



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

TUESDAY, MAY 5, 2026

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 Mike Howard, Jeannette Smyth, Doug Stephens, Jeremy Howe, and Clayton Peterson

#### STAFF MEMBERS PRESENT

Assistant City Manager Summer Palmer, City Attorney Amy Hugie, Finance Director Peter Anjewierden, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Police Chief Darin Parke, City Planner Alike Murphy, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

#### OTHERS PRESENT

No one else attended the work session.

**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/CC260505\\_1558.mp3?t=202605131324510&t=202605131324510](https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/CC260505_1558.mp3?t=202605131324510&t=202605131324510)** or by requesting a copy from the office of the South Ogden City Recorder.

### I. CALL TO ORDER

- At 5:01 pm, Mayor Porter called the meeting to order. He excused City Manager Matt Dixon. After some minor discussion, the mayor called for a motion to begin.

00:02:10

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

## II. REVIEW OF COUNCIL MEETING AGENDA

- No one had questions about agenda items

## III. DISCUSSION ITEMS

### A. FY2027 Tentative Budget

- City Finance Director Peter Anjewierden reviewed the reasons for needing to raise property taxes with the Council. He used a visual presentation. See Attachment A.  
00:02:20
  - Comments by Fire Chief Cameron West on need for new pump truck  
00:18:15

### B. FY2027 Property Tax Impact Schedule

- Finance Director Anjewierden reviewed the Property Tax Impact Schedule (Attachment B) with the Council  
00:33:20
- Discussion  
00:35:18

## IV. ADJOURN

- At 5:55 pm Mayor Porter called for a motion to end the work session  
00:54:33

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

# COUNCIL MEETING MINUTES

## COUNCIL MEMBERS PRESENT

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

## STAFF MEMBERS PRESENT

Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, City Attorney Amy Hugie, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey, Police Darin Parke, City Planner Alika Murphy, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

## MEMBERS OF THE PUBLIC PRESENT

Tony Huerta, Rick Salvinski, Bruce & Joyce Hartman

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[https://cms7files.revize.com/southogdennew/document\\_center/Sound%20Files/2026/CC260505\\_1657.mp3?t=202605131326360&t=202605131326360](https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/CC260505_1657.mp3?t=202605131326360&t=202605131326360) or by requesting a copy from the office of the South Ogden City Recorder.

## I. OPENING CEREMONY

### A. Call To Order

- Mayor Porter called the meeting to order at 6:00 pm and called for a motion to begin  
00:00:00

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

### B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

### C. Pledge Of Allegiance

- Council Member Stephens led everyone in the Pledge of Allegiance

#### IV. RECOGNITION OF EMPLOYEES

Fire Chief Cameron West Will Recognize Firefighter Corbin Hunt Who Received a Supervising Fire Officer Designation from the Utah Fire and Rescue Academy

- Chief West read about Firefighter Hunt and congratulated him on his achievements. The mayor congratulated Mr. Hunt and photos were taken. See Attachment B.

00:01:23

#### V. PUBLIC COMMENT

Brad Peterson

00:03:06

Commented on noise problems near his home

#### VI. RESPONSE TO PUBLIC COMMENT

- Mayor Porter let Mr. Peterson know the city would follow up on his comments

00:05:22

#### VII. CONSENT AGENDA

A. Approval of April 7, 2026 Council Minutes

B. Set Date for Public Hearing (June 16, 2026 at 6 pm or as soon as the agenda permits) To Receive and Consider Comments on the Proposed FY2027 Interim Budget

C. Set Date for Public Hearing (August 4, 2026 at 6 pm) To Receive and Consider Comments on a Proposed Property Tax Increase

- Mayor Porter read through the items on the consent agenda and asked if any corrections needed to be made to the minutes. Council Member Stephens pointed out an error on Line 80 00:05:48
- Mayor Porter called for a motion to approve the consent agenda with corrections to Line 80 of the minutes 00:06:41

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

#### VIII. DECLARATION THAT THE FY2027 TENTATIVE BUDGET INCLUDES A PROPOSED PROPERTY TAX INCREASE AND THE CITY IS PROPOSING AN INCREASE IN PROPERTY TAXES FOR FY2027

Finance Director Peter Anjewierden

- Mr. Anjewierden made the following points during his presentation to the City Council and those present:
  - There was a separate item on the agenda notifying the public that the City is proposing a property tax increase 00:07:49

- The FY2027 Tentative Budget includes a proposed tax rate increase in accordance with the Property Tax Impact Schedule  
00:08:01
- The proposed tax rate will exceed the certified tax rate  
00:08:12
- The additional percentage of the ad valorem tax will be approximately 10.39% based on last year's valuations (we are still waiting on additional information from the county for this year's valuations).  
00:09:39
- The City will hold a public hearing on the tax increase on August 4, 2026 at 6 pm  
00:09:58

## IX. PRESENTATION OF PROPERTY TAX IMPACT SCHEDULE

Finance Director Peter Anjewierden 00:11:32

- During his review of the Property Tax Impact Schedule, Mr. Anjewierden:
  - Gave the amount of additional revenue the City would receive if a property tax increase was approved  
00:11:42
  - Told how much the yearly increase would be for a resident with property worth \$483,000  
00:12:24
  - Told how much the yearly increase would be for a business with property worth \$483,000  
00:12:56
  - Attested that the City needed the additional revenue to balance the budget as proposed  
00:13:25
  - Further stated that the City would not be allowed to spend any of the increased property tax revenue until the public hearing is held and the final budget adopted  
00:13:36
  - Explained for what the revenue from the increased taxes would be spent on  
00:14:10

## X. DISCUSSION / ACTION ITEMS

### A. Consideration of Resolution 26-08 – Declaring South Ogden City's Intent to Increase Property Tax Revenue for Fiscal Year 2026-2027 And Setting Forth the Estimated Amounts and Reasons for the Proposed Property Tax Increase

- Mayor Porter read through the bulleted items in the resolution for the public to hear  
00:24:09

They were:

- South Ogden City declares its intent to increase property tax revenue for FY2027; and,
- The approximate dollar amount and percentage increase of, and purpose for the

additional tax revenue generated by the proposed tax rate increase are set forth in **Attachment “A”** (a copy of the Property Tax Impact Schedule) and by this reference fully incorporated herein; and,

- A public hearing on the property tax increase will be held on August 4, 2026 at 6 pm at South Ogden City Hall, 3950 Adams Ave., South Ogden UT 84403; and,
- The City will publish all required notices for the August 4, 2026 public hearing as per Open and Public Meeting and Truth in Taxation Laws; and,
- All members of the public who wish will be allowed to comment at the August 4, 2026 public hearing either in person or electronically; and,
- The City Finance Director will send notice of its intent to increase property tax revenue to the County Auditor and State Tax Commission by June 1, 2026;

- Mayor Porter called for a motion to approve Resolution 26-08  
00:25:34

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

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

**Resolution 26-08 was approved.**

**B. Consideration of Resolution 26-09 – Adopting the FY2027 Tentative Budget and Property Tax Impact Schedule**

- Mayor Porter explained the resolution was to adopt to the tentative budget and called for a motion to approve Resolution 26-09  
00:25:56

**Council Member Howard so moved, followed by a second from Council Member Howe. The mayor asked if there were any further comments; no one responded, so the vote was called:**

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

**The FY2027 Tentative Budget and Property Tax Impact Schedule were adopted.**

C. Consideration of Resolution 26-10 – Acknowledging South Ogden City’s Desire to Be Open and Transparent About the City’s Intent to Increase Property Taxes in Fiscal Year 2026-2027 and to Comply with Utah Code Annotated (UCA) 59-2-919(4)(a) and (b)

- The mayor read the bullet points from the resolution

00:26:46

They were:

- A separate item was provided in the meeting agenda (**See Attachment “A”**) that notified the public that the FY2027 Budget included a proposed property tax increase and declared the City’s intent to increase property taxes in accordance with UCA 59-2-919(4)(a)(ii)
- Another separate item was placed on the agenda to present and explain the property tax impact schedule (**see Attachment “B”**) as defined in 59-2-924. Copies of the property tax impact schedule were made available for all present. During explanation of the tax impact schedule, the City Finance Director pointed out:
  - the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in 59-2-919(4)(b)(i)(A); and,
  - the approximate percentage increase in ad valorem tax revenue for South Ogden based on the proposed tax rate increase described in 59-2-919 (4)(b)(i)(A)

- Mayor Porter called for a motion to approve Resolution 26-10

00:28:18

**Council Member Stephens so moved, followed by a second from Council Member Peterson. Mayor Porter called the vote:**

<b>Council Member Howe -</b>	<b>Yes</b>
<b>Council Member Howard -</b>	<b>Yes</b>
<b>Council Member Smyth -</b>	<b>Yes</b>
<b>Council Member Stephens -</b>	<b>Yes</b>
<b>Council Member Peterson -</b>	<b>Yes</b>

**Resolution 26-10 was adopted.**

## **XI. REPORTS/DIRECTION TO CITY MANAGER**

### **A. City Council Members**

Council Member Howe -	00:29:20
Council Member Howard -	00:32:50
Council Member Smyth -	00:34:12
Council Member Stephens -	00:35:20
Council Member Peterson -	00:42:47

- B. Assistant City Manager 00:43:07
- C. Mayor 00:54:46

**XII. ADJOURN**

- At 6:58 pm, Mayor Porter called for a motion to adjourn  
00:58:20

**Council Member Howard so moved. Council Member Smyth 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, May 5, 2026.

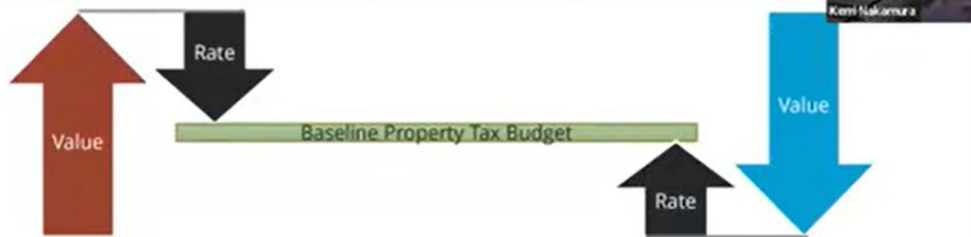
  
Leesa Kapetanov, City Recorder

\_\_\_\_\_  
May 19, 2026  
Date Approved by the City Council

## ATTACHMENT A

Presentation on Truth in Taxation and Reasons for Proposed Property Tax Increase

# South Ogden City Tentative Budget 2027 and Proposed Property Tax Increase



- Holds the amount of property taxes that an entity receives constant, **regardless of changes in property value.**
- Unless the Council chooses to increase taxes to receive more revenue This requires a "Truth in Taxation" public hearing & notice.
- One exception – "New Growth" authorized by the County & State

## Fire Department Pump Truck Funding

- Fire Department Fleet Replacement Guidelines
  - Best practice Replacement cycles (NFA 1900/1910 standards) adjusted for actual utilization and ops needs
- Engine pumpers are not to exceed 12-15 years of frontline service, total service life not to exceed 25 years.
- Quotation is attached
- TNT request is to ensure we set aside ¼ of the funding for this purchase annually in the amount of \$281,300
- This is located on budget line 10-80-160 as “Reserve for fund balance”

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## Public Works Sidewalks and Parks

### Sidewalks

We have historically budgeted about 50K for regular sidewalk replacements / adding another 50K will improve resident safety and experiences in parks and around the city, but we haven't historically budgeted for it.

### Parks

- As our park expansions and improvements have increased so have our needs for annual upkeep and replacement of aging portions.
- We have matching funds for RAMP, but have other ongoing needs to improve and maintain parks on an annual basis
- A great example is Nature Park that could utilize a portion of this funding desperately in years one and two
- Additional upkeep and improvements to parks will be an ongoing need

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## Police Fleet

- Intend to replace an additional six vehicles
- This funding will contribute to replacing at least six additional vehicles
- The need exceeds the budgeted lease amounts
- We recommended the lease option to maintain a regular replacement cycle, but this will supplement any shortfall or be utilized to expand our purchase next year

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## HB 236 Sample Property Tax Impact Schedule:

### Example Property Tax Impact Schedule from Cameron City

Proposed Property Tax Impact Schedule	
Cameron City will consider an increase to its property tax rate from .00045 to .00049 (estimated) to generate an additional \$400,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.	
Cameron City's Current Property Tax Rate	0.00045
Cameron City's Current Property Tax Revenue	\$4,200,000
Proposed Revenue with Tax Change	\$4,600,000
<b>New Property Tax Revenue to Cameron City</b>	<b>\$400,000</b>
Estimated Increase to Cameron City's Property Tax Revenue	9.50%
Estimated Increase to a primary residence of \$450,000	\$10.61
Estimated Increase to a business valued at \$450,000	\$19.29

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Police	\$7,234,000	\$7,045,000	\$189,000
<b>Impact of Tax Increase</b> - The Police Department will hire two new police officers and purchase related equipment.			
Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Planning	\$250,000	\$190,000	\$60,000
<b>Impact of Tax Increase</b> - The Planning Department will increase its contracting budget by \$60,000 to be able to hire a consultant to update the General Plan this year.			
Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Parks	\$5,562,700	\$5,713,700	\$151,000
<b>Impact of Tax Increase</b> - The Parks Department will hire two new full time to enhance service levels on city-owned property.			
Total General Fund Change:			\$400,000

## Ramp Grant Funding Budget for Parks

Project	Meadows Park	Nature Park	Totals
RAMP Funding	\$ 414,600	\$ 173,100	\$ 587,700
SOC Capital	\$ 509,000	\$ 78,100	\$ 587,100
<b>Total</b>	<b>\$ 923,600</b>	<b>\$ 251,200</b>	<b>\$ 1,174,800</b>

- 7 This Total Budget is included in Capital Projects Budget Line 40-30-400 as a transfer in from the general fund.

Next Council Meeting May 19<sup>th</sup> is anticipated to include:  
 Further Budget Discussions  
 Update on Current year financials  
 Enterprise Fund Materials For June 16<sup>th</sup> Hearing  
 June 9<sup>th</sup>

Thank  
you

**ATTACHMENT B**  
Property Tax Impact Schedule

## SOUTH OGDEN CITY PROPOSED PROPERTY TAX IMPACT SCHEDULE

South Ogden City will consider an increase to its property tax rate from .002455 (preliminarily) to .002694117 (estimated) to generate an additional \$476,300. The following information is intended to provide decision makers and the public an explanation of how the City's operations would be impacted if the proposed tax increase is adopted.

<b>South Ogden City's Current Property Tax Rate (Preliminary)</b>	<b>0.002455</b>
<b>South Ogden City's Current Property Tax Revenue</b>	<b>\$ 4,583,958</b>
<b>South Ogden City Estimated Property Tax Revenue</b>	<b>\$ 5,060,258</b>
<b>Proposed Revenue with Tax Change</b>	<b>\$ 476,300</b>
<b>Estimated Increase to South Ogden City Property Tax Revenue</b>	<b>10.39%</b>
<b>Estimated Increase to Primary Residence of \$483,000</b>	<b>\$ 67.76</b>
<b>Estimated Increase to a Business Valued at \$483,000</b>	<b>\$ 123.20</b>

### HOW FUNDS FROM INCREASED PROPERTY TAXES WILL BE SPENT

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
<b>Fire</b>	<b>\$ 281,300</b>	<b>\$ 0</b>	<b>\$ 281,300</b>	10-80-160
<b>To meet national fire safety standards, the city must replace fire engines on a regular basis. It takes four years to build a fire engine, and the city must commit to its purchase before the manufacturer will begin the build. The city will reserve 25% of a new fire engine's cost annually over the next four years. (Strategic Plan Initiatives 2.1 &amp; 2.3)</b>				

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
<b>Public Works</b>	<b>\$ 100,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	10-60-725
<b>Many of the city's sidewalks are in need of replacement or repair. Funds from increased property taxes will be used for annual funding for sidewalk replacement and maintenance. (Strategic Plan Initiative 3.2)</b>				

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
<b>Capital Improvement for Parks</b>	<b>\$ 150,000</b>	<b>\$50,000</b>	<b>\$ 100,000</b>	10-70-750
<b>Due to recent park improvements, the city's operational needs to maintain them has increased. The city will increase annual funding for these operational needs. (Strategic Initiative 4.1)</b>				

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
<b>Police Fleet</b>	<b>\$ 45,000</b>	<b>\$ 0</b>	<b>\$ 45,000</b>	10-55-750
<b>Police vehicles receive hard use and must be replaced on a regular basis to be safe. The requested additional funding will be used to replace some of the police vehicles. (Strategic Initiatives 2.1 &amp; 2.3)</b>				

**Total Increase to General Fund: \$ 476,300**

## ATTACHMENT C

From left to right:

Mayor Porter, Corbin Hunt, Fire Chief Cameron West, Deputy Fire Chief Brandon Storey

