



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

TUESDAY, JANUARY 20, 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 Jeanette Smyth, Doug Stephens, and Jeremy Howe

#### COUNCIL MEMBERS EXCUSED

Mike Howard and Clayton Peterson

#### STAFF MEMBERS PRESENT

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

#### OTHERS PRESENT

No one else attended this meeting

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

[https://cms7files.revize.com/southogdennew/document\\_center/Sound%20Files/2026/CC260120\\_1756.mp3?t=202601211136590&t=202601211136590](https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/CC260120_1756.mp3?t=202601211136590&t=202601211136590) 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. He excused Council Member Howard who was out of town and explained that Council Member Peterson would miss the work session but be present for the council meeting. He then called for a motion to begin.

00:00:00

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

## **II. DISCUSSION ITEMS**

### **A. Financial Update**

- Finance Director Peter Anjewierden reported on the financial state of the City. He used two visuals during his report. See Attachment A.

00:01:18

### **B. Annual Survey Review**

- City Manager Dixon reviewed the survey results. Mr. Dixon also used visuals for his review. See Attachment B.

00:31:23

Note: Council Member Peterson arrived at the work session at 5:36 pm during this review.

### **C. Strategic Plan Evaluation**

- Mr. Dixon reviewed the mission, vision, and values statements in preparation for the annual strategic planning meeting

00:47:36

## **III. ADJOURN**

- At 5:59 pm Council Member Howe moved to adjourn the work session

00:59:58

**Council Member Howe moved to adjourn the work session, followed by a second from Council Member Peterson. The voice vote was unanimous in favor of the motion.**

## COUNCIL MEETING MINUTES

### COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Jeanette Smyth, Doug Stephens, Jeremy Howe, and Clayton Peterson

### COUNCIL MEMBERS EXCUSED

Council Member Howard

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Police Chief Darin Parke, Public Works Director Jon Andersen, Fire Chief Cameron West, City Planner Alikea Murphy, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

### MEMBERS OF THE PUBLIC 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 this link:**

[https://cms7files.revize.com/southogdennew/document\\_center/Sound%20Files/2026/CC2601201904.mp3?t=202601211139180&t=202601211139180](https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/CC2601201904.mp3?t=202601211139180&t=202601211139180) 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 6:08 pm and entertained a motion to begin  
00:00:00

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

- The mayor excused Council Member Howard who was out of town  
00:00:17

### 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

#### IV. PUBLIC COMMENT

- Mayor Porter invited anyone who wished to come forward to comment. No one came forward.  
00:00:51

#### V. RESPONSE TO PUBLIC COMMENT

- Not applicable

#### VI. CONSENT AGENDA

##### Approval of January 6, 2026 Council Minutes

- Mayor Porter asked if any corrections needed to be made to the minutes. Seeing none, he called for a motion to approve the consent agenda.  
00:00:58

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

#### VII. DISCUSSION / ACTION ITEMS

##### A. Consideration of **Resolution 26-02** – Approving an Agreement with The Bancorp for Financing of Fleet Vehicles

- Finance Director Peter Anjewierden gave an overview of the agreement  
00:01:16
- Discussion by Council 00:04:06
- Mayor Porter called for a motion to approve Resolution 26-02  
00:04:29
- Before the motion was given, Council Member Howe reported that he frequently worked with Bancorp in his line of work and that they may source some of the vehicles in this agreement from his place of employment, although not from his division. He wanted to make clear that he would not benefit by approving this agreement  
00:04:33
- The mayor again called for a motion to approve Resolution 26-02  
00:05:25

**Council Member Smyth so moved, followed by a second from Council Member Peterson. The mayor asked if there were any further comments, and seeing none, he called the vote:**

Council Member Smyth - Yes  
 Council Member Stephens - Yes  
 Council Member Howe- Yes  
 Council Member Peterson- Yes

**The motion stood.**

**B. Consideration of Resolution 26-03 – Approving a Moratorium for All Development Applications Within the City Center Core, City Center General, Riverdale Road General, 40th Street General, and Gateway Core Subdistricts**

- City Planner Alikea Murphy explained the reasons behind the moratorium  
00:05:41
- There was no discussion on the moratorium
- Mayor Porter called for a motion to approve Resolution 26-03  
00:07:46

**Council Member Howe so moved. Council Member Stephens seconded the motion. The mayor made a roll call vote:**

Council Member Peterson - Yes  
 Council Member Howe - Yes  
 Council Member Stephens - Yes  
 Council Member Smyth - Yes

**Resolution 26-03 was adopted.**

**VIII. DISCUSSION ITEMS**

**Amending South Ogden City Code (SOCC) Title 3 Concerning Liquor Control, Beer License Approval Process, and Changing City Recorder to Business License Official**

- City Recorder Leesa Kapetanov facilitated this discussion  
00:08:04
- Questions/Discussion by Council 00:12:18
- During the discussion, the Council instructed staff to place the code amendments on the next agenda for consideration.

**IX. REPORTS/DIRECTION TO CITY MANAGER**

**A. City Council Members**

Council Member Peterson - nothing to report  
 Council Member Stephens - 00:20:08  
 Council Member Smyth - nothing to report

- Council Member Howe - 00:22:45
- B. City Manager 00:24:48
- C. Mayor 00:28:24

**X. RECESS INTO 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 recess into a closed executive session to discuss pending or reasonably imminent litigation 00:29:06

**Council Member Stephens so moved. Council member Howe seconded the motion. The mayor made a roll call vote:**

Council Member Smyth-	Yes
Council Member Howe-	Yes
Council Member Stephens-	Yes
Council Member Peterson-	Yes

Note: The City Council and City Manager Dixon remained in the council chambers for the closed session while everyone else was asked to leave.

**XI. ADJOURN CLOSED EXECUTIVE SESSION AND RECONVENE AS SOUTH OGDEN CITY COUNCIL**

**XII. ADJOURN**

- At 7:04 pm, Mayor Porter called for a motion to end the closed executive session, reconvene city council meeting, and adjourn

**Council Member Smyth so moved. Council Member Peterson 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, January 20, 2026.

  
\_\_\_\_\_

February 3, 2026  
\_\_\_\_\_

**ATTACHMENT A**  
Financial Report Visuals

## Budget Update Highlights

1/20/2026

YTD Revenue Summaries	2025 Budget	2025 Actual	2026 Budget	YTD Actual	Percent of Total
Property Taxes (10-31-100)*	4,645,255	4,547,109	4,813,700	2,187,455	45%
General Sales and Use Taxes (10-31-300)	5,605,769	5,327,289	5,661,900	2,857,567	50%
Total TAX REVENUE:	12,602,198	12,712,004	12,936,800	5,977,551	46%
Total LICENSES & PERMITS:	375,250	288,378	361,600	164,072	45%
ARPA Fire Truck (10-33-200)	2,035,512	0	2,035,600	2,035,512	100%
Total INTERGOVERNMENTAL REVENUE:	4,539,738	2,216,666	3,828,900	2,388,557	62%
Total RECREATION & PLANNING FEES:	359,225	300,762	323,300	93,560	29%
Total FINES & FORFEITURES:	498,993	480,001	446,900	188,391	42%
Total MISCELLANEOUS REVENUE:	598,592	653,194	610,100	263,643	43%
<b>Sub-Total</b>			<b>18,507,600</b>	<b>9,075,774</b>	<b>49%</b>

### Proposed Property Revenue Shortfall Adjustment

	2026 Budget	
*Reduced Property Tax Budget 10-31-100	-230,000	0.00
10-80-080 Unreserved - Fund Balance	88,500	0.00
10-49-400 Unreserved - Non-Departmental	78,400	0.00
Increase in Appropriated Fund Balance (budget Impact) :	63,100	N/A
<b>Sub-Total</b>	<b>\$0.00</b>	

Total Labor Expenses	2025 Budget	2025 Actual	2026 Budget	YTD Actual	Percent of Total**
ADMINISTRATION	1,424,745	1,430,831	1,536,600	754,420	49%
POLICE SERVICES	3,916,322	3,930,749	4,175,300	2,071,287.61	50%
STREETS	457,983	451,968	468,800	245,737.40	52%
Parks	646,228	612,735	663,400	316,065.42	48%
Fire	1,723,506	1,732,417	1,909,700	944,463.33	49%
Recreation	296,312	277,323	291,500	129,191.15	44%
		<b>8,436,023</b>	<b>9,045,300</b>	<b>4,461,165</b>	<b>49%</b>

\*\*Max Target would be 54%



# COMPLIANCE REPORT

OFFICE OF THE  
STATE AUDITOR

## SOUTH OGDEN CITY

Accurate as of 2026-01-20

- GOVERNMENT TYPE: **CITY**
- STATUS: **CURRENT**
- FISCAL YEAR SPANS: **JULY 1ST TO JUNE 30TH**
- BEGAN REPORTING REV./EXP: **2013-07-01**
- BEGAN REPORTING PAYROLL: **2013-07-01**

### AUDITOR REPORTS

All **Auditor** reports are up to date.

### DEPOSIT AND INVESTMENT REPORTS

All **Deposit and Investment** reports are up to date.

### TRANSPARENCY REPORTS

All **Revenue** reports are up to date.  
All **Expense** reports are up to date.  
All **Compensation** reports are up to date.

Sincerely,

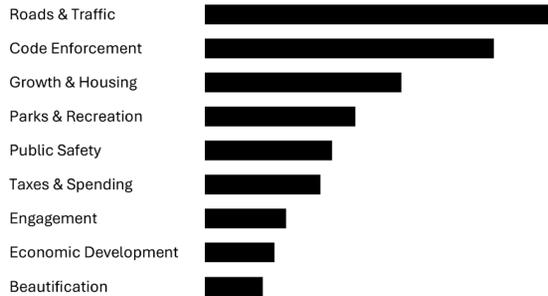
**The Local Government Team**  
Office of the Utah State Auditor

**ATTACHMENT B**  
Survey Review Visuals

## Where should we focus more attention?

Priority & Frequency Table

Rank	Theme	Approx. Mentions	Share of Total Mentions
1	Roads, Traffic & Transportation Safety	190-210	≈35-38%
2	Code Enforcement & Neighborhood Standards	140-160	≈26-28%
3	Growth, Development & Housing Density	95-110	≈18-20%
4	Parks, Recreation & Public Spaces	70-85	≈13-15%
5	Public Safety (Police, Speeding, Crime)	55-65	≈10-12%
6	Taxes, Spending & Fiscal Discipline	45-55	≈8-10%
7	Community Engagement & Responsiveness	30-40	≈6-7%
8	Economic Development & Local Businesses	25-30	≈5-6%
9	Environmental / Beautification / Green Space	20-25	≈4-5%



## What would you change?

Priority & Frequency Table

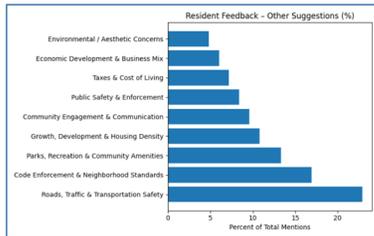
Rank	Theme	Mentions	% of Total
1	Roads, Traffic & Transportation Safety	215	22.8%
2	Code Enforcement & Neighborhood Cleanliness	175	18.5%
3	Growth, Development & Housing Density	140	14.8%
4	Parks, Recreation & Community Amenities	105	11.1%
5	Public Safety & Enforcement	90	9.5%
6	Taxes, Spending & Fiscal Accountability	75	7.9%
7	Communication & Engagement	60	6.3%
8	Economic Development & Business Mix	45	4.8%
9	Environmental & Aesthetic Quality	40	4.2%



## What would you change?

Priority & Frequency Table

Rank	Theme	Mentions	% of Total
1	Roads, Traffic & Transportation Safety	95	22.9%
2	Code Enforcement & Neighborhood Standards	70	16.9%
3	Parks, Recreation & Community Amenities	55	13.3%
4	Growth, Development & Housing Density	45	10.8%
5	Community Engagement & Communication	40	9.6%
6	Public Safety & Enforcement	35	8.4%
7	Taxes & Cost of Living	30	7.2%
8	Economic Development & Business Mix	25	6.0%
9	Environmental / Aesthetic Concerns	20	4.8%



### Key Takeaways

- Roads, traffic, and transportation safety represent the largest share of resident feedback.
- Code enforcement and neighborhood cleanliness are the second most common concern.
- Growth and housing density dominate policy-related comments.
- Parks, safety, and fiscal discipline remain important but secondary priorities.