



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

TUESDAY, JULY 21, 2026

WORK SESSION – 5 PM IN EOC ROOM

COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Pro Tem Mike Howard, Council Members Jeannette Smyth, Doug Stephens, Jeremy Howe, and Clayton Peterson

STAFF MEMBERS PRESENT

City Manager Matt Dixon, City Attorney Amy Hughie, Finance Director Peter Anjewierden, Fire Chief Cameron West, Police Chief Darin Parke, Public Works Director Jon Andersen, Planner Aliko Murphy, Code Compliance Official Guillermo Garcia, Accounts Payable Clerk Lori Hurd, Communications & Events Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

OTHERS PRESENT

Andie Beadles, Robert Bischoff, Bob Hunter and Kevin Burns

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/CC260616_1557.mp3?t=202606171552070&t=202606171552070 or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- At 5:00 pm, Mayor Pro Tem Mike Howard called the meeting to order and asked for a motion to begin. 00:00:17

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

II. REVIEW OF COUNCIL MEETING AGENDA

- Council Member Stephens asked about reports concerning incidents at the junior high school

III. DISCUSSION ITEMS

A. Weber Housing Authority Project- Andi Beadles

- Ms. Beadles gave information on an affordable housing project for people who had experienced homelessness that the Weber Housing Authority would like to create in South Ogden City. They asked to be placed on the Council's agenda to pass a resolution to allow the project. 00:09:22
- Q&A by staff and Council Members 00:17:16
- Comments by Robert Bischoff – Weber Housing Authority Board 00:31:33
- Comments by Bob Hunter - Weber Housing Authority Board 00:32:02

B. Final Budget

- City Finance Director Peter Anjewierden went over requirements for TNT 00:36:28
- Mr. Anjewierden reviewed some changes staff would like to add to the budget 00:39:43
- The council indicated that they were okay with adding the changes to the final budget for adoption 00:44:15
- Mr. Anjewierden reviewed some Truth and Taxation numbers and procedures 00:44:31
- Discussion on traffic at 44th and Adams 00:49:48

IV. ADJOURN

- At 5:56 pm, Mayor Pro Tem Howard called for a motion to end the work session 00:56:01

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 Pro Tem Mike Howard, Council Members Jeanette Smyth, Doug Stephens, Jeremy Howe, and Clayton Peterson

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Finance Director Peter Anjewierden, Fire Chief Cameron West, Police Chief Darin Parke, Public Works Director Jon Andersen, Planner Alika Murphy, Code Compliance Official Guillermo Garcia, Communications Manager Danielle Bendinelli, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Leslie Nelson, Tilly Valdez, Kyle & Stacy Bosgieter

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https://cms7files.revize.com/southogdennew/document_center/Sound%20Files/2026/CC260616_1654.mp3?t=202606171553360&t=202606171553360 or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

A. Call To Order

- Mayor Pro Tem Mike Howard called the meeting to order at 6:02 pm excused the mayor and called for a motion to begin 00:00:39

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

B. Prayer/Moment of Silence

- The Mayor Pro Tem led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Jeremy Howe led everyone in the Pledge of Allegiance

II. PUBLIC COMMENT

- Mayor Pro Tem Howard invited anyone who wished to make a comment to come forward

Leslie Nelson	00:02:19	Questions on work on 40 th Street, concerns about weeds along sidewalk
Tilly Valdez	00:04:10	Concerned about traffic on 40th Street

III. RESPONSE TO PUBLIC COMMENT

- Mayor Pro Tem Howard said the concerns expressed would be passed to staff
00:05:56
- Comments by City Manager Dixon on a future traffic light on 40th and Madison
00:07:30

IV. CONSENT AGENDA

Approval of July 7, 2026 Council Minutes

- The Mayor Pro Tem asked if any corrections needed to be made to the minutes; seeing none, he called for a motion to approve the consent agenda
00:08:50

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

V. DISCUSSION / ACTION ITEMS

Consideration of **Resolution 26-20** – Approving an Agreement with Weber School District for School Resource Officer

- Police Chief Darin Parke gave an overview of this agreement
00:09:48
- Questions/comments by Council 00:10:45
- Comments by City Manager Dixon 00:15:26
- Mayor Pro Tem Howard called for a motion to approve Resolution 26-20
00:16:28

Council Member Smyth moved to approve Resolution 26-20, followed by a second from Council Member Stephens. The Mayor Pro Tem asked if there was any further discussion, and seeing none, he called the vote:

Council Member Peterson-	Yes
Council Member Stephens-	Yes
Council Member Smyth-	Yes
Council Member Howe-	Yes
Mayor Pro Tem Howard-	Yes

Resolution 26-20 was adopted.

VI. STRATEGIC PLAN UPDATE

- Overview by City Manager Dixon
00:17:14
- Fiscal Responsibility
 - Fleet replacement – Public Works Director Jon Andersen
00:20:00
 - Comments by City Manager Dixon on AI customer service
00:23:43
 - Time keeping program – Finance Director Peter Anjewierden
00:25:56
- Infrastructure
 - Comments and Overview by City Manager Matt Dixon
00:31:09
 - Report on street improvements – Jon Anderson
00:33:07
- Our Community
 - Park improvements – Jon Anderson
00:38:47
 - City Manager Matt Dixon did a brief overview of the Heritage Trail, Code Compliance, Community Engagement and Moderate Income Housing
00:42:34
- Economic Development
 - City Center Plan – City Planner Aliko Murphy
00:48:35
 - Gateway Signs – Matt Dixon
00:51:58

VII. REPORTS/DIRECTION TO CITY MANAGER

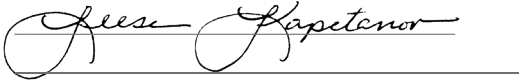
- A. City Council Members
 - Council Member Peterson - nothing to report
 - Council Member Stephens - 00:54:35
 - Council Member Smyth - 00:55:31
 - Council Member Howe - 00:56:25
- B. Mayor Pro Tem 00:57:44
- C. City Manager nothing to report

VIII. ADJOURN

- At 7:00 pm, Mayor Porter called for a motion to adjourn
00:58:14

Council Member Smyth so moved, followed by a second from Council Member Peterson. 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, July 21, 2026.

A handwritten signature in cursive script, reading "Leesa Kapetanov", written over a horizontal line.

Leesa Kapetanov, City Recorder

August 18, 2026

Date Approved by the City Council

ATTACHMENT A

Handout from Public Works Director Jon Andersen on Signal Light at 40th and Madison



MEMORANDUM

To: Jon Andersen, Public Works Director, South Ogden City
From: Jory Wahlen, PE, Wasatch Civil Consulting Engineering
Date: July 14, 2026
Re: 40th Street & Madison Avenue Traffic Signal, Project Status Update

Purpose

This memo summarizes where the 40th and Madison signal stands, what has affected the schedule, and the path to construction.

Current Status

The signal design from ATRANS (Joe Perrin) is nearly complete. One remaining iteration is needed to incorporate our site plan, which addresses the pedestrian ramps, utility conflicts, and sidewalks at the intersection. In parallel, we are coordinating the power and joint-use pole relocations and finalizing right-of-way, which consists of the two corner-clip acquisitions the intersection requires.

Schedule Factors

We had targeted completion for the 2025-2026 school year and did not meet that date. Two factors drove the delay, and they had to be resolved in sequence rather than concurrently.

First, the utility coordination at the intersection took longer than anticipated. Rocky Mountain Power owns the poles, but those poles also carry communication lines owned by other utility companies, so relocating them requires coordination with each of those utilities in addition to RMP. That coordination is ongoing.

Second, we could not finalize right-of-way until the pole and power scope was confirmed. The pole locations, controller cabinet, and pedestrian crossings all depend on the final utility configuration at the corners, and finalizing the acquisitions beforehand would have required redrawing them. That dependency is what extended the schedule.

Path to Construction

The remaining pre-construction tasks are the final design iteration, completing the utility coordination, and finalizing right-of-way. Once those are complete, the project moves into procurement. Based on the current status of the right-of-way documents, I anticipate advertising the project for bid in

approximately three months, followed by roughly one month of bidding and another month to award the contract. On that schedule, we expect a contractor under contract by the end of the year, with construction to follow.

Two items are worth noting looking ahead. First, once construction begins, the actual field relocation of the poles and power is performed by RMP and the other utilities on those poles. Their relocation timelines have been slow throughout this project, and that work is outside our control. Second, the signal equipment carries long material lead times. The City can order the parts through the State once we provide the parts list, and we have held off on that order until right-of-way is underway. These are the most likely factors to affect the construction schedule, and we will stay ahead of them as the project moves forward.

Funding

We have submitted a request to WACOG for Weber County Local Transportation Funds to help fund the project. Those funds are currently programmed for the 2028-2029 cycle, which is why the application figures run high; they are escalated for inflation out to that year. Finalizing the design and right-of-way gives the City a strong case to move that funding ahead of the programmed year.

School-Year Considerations

I recognize the priority has been to establish the crossing on 40th before the fall school term, particularly with students north of 40th now walking since the district discontinued busing. Given the procurement timeline, with a contractor expected under contract by the end of the year, the improvements will not be constructed in time for the coming fall term. We are keeping the remaining design and right-of-way work moving so the project reaches procurement without further delay, and we will pursue construction as early as practical once a contractor is on board. We will keep you updated as the work progresses.

Please contact me with any questions.


Jory Wahlen, PE

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