increase the water fund

46

47 **B. Finance Updates**

- 48 • Finance Director Anjewierden reviewed the budget information included in the packets.
49 He informed the Council of some upcoming budget amendments that would need to take
50 place.

50 00:43:35

- 51 • City Manager Dixon updated the Council on what not being able to increase taxes would
52 mean to the budget

52 00:50:08

- 53 • Assistant City Manager Summer Palmer gave some benchmarking information on current
54 life insurance benefits. She asked if the council was willing to increase the benefit to better
55 align with surrounding cities. The majority of the Council was in favor of increasing the
56 life insurance.

56 00:56:08

57

58 **C. Office Schedule**

- 59 • Assistant City Manager Summer Palmer explained the current employee holiday schedule

60 00:59:22

- 61 • The Council instructed staff to move forward with making Christmas Eve Day an employee
62 holiday and closing City Hall. Columbus Day would also continue to be an employee
63 holiday.

- 64 • Ms. Palmer next brought up a request to allow a test of a 4/10 schedule in the public works
65 and parks departments.

65 01:07:20

- 66 • After discussion, the Council indicated they would be willing to test a 4/10 schedule

67

68

69 **D. Strategic Plan Update**

70 This item will be considered at a future meeting

71

- 72 • Mayor Porter reminded the Council the November 4 meeting would be cancelled due to
73 elections

73 01:15:22

- 74 •

75
76 **III. CLOSED EXECUTIVE SESSION – 6 pm**

77 In Accordance With 52-4-205(1) to Discuss Pending or Reasonably Imminent Litigation

- 78 • Mayor Porter called for a motion to move into a closed executive session to discuss pending or
79 reasonably imminent litigation 01:15:33
80
81 • Before a motion was made, Council Member Stewart asked if the Council needed to vote to
82 cancel the November 4 meeting 01:15:44
83
84 • Council Member Stephens brought up some concerns he had received from residents
85 01:16:18
86
87 • Mayor Porter again called for a motion to move into a closed executive session to discuss
88 pending or reasonably imminent litigation 01:17:21
89

90 **Council Member Howe so moved. Council Member Howard seconded the motion. The mayor**
91 **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


92
93
94
95
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97
98 Note: Everyone left the EOC except the Council, City Manager Dixon, and City Attorney Eric Johnson,
99 who remained for the closed executive session. The work session began at 6:20 pm.
100

101
102
103 **IV. ADJOURN**

- 104 • At 7:08 pm, Mayor Porter called for a motion to close the executive session, reconvene the work
105 session, and adjourn the work session
106

107 **Council Member Howard so moved, followed by a second from Council Member Smyth. All**
108 **present voted aye.**
109
110
111
112
113

114 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Work
115 Session held Tuesday, October 21, 2025.
116

117 
118 Leesa Kapetanov, City Recorder

Date Approved by the City Council

Adam Ritchie

South Ogden, Utah

Biography

I am a husband and father of seven, and proud grandfather of one, living in South Ogden for the past eight years. Outside of work, I am passionate about volunteering and serving my community through arts, cultural, and athletic events that bring people together.

When I'm not coordinating volunteers or managing construction crews, I enjoy photography, painting, attending local events with my family, and spending time outdoors exploring Utah's beauty. My greatest fulfillment comes from giving back to the community that has given so much to my family.

Volunteer Experience

Ogden Arts Festival – Volunteer Coordinator & Logistics Manager

Ogden, Utah | 2015 – Present

- Coordinate and oversee all volunteer operations for one of Ogden's largest community arts events.
 - Manage event logistics, including site setup, scheduling, and coordination with vendors and performers.
 - Recruit, train, and lead diverse teams of volunteers to ensure smooth festival operations and a welcoming environment for attendees.
 - Collaborate with local artists, sponsors, and city representatives to support the local arts community.
-

Harvest Moon Festival – Volunteer

Ogden, Utah | 3 Years

- Assisted with event setup, tear-down, and guest engagement at this annual downtown celebration.
- Supported festival organizers with on-site operations and ensured a positive experience for visitors and vendors.

Harvest Moon Festival Committee Member

Ogden, Utah | 2023 – 2025

- Serve on the planning committee to help design, coordinate, and improve festival operations.
- Contribute ideas for community engagement, volunteer organization, and family-friendly activities.

GOAL Foundation – Marathon Volunteer

Ogden, Utah | 7 Years

- Supported the Ogden Marathon and other GOAL Foundation events through volunteer coordination, course support, and participant engagement.
- Helped maintain a safe and organized environment for runners, spectators, and volunteers.

GOAL Foundation – Board of Trustees Member

Ogden, Utah | 2025 – Present

- Provide leadership and strategic insight to support the foundation's mission of inspiring the community to "Get Out and Live."
- Advocate for community involvement and strengthen relationships with local partners and sponsors.

Professional Experience

Deseret Fence & Construction – Crew Manager

South Ogden, Utah | 2004 - Present

- Manage construction crews, oversee job sites, and ensure projects are completed safely, efficiently, and to quality standards.
- Coordinate with clients, subcontractors, and suppliers to maintain smooth project operations.
- Develop team leadership and communication skills through daily management of diverse work crews.

STAFF REPORT



SUBJECT: Utah250 Municipality
AUTHOR: Danielle Bendinelli
DEPARTMENT: Communications & Events
DATE: November 18, 2025

RECOMMENDATION

Become an official Utah250 Community

For America's 250th anniversary, towns and cities are set to come alive with programs and events to inspire, showcase arts, culture, and science, and highlight places and public spaces. Staff would like to have South Ogden City participate in this celebration through program opportunities provided by the Utah Department of Cultural and Community.

To solidify participation, South Ogden City must:

1. Create an Official Utah250 Community Committee, listing all members of the South Ogden City Council, 2 members of the South Ogden Youth City Council, and the City's Communications & Event Manager to be designated as the main contact.
2. South Ogden City Council will pass and sign a resolution recognizing and approving our Utah250 Community Committee and support for America250 Utah's mission and pillars of education, engagement, and unity.
3. The City's Communications & Event Manager will submit a summary of current ideas for the commemoration and celebration activities in our community, including but not limited to, a ribbon cutting celebration for the completion of the Heritage Trail at Friendship Park, an America250 inspired painting prompt for the city hall gallery display and a patriotic themed soundtrack for the 2026 South Ogden Days Fireworks Show.

BACKGROUND

On July 4, 2026, Utahns will join the rest of the nation to commemorate and celebrate the 250th anniversary of the founding of the United States. The semiquincentennial anniversary of the Declaration of Independence offers us an opportunity to reflect on how far we have come as a country and consider the ongoing work of democracy.

America250 Utah Commission, is presented by the Utah Department of Cultural and Community Engagement. The program endeavors to spark unity, engagement, and education across Utah, and aims to partner with Utah's 250+ municipalities, county governments, and Tribal nations to create hundreds of exciting and engaging opportunities to commemorate and celebrate local events and everyday Americans who have shaped our history. Throughout the year communities

are gathering to reflect on our nation's past, honor the contributions of all Americans, and look toward the future.

SIGNIFICANT IMPACTS

South Ogden Cityt we will recive an official America250 Utah Community logo and license and opportunities for non-competitive funds will be available exclusively for official communities. The South Ogden Community Committee will be recognized online along will our events listings on america250.utah.gov through a partnership with Now Playing Utah. Statewide America250 activities and celebrations will generate a wider appreciation of history's relevance to contemporary challenges and inspire Utahns to take steps to improve our communities, state, and nation

Resolution No. 25-33

**SUPPORTING AMERICA250 UTAH AND
RECOGNIZING AND APPROVING
THE SOUTH OGDEN UTAH250 COMMUNITY COMMITTEE**

WHEREAS, Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah); and

WHEREAS, the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state; and

WHEREAS, America250 Utah is seeking partnerships with counties and municipalities to further its mission; and

WHEREAS, this partnership will be formed by creating a local committee called the South Ogden City Utah250 Community Committee; and,

WHEREAS, the South Ogden City Utah250 Community Committee will focus on important events, people, and places within South Ogden City to commemorate and celebrate South Ogden City's role in America's 250th anniversary; and

WHEREAS, local projects will enhance tourism, community building, and economic development opportunities.

**NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF
SOUTH OGDEN CITY:**

1. Hereby recognizes the South Ogden City Utah250 Community Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the South Ogden City Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in South Ogden City.

The foregoing recitals are fully incorporated herein.

SECTION 2 - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of any prior Resolutions, together with their specific 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 herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with the provisions of this Resolution, are, for such conflict, repealed, except that this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION 4 - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions hereof invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed to be 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 18th day of November, 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 18th day of November, 2025.**

SOUTH OGDEN CITY

Russell L. Porter, Mayor

ATTEST:

Leesa Kapetanov, MMC
City Recorder

Resolution No. 25-34

**A RESOLUTION APPROVING AND AUTHORIZING AN
INTERLOCAL AGREEMENT BETWEEN THE CITY OF SOUTH
OGDEN AND WASHINGTON TERRACE CITY FOR SENIOR CENTER
SUPPORT AND SERVICES**

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

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

WHEREAS, the City Council finds that in conformance with state law, the City may sign Interlocal agreements as it finds prudent to further the health and welfare of the citizens of the City; and,

WHEREAS, the City Council finds that many South Ogden residents enjoy and rely on the services provided by the Senior Center located in Washington Terrace City; and,

WHEREAS, the City Council approved an Interlocal Agreement with Washington Terrace City in June of this year for the provision of funds incurred by the Senior Center in Washington Terrace City; and,

WHEREAS, the City Council now finds that some changes and amendments to the original Interlocal Agreement need to be made;

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

SECTION 2 – AMENDED INTERLOCAL AGREEMENT AUTHORIZED

That the “**Interlocal Cooperation Agreement Between Washington Terrace City and South Ogden City for Senior Center Support and Services**”, Attached Hereto As **Attachment “A”** And By This Reference Fully Incorporated Herein, Is Hereby Approved And Adopted; And That The City Manager Is Authorized To Sign, And The City Recorder Authorized To Attest, Any And All Documents Necessary To Effect This Authorization And Approval.

SECTION 3 - REPEALER OF CONFLICTING ENACTMENTS:

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

SECTION 4 - PRIOR RESOLUTIONS:

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

SECTION 5 - SAVINGS CLAUSE:

If any provision of this Resolution shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not render any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION 6- DATE OF EFFECT:

This Resolution shall be effective on the 18th day of November, 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 18th day of November, 2025.

SOUTH OGDEN CITY

Russell L. Porter,
Mayor

ATTEST:

Leesa Kapetanov, MMC
City Recorder

ATTACHMENT "A"

Resolution No. 25-34

A Resolution Approving And Authorizing An Interlocal Agreement Between
The City Of South Ogden And Washington Terrace City For Senior Center
Support And Services

18 Nov 25

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN WASHINGTON TERRACE CITY AND SOUTH OGDEN CITY
FOR SENIOR CENTER SUPPORT AND SERVICES**

This Interlocal Cooperation Agreement (“Agreement”) is entered into this 18th day of November 2025, between Washington Terrace City, a municipal corporation of the State of Utah, and South Ogden, a municipal corporation of the State of Utah, collectively the “Parties” and may be referred to individually as a “Party” in this Agreement.

RECITALS

WHEREAS, this Agreement is entered in accordance with the Utah Interlocal Cooperation Act set forth in Title 11, Chapter 3 of the Utah Code Annotated which permits governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources;

WHEREAS, Parties desire to support the other for senior center services;

WHEREAS, the Parties hereto have negotiated the terms of this Agreement and determined that the terms are mutually beneficial to each Party;

NOW THEREFORE, in consideration of the promises the Parties agree as follows:

**SECTION ONE
SENIOR SERVICES**

- 1.01 Contribution.** South Ogden City shall pay to Washington Terrace City an Annual Financial Contribution (“Contribution”) in the total amount of \$6,069 to support the Washington Terrace Senior Center to support senior center services, activities, and senior citizen programs. South Ogden senior residents are granted use of the Washington Terrace Senior Center subject to the same rules and regulations of Washington Terrace City senior residents.
- 1.02 Payment.** Said Contribution shall commence on July 1, 2025, and shall be made payable to Washington Terrace City. An annual contribution of \$6,069 shall be paid in a lump sum each July for services corresponding to that fiscal year.
- 1.03** Adjustment of the annual contribution in subsequent years based on the Mountain Region Consumer Price Index (CPI) in March preceding the beginning of the next Fiscal Year, plus 3%, to account for inflation and cost changes as required by Weber Human Services.

SECTION TWO TERM OF AGREEMENT

- 2.01 Term.** This Agreement shall be for a period of thirty-six (36) months commencing 1 July 2025, and ending 30 June 2028, if approved by appropriate resolution of each party. This agreement may be terminated at any time by either party upon six (6) months' prior written notice to the other party

SECTION THREE MISCELLANEOUS

- 3.01 Administration.** The Parties do not intend and do not create any separate legal entity to provide for the administration of the Agreement. This Agreement shall be administered by the governing body of each Party. Each Party designates its respective City Manager as an administrative contact to facilitate the performance of this Agreement. This Agreement does not create joint ownership in any property.
- 3.02 Amendment.** This Agreement can only be changed, modified, or amended by a separate written agreement of the Parties and upon meeting all other applicable requirements of the Interlocal Cooperation Act.
- 3.03 Employment Status.** It is the intent of this Agreement that any staff supplied shall be deemed to be an employee of the entity where such employee is employed and not jointly employed by the Parties for all purposes, including, but not limited to, workman's compensation, social security, employment insurance, and any other benefits.
- 3.04 Entire Agreement.** This Agreement shall constitute the entire agreement between the Parties and any prior understanding or representation not written in this Agreement shall not be binding upon either Party.
- 3.05 Governing Law.** This Agreement shall be governed by the laws of the State of Utah.
- 3.06 Indemnification.** It is mutually agreed that Parties each assume liability for the negligent or wrongful acts committed by their own agents, contractors, officials, volunteers, or employees. Neither Party waives any right or defenses available, or under any governmental immunity.
- 3.07 Privileges and Immunity.** All privileges and immunities which surround the activities of the Parties and their officers, agents, contractors, volunteers, or employees shall continue in full force and effect notwithstanding this Agreement.

- 3.08 No Third-party.** This Agreement is not intended to benefit any party or person not named as a signatory Party specifically herein.
- 3.09 Notices.** Any notice or certification required or permitted to be delivered under this agreement shall be deemed to have been given when personally delivered, or if mailed, three (3) business days after deposit of the same in the United States Mail, postage prepaid, certified, or registered, return receipt requested, properly addressed to the respective City Manager at the official address of the respective Party.
- 3.10 Severability.** If any word, sentence, or provision of this Agreement is held to be invalid or unenforceable by a court of jurisdiction, the remainder shall remain in full force and effect.
- 3.11 Waiver.** No failure to enforce any provision of this Agreement on account of any breach thereof, shall be considered as a waiver of any right to enforce provisions of this Agreement concerning any subsequent or continuing breach.

IN WITNESS WHEREOF, the Parties have executed this Agreement in duplicate, each of which shall be deemed an original on the date indicated above.

FOR WASHINGTON TERRACE CITY:

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

FOR SOUTH OGDEN CITY:

City Manager

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

South Ogden Strategic Plan

STRATEGIC PRIORITY	1.0	FISCAL RESPONSIBILITY: We work to ensure South Ogden City has the ability to provide quality services over time through careful, long-range financial planning, strategic partnerships, and evaluation of the future fiscal impacts of our current decisions.	
On Track	1.1	Improve Financial Planning	Peter Anjewierden
On Track	1.1.1	Develop vehicle replacement plans	Peter Anjewierden
On Track	1.1.1.1	Staff working to solicit proposals from several banks/leasing companies for the FY2026 fleet lease needs of the city	Peter Anjewierden
On Track	1.1.1.2	Select firm and complete contracts and paperwork	Peter Anjewierden
On Track	1.1.1.3	Order vehicles	Peter Anjewierden
On Track	1.1.2	Presentation of financial statements with city council quarterly	Peter Anjewierden
Attention	1.1.2.1	Present fiscal year Q1 (July - Sept)	Peter Anjewierden
On Track	1.1.2.2	Present fiscal year Q2 (Oct - Dec)	Peter Anjewierden
On Track	1.1.2.3	Present fiscal year Q3 (Jan - March)	Peter Anjewierden
On Track	1.1.2.4	Present fiscal year Q4 (April - June)	Peter Anjewierden
On Track	1.1.3	Invest in market when conditions suggest best	Peter Anjewierden
On Track	1.2	Improve efficiencies	Matt Dixon
On Track	1.2.1	Complete Fire District Study to see if consolidation with other departments may result in improved efficiencies and/or services	Matt Dixon
On Track	1.2.2	Analyze and implement processes that result in significant efficiency improvements	Matt Dixon
Completed	1.2.2.1	Complete process evaluation of AP and implement improvements	Matt Dixon
On Track	1.2.2.2	Complete process evaluation for payroll processing & implement changes.	Matt Dixon
On Track	1.2.2.3	Complete process evaluation of permitting.	Matt Dixon
Completed	1.3	Update Sustainability Model to address inflation, population growth and new revenues/expenditures	Peter Anjewierden
Completed	1.3.1	Set up meeting with Fred and Peter	Matt Dixon
Completed	1.3.2	Gather updated information from department directors	Matt Dixon
Attention	1.3.3	Hold regular work sessions to review and update the City's Sustainability Models	Peter Anjewierden
STRATEGIC PRIORITY	2.0	OUR EMPLOYEES: We prioritize the recruitment, development, and retention of quality employees by maintaining competitiveness in pay and benefits and demonstrating a commitment to every employee's growth and development.	
On Track	2.1	Improve Employee Satisfaction	Summer Palmer
On Track	2.1.1	Increase employee education efforts relate to salary and benefits	Summer Palmer
On Track	2.1.1.1	Distribute email explaining the approved increase after COLA is approved by council.	Summer Palmer
On Track	2.1.1.2	Specifically address employee benefits at the open enrollment meetings.	Summer Palmer

On Track	2.1.1.3	Suggestions to help facilitate onboarding - Organizational Chart, document outlining brief co-worker job description breakdown, consistent internal communication update notifying all employees of highlights and happenings in each department. Work to create an all-encompassing team dynamic and culture.	Summer Palmer
On Track	2.1.2	Develop an internal communications plan	Danielle Bendinelli
On Track	2.1.3	Explore alternative work schedules with council members	Summer Palmer
On Track	2.2	Improve leadership development and training programs	Summer Palmer
On Track	2.2.1	Complete Arbinger training for new employees and leaders	Matt Dixon
On Track	2.2.2	Complete a SOLA in FY2026	Summer Palmer
On Track	2.2.3	Complete/review succession plans with each department director	Summer Palmer
On Track	2.2.4	Complete department director and supervisor-specific trainings in FY2026	Summer Palmer
On Track	2.2.4.1	Prepare a list of trainings desired by department directors and organize trainings (IT, finance, policies, benefits, new hires, etc.)	Summer Palmer
On Track	2.2.5	Examine amendments to the city's education and training reimbursement program(s)	Summer Palmer
On Track	2.3	Improve workplace safety	Summer Palmer
On Track	2.3.1	Complete review and training on "Empowering Safety: A Blueprint for Claims Reduction" from ULGT with department directors	Summer Palmer
On Track	2.3.2	Update policies and procedures to be sure they reflect Risk Management best practices (i.e. claims reporting, medical care, claims management/light duty, return to work).	Summer Palmer
On Track	2.3.3	Require all departments complete safety trainings plans and report on progress/completion of each training to ACM.	Summer Palmer
On Track	2.3.4	Review Driver Qualification Reports and MVR Reports as provided by ULGT and take actions when warranted	Summer Palmer
Completed	2.4	Improve recruitment and retention efforts	Summer Palmer
On Track	2.4.1	Explore Teir II legislative amendments to aid with recruitment and retention.	Summer Palmer
Completed	2.4.2	Complete market benchmark analysis & update Salary Administration Guidelines based on recommended amendments	Summer Palmer
STRATEGIC PRIORITY	3.0	OUR INFRASTRUCTURE: We are dedicated to the development and maintenance of City infrastructure (i.e. utilities, roads, etc.) and we will plan for the construction and funding of new infrastructure needed to support new growth and development within the City.	
On Track	3.1	Increase resident satisfaction with the quality of the City's streets	Jon Andersen
On Track	3.1.1	Complete a minimum of \$1.3M in road maintenance and improvement projects annually	Jon Andersen
Attention	3.1.2	Increase beautification of Washington Blvd. between 36th and 40th Street.	Matt Dixon
Attention	3.2	Make progress on sidewalk improvements within the Safe Routes to School Plan	Jon Andersen
Attention	3.2.1	Review Safe Routes Plan and identify highest priority sidewalks to be installed between 36th and 40th Street	Josh Sully, Jon Andersen
Attention	3.2.2	Prepare engineer estimate for the projects	Jon Andersen
Attention	3.2.3	Budget for the project to be completed as funding becomes available.	Jon Andersen
Attention	3.2.3.1	Look for possible options for funding	Shane Douglas
Attention	3.2.4	Construct new traffic light at 40th and Madison Ave.	

On Track	3.3	Complete Adams Ave. sidewalk project from 40th Street to 42nd Street.	Jon Andersen
Completed	3.3.1	Complete Design	Jon Andersen
Completed	3.3.2	Reach agreement with OGCC regarding compensation for impacts	Jon Andersen
Completed	3.3.3	Complete Federal Aid Agreement with UDOT for project funding.	Jon Andersen
On Track	3.3.4	Complete bid process and award contract for construction	Jon Andersen
On Track	3.4	Upgrade City Facilities	Jon Andersen
Completed	3.4.1	Complete upgrades to City Hall (i.e. carpet, paint, Station 81 ramps, etc.)	Jon Andersen
Completed	3.4.1.1	Walk the Building to identify upgrades	Jon Andersen
Completed	3.4.1.2	Collect bids for the upgrades - all bids are 8-12 months old	Jon Andersen
Completed	3.4.1.3	Need funding and approval to complete the upgrades Budget 2024	Matt Dixon
Completed	3.4.2	Expand camera system in parks and public buildings	Jon Andersen
Completed	3.4.2.1	Get updated bid from DSI for Friendship Park, Nature Park, Glassman Park	Jon Andersen
Completed	3.4.2.2	DSI purchase and install cameras	Jon Andersen
Overdue	3.4.3	Complete remodel of the Public Works yard and facilities.	Jon Andersen
Attention	3.4.3.1	Meet with School District on land swap plans and at Friendship Park	Jon Andersen
Attention	3.4.3.2	Explore any other options for the relocation of the P.W. shop	Jon Andersen, Shane Douglas
Overdue	3.4.3.3	Develop a plan to remodel current location	Shane Douglas, Jon Andersen
Completed	3.4.3.4	Meet with Landmark Companies for a possible bid	Jon Andersen
Attention	3.4.3.5	Funding sources options	Jon Andersen
On Track	3.5	Improve quality of the city's infrastructure management systems	Jon Andersen
Attention	3.5.1	Prepare and launch GIS management system for Water, Sewer and Storm Drain utilities.	Jon Andersen
Attention	3.5.1.1	Collect the necessary GIS information for all utilities	Josh Sully, Jason Brennan
Attention	3.5.1.2	Work with Wasatch Civil to have data entered into a format that can be used by different devices	Jason Brennan, Josh Sully, Shane Douglas, Jon Andersen
Attention	3.5.1.3	Launch program for City Staff to use the GIS program	Jon Andersen, Shane Douglas
Attention	3.5.2	Coordinate city utility projects with road projects	Jon Andersen
Attention	3.5.2.1	Complete analysis of city utility projects and street projects	Jon Andersen
On Track	3.6	Implement the Capital Improvement Projects identified in each Capital Facilities Master Plans	Jon Andersen
	3.6.1	Keep Capital Facilities Master Plans updated,	
On Track	3.7	Improve Fire Hydrant viability through policies, procedures, SOP's, etc.	Jon Andersen, Cameron West
On Track	3.7.1	Policy and Procedure Development	Cameron West
On Track	3.7.2	Hydrant Testing and Maintenance	Cameron West
On Track	3.7.3	Designating Training Hydrants	Cameron West
STRATEGIC PRIORITY	4.0	OUR COMMUNITY: We are committed to building a stronger sense of community through building and beautifying public spaces, holding events that strengthen community engagement, and furthering the development of housing.	
	COMMUNITY SPACES & BEAUTIFICATION		
On Track	4.2	Increase resident satisfaction with city parks	Jon Andersen
On Track	4.2.1	Compare annual survey data with council and evaluate satisfaction with this initiative	Matt Dixon

On Track	4.2.2	Prepare RAMP grant for Meadows Park improvements & Nature Park Improvements	Jon Andersen
On Track	4.2.2.1	Collect current estimates for Meadows Phase I & II	
On Track	4.2.2.2	Collect current estimates for Nature Park playground resurfacing and splash pad upgrades	
On Track	4.2.2.3	Early 2026 bid for 2026 season use	
On Track	4.3	Complete Phase II (4 monuments) of South Ogden Heritage Trail (part of 4.1)	Jon Andersen
Completed	4.3.1	Order new monuments	Matt Dixon
On Track	4.3.2	Complete writings for the Phase II monuments	Matt Dixon
On Track	4.3.2.1	Schedule update meeting with committee to firm up "next steps" for Phase II	Matt Dixon
On Track	4.3.3	Engrave and erect Phase II Monuments	Matt Dixon
On Track	4.4	Demonstrate progress with City's Active Transportation Plan and related projects	Alika Murphy
On Track	4.4.1	Planning Staff has met with and shared the Active Transportation Plan with Public Works Director.	
On Track	4.4.2	Planning Staff included the Active Transportation Plan as part of the June 12, 2025 Planning Commission meeting.	
Attention	4.5	Improve beautification of city-owned ROW's (Urban Forestry)	Jon Andersen
Completed	4.6	Complete Phase I (four monuments) of the South Ogden Heritage Trail at Friendship Park (part of 4.1)	Jon Andersen
Completed	4.6.1	Gene Sessions and Richard Sadler to work on content for monuments	Matt Dixon
Completed	4.6.2	Parks Department pour monument foundations	Jon Andersen
Completed	4.6.3	Schedule installation dates with Bott's and get direction on footings and pads for our PW department.	Jon Andersen
Completed	4.6.4	Submit revised site plan (flow) to Committee for review/approval	Matt Dixon
Completed	4.6.5	Hold meetings to coordinate project execution	Matt Dixon
Completed	4.6.6	Secure funding from other Grants and Donations	Matt Dixon
Completed	4.6.7	Review plan for Heritage Trail with Jon and determine best location for the monument	Matt Dixon
Completed	4.6.8	Meet with SUP Org. and discuss plans, budget, etc.	Matt Dixon
Completed	4.6.9	Review the plans with City Council in work session to verify approval of location and project details	Matt Dixon
Completed	4.6.10	Apply for RAMP funding to help with the project.	Matt Dixon
Completed	4.6.11	Request of qualifications (RFQ) prepared to select monument company to help consult and construct this project.	Jon Andersen
Completed	4.6.12	Firm up project scope with the Committee (i.e. are we focused on S. Ogden history or greater Weber County history?).	Jon Andersen
Completed	4.6.13	Get representative from Weber Heritage Foundation (Katie Nelson)	Matt Dixon
Completed	4.6.14	Invite Rich Sadler, Katie Nelson, Brent Strate, Mayor Porter, and SUP & DUP for next meeting (Phase I and Policy Creation)	Matt Dixon
Completed	4.6.15	Physical Facilities Committee will finalize agreement with Botts and get three monuments ordered	Matt Dixon
Completed	4.6.16	Historical Committee working on list of Top 30 (10 monuments) and will present recommendations to chronologically divide the trail.	Matt Dixon
Completed	4.6.17	City Council (Arts Council) to review and prioritize top monuments they want developed and install in the park	Matt Dixon
Completed	4.6.18	Finance Committee will pick up check from Bank of Utah (Doug DeVries) for \$7,500 and request donation from Goldenwest Credit Union (Kerry Whalen) for \$5,000	Matt Dixon
Completed	4.6.19	Provide Emma Eccles Foundation a project update	Matt Dixon
Completed	4.6.20	Install first four monuments	
Completed	4.7	Implement new code compliance program	Summer Palmer

Completed	4.8	Complete The Fields at Burch Creek Elementary project (part of 4.1)	Jon Andersen
Completed	4.8.1	Advertise and award contract	Jon Andersen
Completed	4.8.2	Project completed and seeded	Jon Andersen
Completed	4.8.3	Complete design and bid documents	Jason Brennan, Jon Andersen
Completed	4.8.3.1	Complete survey of site	Jason Brennan, Jon Andersen
Completed	4.8.3.2	Select seed mix	Jon Andersen, Jason Brennan
Completed	4.8.4	Firm up scope of work: sprinklers, turf, kill of existing, till, rake, level, irrigation, grading, top soil, seed	Jon Andersen, Jason Brennan
Completed	4.8.4.1	Communicate with School District in advance of design work	Jon Andersen, Jason Brennan
		COMMUNITY EVENTS & ENGAGEMENT	
On Track	4.10	Improve communications with residents & businesses.	Danielle Bendinelli
On Track	4.10.1	Increase social media following to 10,000 and increase overall engagement by 25 percent.	Danielle Bendinelli
On Track	4.10.1.1	Linktree has been set up for social media access	Danielle Bendinelli
On Track	4.10.2	Utilize elected officials and staff to complete resident education campaigns for: State Housing Crisis & City Efforts, City's Financial Condition, Shopping in S. Ogden, Senior Resources Available.	Danielle Bendinelli
On Track	4.10.3	Actively participate in networking events and serve on committees that align with business, government and relationship development.	Danielle Bendinelli
On Track	4.10.4	Work to cultivate relationships with traditional media partners and collect a solid database of contacts for Press Release distribution of event and new business notices.	Danielle Bendinelli
Completed	4.10.5	Explore possibility of including prior year and/or prior month's water usage on the city's monthly utility bills.	Danielle Bendinelli
Completed	4.10.5.1	Water bill marketing inserts??	Danielle Bendinelli
Completed	4.10.6	Complete website redesign.	Danielle Bendinelli
Completed	4.10.7	Find a diverse social media platform that can communicate with all types of residents from various backgrounds.	Danielle Bendinelli
On Track	4.10.7.1	Set up emergency communication tree with local religious organizations	Danielle Bendinelli
Completed	4.10.7.2	Find a text message subscription service to help notify residents during emergencies.	Danielle Bendinelli
On Track	4.10.7.3	Set up neighborhood specific social media via next-door that is able to reach areas in case of an emergency.	Danielle Bendinelli
Completed	4.10.8	Provide quarterly updates/education on street maintenance treatments, City projects and efforts made to improve City streets.	Danielle Bendinelli
On Track	4.10.8.1	Work with Jon to find out what projects are upcoming for the following quarter.	Danielle Bendinelli
On Track	4.10.8.2	Content creation for project-video	Danielle Bendinelli
On Track	4.10.8.3	Deliver content to all media platforms	Danielle Bendinelli
On Track	4.11	Strengthen engagement and sense of Community through Special Events.	Danielle Bendinelli
On Track	4.11.1	Engage a community-based volunteer core when appropriate - connect with UServe Utah and other enlisting platforms.	Danielle Bendinelli
On Track	4.11.2	Prioritize working with Utah based artists/ performers and organizations to demonstrate local, community support.	Danielle Bendinelli
On Track	4.11.3	Partner with local non-profit organizations and cultural groups to host/ and or promote community based events (park-rentals)	Danielle Bendinelli
On Track	4.11.4	Assess opportunities for public art to enhance community engagement- murals, painted sidewalks/ crosswalks, temporary installation displays	Danielle Bendinelli
On Track	4.11.5	Identify and market potential opportunities for unique and standard public gatherings that can be hosted or rented by residents/businesses.	Danielle Bendinelli

Completed	4.11.6	Evaluate special events to match the desires of the council and needs of the citizens.	Danielle Bendinelli
On Track	4.12	Improve Community Emergency Preparedness	Brandon Storey, Cameron West
On Track	4.12.1	Launch a Public Awareness Campaign	Brandon Storey, Cameron West
On Track	4.12.1.1	Host Community Preparedness Workshops	Cameron West
On Track	4.12.1.2	Strengthen Neighborhood Emergency Plans	Cameron West
Completed	4.12.2	Complete a recovery plan for South Ogden City and its residents.	Brandon Storey, Cameron West
On Track	4.12.2.1	Develop a Recovery Training Plan	Cameron West, Brandon Storey
On Track	4.12.2.2	Run a Hands-On Recovery Drill	Brandon Storey, Cameron West
On Track	4.12.2.3	Assess and Update Recovery Procedures	Cameron West, Brandon Storey
Completed	4.12.3	Complete Emergency Response Training with city officials	Cameron West, Brandon Storey
On Track	4.12.3.1	Conduct a Tabletop Exercise	Brandon Storey, Cameron West
On Track	4.12.3.2	Provide Essential Training on ICS & EOC Operations	Cameron West, Brandon Storey
On Track	4.13	Create arts and events council	Danielle Bendinelli
On Track	4.13.1	Adopt policies and procedures for public use of city events and spaces	Danielle Bendinelli
On Track	4.14	Strengthen city recreation opportunities for the community	Jon Andersen
On Track	4.15	Increase volunteer opportunities	Danielle Bendinelli
On Track	4.15.1	Evaluate current programing and need for volunteers	Danielle Bendinelli
On Track	4.15.2	Evaluate current communication tools (SMS, ReGroup, etc.)	Danielle Bendinelli
On Track	4.15.3	Maximize advertising for city events (what more does council want?) Explain what we are doing.	Danielle Bendinelli
MODERATE INCOME HOUSING			
On Track	4.17	[State Strategy] Demonstrate utilization of moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing (Menu Item P).	Alika Murphy
Attention	4.17.1	Update the city's General Plan's MIHP adding timelines for our implementation of this strategy.	Alika Murphy
On Track	4.17.2	Analyze property located at 40th and Evelyn to determine if it should be developed as a moderate-income housing project.	Alika Murphy
Completed	4.17.2.1	Develop options for the council to discuss in order to help them decide what they'd like to do with this property.	Alika Murphy
Completed	4.17.2.2	Select student architect, complete home design	Alika Murphy
On Track	4.17.2.3	Complete survey of the property to aid in design.	Alika Murphy
On Track	4.17.2.4	Complete cost estimate for house plan	Alika Murphy
On Track	4.17.2.5	Complete engineering of the plans	Alika Murphy
On Track	4.17.2.6	City transfer land to the CDRA for development of an affordable housing project with promissory note directing the agency in what to do with any proceeds (e.g. rent, profit) from development of the project.	Alika Murphy
On Track	4.17.2.7	Analyze cost comparisons between building a home and selling vs selling the land.	Alika Murphy
Attention	4.17.3	Seek LIHTC funding to help with construction. Deeply (30%) affordable or other AMI-restricted housing projects.	Alika Murphy
On Track	4.18	[State Strategy] Preserve existing and new moderate-income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund (Menu Item K).	Alika Murphy
Attention	4.18.1	Update the city's General Plan's MIHP adding timelines for our implementation of this strategy.	Alika Murphy
Completed	4.18.2	Work with University of Wyoming law student to help further the city's understanding of ways to implement the strategies within 6.2	Alika Murphy
Completed	4.18.2.1	Project update meetings with Benjamin Wall - student from UoW	Matt Dixon

Completed	4.18.2.2	Present findings and discuss with City Council to identify "next steps" for this initiative.	Matt Dixon
Completed	4.18.3	Incorporate deed-restricted affordable housing units within new project when project includes a Development Agreement.	Alika Murphy
Completed	4.18.3.1	Planning Commission to hold public hearing and make recommendation on deed-restricted housing units within the Waters Edge Apartment Project.	Matt Dixon
Completed	4.18.3.2	City Council to review recommendations of the Planning Commission and the Development Agreement with Waters Edge Apartments, LLC which includes 5 deed-restricted affordable (80% AMI) housing units for workforce housing.	Matt Dixon
Completed	4.18.3.3	City Council approved Development Agreement (attached) for Waters Edge Apartments, LLC with provision that an additional story would be allowed (from 3 to 4) conditioned upon developer provide 5 deed-restricted units to be rented to those with a household income of not more than 80% AMI. First option for renters of these units will go to "critical workforce," then to other qualifying families.	Matt Dixon
On Track	4.18.4	Council to review and decide whether or not they want to implement one of the following: Landlord Incentive Program, Deed Restricted Programs, or Housing Loss Mitigation Funds.	Alika Murphy
On Track	4.18.5	Create required policies, ordinances, etc. to implement program(s) from 6.2.4.	Alika Murphy
On Track	4.19	[State Strategy] Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Menu Item E).	Alika Murphy
On Track	4.19.1	Track building permits and rental licenses related to ADUs	Leesa Kapetanov
On Track	4.19.2	Review ADU code with City Council and Planning Commission to determine the feasibility of expanding the policy to allow for both internal and external ADU's	Summer Palmer
On Track	4.19.3	Adopt ADU ordinance and governing policies to allow ADU's in certain land use zones.	Alika Murphy
On Track	4.19.3.1	Review strategy with the City Council and request that direction be given to have staff and the Planning Commission work on a draft ordinance and policy recommendations for and ADU ordinance.	Matt Dixon
On Track	4.19.3.2	Staff prepare and deliver a report for Planning Commission and facilitate discussion on potential zoning where ADU's will be allowed and related policies that must be in place.	Summer Palmer
On Track	4.19.3.3	Planning Commission finalize ordinance language and policy recommendations for the City Council.	Summer Palmer
Attention	4.19.3.4	Track building permits and rental licenses related to ADU's.	Leesa Kapetanov
Attention	4.20	[State Strategy] Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Menu Item F). [on-going]	Alika Murphy
Attention	4.20.1	Gather data to help us demonstrate our "meaningful" progress and why we are leaving it in our plan as a strategy?	Alika Murphy
Attention	4.20.2	Track the number of new housing units established from the City's form-based code districts to monitor the number of units that qualify as moderate-income housing units.	Alika Murphy
Attention	4.20.3	4020 Jefferson Project, "Homes for Heros." Janece Summers 801.361.9150 (jaydee62009@yahoo.com), submitted preliminary ideas (attached).	Alika Murphy

On Track	4.20.4	Ensure zoning allows for critical service-type businesses/services are allowed within our employment centers.	Alika Murphy
On Track	4.21	☑[State Strategy] Rezone for densities necessary to facilitate the production of moderate-income housing (Menu Item A) [on-going]	Alika Murphy
Attention	4.21.1	Review and update the zoning code to allow for higher density in redeveloping residential areas.	Alika Murphy
Attention	4.21.2	Modify zoning in anticipation for redevelopment efforts.	Alika Murphy
Attention	4.21.3	Gather data to help us demonstrate our "meaningful" progress	Alika Murphy
	4.22	Explore potential for new housing thru residential code review and infill ordinances	Alika Murphy
Attention	4.23	Implement a grant/loan program for home improvements.	Matt Dixon
STRATEGIC PRIORITY	5.0	ECONOMIC DEVELOPMENT: We seek to advance quality economic development with a focus on the City Center CRA and surrounding commercial properties.	
On Track	5.1	Demonstrate progress of Catalytic Projects of the City's General Plan	Alika Murphy
Completed	5.1.1	Hold meeting with PC and CC to review and determine desired priorities to move forward with.	Alika Murphy
Completed	5.1.2	Submit letter of intent to WFRC for grant to help develop a feasibility study and Small Area Plan for the City Center	Alika Murphy
Completed	5.1.3	The city received funding from WFRC and planning staff put together the scope of work. We are now waiting on RFPs to come in.	
Completed	5.1.3.1	RFPs have been received and staff is going through the review process with Tim Watkins (WFRC)	
On Track	5.2	Leverage CDRA resources to facilitate redevelopment of vacant buildings and facilitate redevelopment.	Matt Dixon
Attention	5.2.1	Create and implement long-term plans to maximize highest-and-best use development at key intersections along Highway 89 extending between the northern and southern clusters in the City.	Matt Dixon
On Track	5.2.2	Provide appropriate public assistance for demolition of key properties and improved infrastructure at key sites, particularly along the northern end of Highway 89. These sites have good access and visibility but present a poor visual appearance for the City.	Matt Dixon
Attention	5.2.2.1	Identify parcels that, if assembled and prepared, would expedite the City's redevelopment within the City Center CRA.	Matt Dixon
Attention	5.2.3	Explore partners with equity and interest in helping redevelop within the City Center CRA project area.	Matt Dixon
Attention	5.2.4	Complete an Economic Development resident survey	Matt Dixon
On Track	5.3	Develop a community gathering place and other public improvements that will add to the image and reputation of the City and provide increased quality of life for residents.	Matt Dixon
On Track	5.3.1	Identify potential key sites, properties and property owners that would provide an ideal site for a community gathering destination.	Matt Dixon
On Track	5.3.2	Redevelopment of Big Lots/Savers to maximize "highest-and-best" use of the property	Matt Dixon
On Track	5.3.2.1	Create a Small Area Master Plan for the site.	Alika Murphy
On Track	5.3.2.2	Work with Benenson in helping them find the right JV partner	Matt Dixon
Attention	5.3.2.3	Consider public assistance to create a public gathering place at an appropriate site that will attract the public through amenities such as plazas, fountains, pavilions, eating areas, etc.	Matt Dixon
On Track	5.3.3	Consider the use of all available economic tools to assist with this project.	

On Track	5.3.4	Secure grant funding through WFRC to assist with improvements to Washington Blvd. between 36th and 40th Streets.	Matt Dixon
On Track	5.3.4.1	Attend WFRC planning meeting to gather information on program.	Matt Dixon
On Track	5.3.4.2	Attend CSAP final planning meeting with WFRC.	Matt Dixon
On Track	5.3.4.3	Prepare project budget and cost estimates.	Matt Dixon
On Track	5.3.4.4	Apply for grant funding	Matt Dixon
Completed	5.3.5	Review estimated increment available for debt service within the Project area	Peter Anjewierden
Attention	5.4	Retain and strengthen existing businesses.	Matt Dixon
On Track	5.4.1	Quarterly "Shop South Ogden" promotions	Danielle Bendinelli
On Track	5.4.1.1	Enroll in AMEX Neighborhood Champion program to promote Small Business Saturday to highlight locally owned retailers/restaurants for holiday shopping.	Danielle Bendinelli
On Track	5.4.1.2	New Website- implement a more appealing categorized Shop South Ogden page in general and include a separate list of "shop local" options.	Danielle Bendinelli
On Track	5.4.1.3	Develop one sheet listing opportunities available for businesses to market to residents, paid and complimentary: Newsletter, utility bill, social media share, potential banner placement, sponsorships,	Danielle Bendinelli
On Track	5.4.2	Explore Shop South Ogden punch cards for discounts	Danielle Bendinelli
On Track	5.4.3	Complete a business survey	Danielle Bendinelli
On Track	5.5	Recruit additional businesses to South Ogden	Matt Dixon
On Track	5.5.1	Revamp/update Economic Development recruitment materials	Matt Dixon
On Track	5.5.2	Strengthen the city's relationship/involvement with the Ogden Weber Chamber	Matt Dixon
On Track	5.6	Strengthen the City's brand.	Danielle Bendinelli
On Track	5.6.1	Construct Welcome to South Ogden signs at key locations in the City.	Matt Dixon
On Track	5.6.1.1	Review sign designs and gather cost estimates	Matt Dixon
Attention	5.6.1.2	Identify desired locations for Welcome signs	Matt Dixon
On Track	5.6.1.3	Develop a project timeline that aligns with council desires and budget resources	Matt Dixon
Overdue	5.6.1.4	Construct signs at designated locations - according to plans	Matt Dixon
Overdue	5.6.2	Improve way-finding signage throughout the City (streets, parks, city hall, public works, etc.).	Alika Murphy
On Track	5.6.3	Review and take steps to ensure the City has Brand Consistency	Danielle Bendinelli
On Track	5.6.3.1	Work with Jibe to add department logos. After new logos arrive, implement them into the plan.	Danielle Bendinelli
On Track	5.6.3.2	Email Brand Consistency -Design -Approval -Implement	Danielle Bendinelli
On Track	5.6.3.3	Letterhead	Danielle Bendinelli
On Track	5.6.3.4	Vehicles	Danielle Bendinelli