



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

TUESDAY, MAY 19, 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

COUNCIL MEMBERS NOT PRESENT

Clayton Peterson

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, City Attorney Amy Hugie, Finance Director Peter Anjewierden, Fire Chief Cameron West, Police Chief Darin Parke, Communications and Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

No one else attended 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/CC260519_1601.mp3?t=202605281133560&t=202605281133560 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- At 5:04 pm, Mayor Porter called the meeting to order and called for a motion to begin.
00:02:10

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

II. REVIEW OF COUNCIL MEETING AGENDA

- Council Member Stephens asked a question about the water fund. Mayor Porter said the question would be addressed during the budget discussion coming up next.

00:00:17

III. DISCUSSION ITEMS

A. FY2026 and FY2027 Budgets

- City Finance Director Peter Anjewierden reviewed the budget timeline and then presented information concerning enterprise funds

00:00:42

- The Council informed staff they were comfortable with the \$400,000 and \$450,000 transfers to the water fund from the storm drain and sewer enterprise funds respectfully.

00:32:01

- Discussion on known changes to the FY2027 Tentative Budget

00:34:15

- Council Member Howard requested a future budget discussion on increased personnel for the police department

00:41:27

B. Staff Recommendation on How to Comply with 20% Water Reduction Requirement at City Owned Facilities (Parks, Splash Pad, etc.)

- Assistant City Manager Summer Palmer and City Manager Dixon presented staff recommendations for reducing the City's use of water.

00:44:00

- The Council discussed the splash pad and when it could or should be opened

00:50:49

- During discussion, the Council requested staff to return with alert levels for water use as well as information on the splash pad

IV. ADJOURN

- At 6:01 pm Mayor Porter called for a motion to end the work session

00:56:45

Council Member Howe so moved, followed by a second from Council Member Stephens. 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, and Jeremy Howe

COUNCIL MEMBERS NOT PRESENT

Clayton Peterson

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, City Attorney Amy Hugie, Fire Chief Cameron West, Police Darin Parke, Communications and Events Manager Danielle Bendinelli, Guillermo Garcia, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Alan Thacker, Traci Coles, Zena Vincent, Darrel Vincent, Joe Lohrer, Steve Shields, Matthew McConkie, Lisa Werner, Jeff McFarland, Cheryl Giles, Travis Hildebrand, Jill Hildebrand, Suzanne Sproul, Brent Spradley, Wendy Spradley, Beverly Sharp, Dearl Sharp, Bruce & Joyce Hartman, Amy & Matt Stowell, Brian Beus, Jeff Coles, Daniel Stewart

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/CC260519_1702.mp3?t=202605281136290&t=202605281136290 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 Stephens. In a voice vote Council Members Howard, Smyth, Stephens, and Howe all voted aye.

B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Howe led everyone in the Pledge of Allegiance

IV. **RECOGNITION OF EMPLOYEES**

A. Introduction of New Firefighter Andrew Chertudi

- Fire Chief Cameron West introduced Andrew Chertudi, the newest full-time firefighter. A photo was taken with the mayor. See Attachment A

00:00:57

B. Acknowledgement of Firefighter and Police Awards

- Chief West stated they had recently held their awards banquet and the awards that were given out

00:02:24

V. **PUBLIC COMMENT**

- Mayor Porter reviewed the rules for public comment, acknowledging that he realized many of those present were there to speak about the Master Development Agreement (MDA). However, because the MDA was on the agenda, it was not appropriate for them to comment about it. In respect for those who had come, he asked those against the development agreement to raise their hands. He then asked those in favor of the development agreement to raise their hands. The majority present were against the MDA.

00:03:15

- The mayor asked if anyone wanted to comment about anything not on the agenda

00:04:24

- Daniel Stewart 00:04:38 Wanted to honor the City for its 90th birthday

- Comments by City Attorney Amy Hugie concerning public comment

00:05:27

- The mayor allowed a member of the audience to address the Council

00:06:30

- Danielle Stewart 00:09:41 Suggested the option to table the controversial item

VI. **RESPONSE TO PUBLIC COMMENT**

There was no response at this time

VII. **CONSENT AGENDA**

Approval of May 5, 2026 Council Minutes

- Mayor Porter asked if any corrections needed to be made to the minutes; seeing none, the mayor called for a motion to approve the consent agenda

00:10:10

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

VIII. DISCUSSION / ACTION ITEMS

Consideration of **Ordinance 26-04** – Approving a Master Development Agreement with Waters Edge Apartments LLC for the Property Located at 5083 Harrison Blvd.

- City Manager Dixon reviewed this item
00:11:23
- Discussion by Council
00:21:52
- City Manager Dixon comments on 5000 South
00:23:37
- Continued questions/comments by Council
00:27:48
- Mayor Porter called for a motion to approve Ordinance 26-04
00:38:20

Council Member Howard so moved, followed by a second from Council Member Smyth. 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 -	No
Council Member Howe -	Yes

Ordinance 26-04 was approved.

- Council Member Stephens explained his “no” vote
00:38:44

IX. DISCUSSION ITEM

Amendments to the City Purchasing Policy

- City Recorder Leesa Kapetanov reviewed the proposed amendments
00:40:34
- Discussion/questions by Council
00:45:00

X. OPEN AND PUBLIC MEETING TRAINING

City Attorney Amy Hugie 00:51:31

XI. REPORTS/DIRECTION TO CITY MANAGER

- A. City Council Members
 - Council Member Stephens - 01:09:23
 - Council Member Smyth - 01:11:06
 - Council Member Howard - 01:11:39
 - Council Member Howe - 01:11:53
- B. City Manager 01:16:05
- C. Mayor 01:20:04

XII. RECESS INTO CLOSED EXECUTIVE SESSION

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

- At 7:28 pm, Mayor Porter called for a motion to recess into a closed executive session in accordance with UCA 52-4-205(1) to discuss pending or reasonably imminent litigation

01:22:30

Council Member Howard so moved, followed by a second from Council Member Howe. The mayor called the vote:

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

Note: The mayor, council, City Manager Dixon, Assistant City Manager Palmer, and City Attorney Hugie remained in the Council Chambers while everyone else was asked to leave.

XIII. RECONVENE CITY COUNCIL MEETING

XIV. ADJOURN

- At 7:56 pm, Mayor Porter called for a motion to adjourn the closed session, reconvene City Council Meeting, and adjourn

Council Member Stephens so moved. Council Member Howard 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 19, 2026.


Leesa Kapetanov, City Recorder

June 2, 2026
Date Approved by the City Council

ATTACHMENT A

From left to right: Mayor Russell Porter, Fire Chief Cameron West, Firefighter Andrew Chertudi

