



MINUTES OF THE SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, AUGUST 4, 2026 IN THE COUNCIL ROOM

COUNCIL MEMBERS PRESENT

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

Note: Council Member Peterson attended the meeting electronically

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Summer Palmer, Finance Director Peter Anjewierden, Public Works Director Jon Andersen, Communications and Events Manager Danielle Bendinelli, Planner Alika Murphy, Code Compliance Officer Guillermo Garcia, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Bryant Kunz, Jim Pearce, Robin Holly, Bruce and Joyce Hartman, Devin Allen

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/CC260804_1656.mp3?t=202608061521210 or by requesting a copy from the office of the South Ogden City Recorder.

Before the meeting began, the city recorder passed a copy of the **Proposed Property Tax Impact Schedule** and the **Weber County Notice of Proposed Tax Increases** to all members of the public present.

I. OPENING CEREMONY

A. Call To Order

- Mayor Porter called the meeting to order at 6:03 pm. He explained that Council Member Peterson would be joining the meeting via the Zoom meeting app. He then called for a motion to begin the meeting. 00:00:00

Council Member Howe so moved. The motion was seconded by Council Member Howard. 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 Howard led everyone in the Pledge of Allegiance
- The mayor explained that only comments on the proposed tax increase and the budget would be accepted during the public hearings
00:01:05
- Mayor Porter invited Finance Director Peter Anjewierden to explain about the proposed property tax increase
00:01:41
- Mr. Anjewierden stated the following during his presentation:
 - That the public hearing was properly noticed and advertised in accordance with state statute
00:02:44
 - That the link to join the public hearing virtually was provided on the city's website the previous week
00:02:50
 - That all the required information, much of which would be discussed that evening, was available on the City's website, southogdencity.gov.
00:03:01
- Finance Director Anjewierden then reviewed the following items on the Proposed Property Tax Impact Schedule, which besides being handed out to all members of the public, was also projected on a screen so everyone present could see it (see Attachment A):
 - The estimated tax rate shown on the schedule was .002694117, but after information was provided by the county, it ended up being .0024170.
00:07:33
 - The estimated proposed tax increase had been 10.39%, but after precise information was received, was actually calculated to be 10.3%
00:07:57
 - The amount of revenue generated by the increase would be \$476,331
00:08:11
 - The revenue from the property tax increase would be used for a new fire engine (\$281,300), replacement or repair of sidewalks (\$50,000), operational needs for parks maintenance (\$100,000), and new police cars (\$45,000)
00:08:26
- Mr. Anjewierden reviewed the Weber County Notice of Proposed Tax Increases, showing how South Ogden compared with other taxing entities in Weber County. This was also projected so everyone present could view it. See Attachment B.
00:12:36

- Mayor Porter called for a motion to enter into a public hearing to receive and consider comments on a proposed increase to South Ogden City's portion of property taxes
00:16:54

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

II. PUBLIC HEARINGS

To Receive and Consider Comments on the Following Items:

A. Possible Increase to South Ogden City's Portion of Property Taxes

- The mayor invited those who wished to comment on the proposed increase on property taxes to come forward. He also advised those online to raise their hand if they wanted to comment.

<u>Robin Holly</u> –	00:17:32	Spoke against a raise in property taxes
<u>Devin Allen</u> –	00:19:05	Asked that alternative ways besides taxes be looked at to get funds

No one else present or online wished to comment. Mayor Porter called for a motion to close the public hearing. 00:20:21

Council Member Howe so moved. The motion was seconded by Council Member Howard. All in attendance voted aye.

B. FY2027 Budget

- Mayor Porter called for a motion to open a public hearing for the FY2027 budget
00:21:00

Council Member Howe so moved. Council Member Smyth seconded the motion. The voice vote was unanimous.

The mayor invited anyone who wished to comment on the budget to come forward or raise their hand online. No one came forward and no one online raised their hand. Mayor Porter called for a motion to close the public hearing.
00:21:11

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

III. DISCUSSION/ACTION ITEMS

Consideration of **Resolution 26-21** – Adopting the FY2027 Final Budget

- Comments on the tax increase by Mayor Porter
00:22:07
- Questions/Discussion by Council 00:22:58
- Comments by City Manager Matt Dixon
00:25:19
- Mayor Porter called for a motion to approve Resolution 26-21
00:30:52

Council Member Smyth so moved, followed by a second from Council Member Peterson. After determining there was no further discussion, the mayor called the vote:

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

The FY2027 Final Budget was adopted.

IV. ADJOURN

- At 6:34 pm, Mayor Porter called for a motion to adjourn the meeting
00:31:29

Council Member Howe so moved, followed by a second from Council Member Howard. All members of the council voted unanimously to adjourn the meeting.

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, August 4, 2026.


Leesa Kapetanov, City Recorder

August 18, 2026
Date Approved by the City Council

ATTACHMENT A

Proposed 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 (preliminary) 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.

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

HOW FUNDS FROM INCREASED PROPERTY TAXES WILL BE SPENT

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
Fire	\$ 281,300	\$ 0	\$ 281,300	10-80-160
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 & 2.3)				

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
Public Works	\$ 100,000	\$ 50,000	\$ 50,000	10-60-725
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)				

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
Capital Improvement for Parks	\$ 150,000	\$50,000	\$ 100,000	10-70-750
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)				

Affected Department	Proposed Budget	Budget Without Change	Budget Change	Budget Line Item
Police Fleet	\$ 45,000	\$ 0	\$ 45,000	10-55-750
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 & 2.3)				

Total Increase to General Fund: \$ 476,300

ATTACHMENT B
Weber County Notice of Proposed Tax Increases

WEBER COUNTY NOTICE OF PROPOSED TAX INCREASE

The following taxing entities are proposing to increase property tax revenue within WEBER COUNTY. Data is based on the taxing entity's average value shown below.
The same value is used for both residential and commercial property. Concerned citizens are invited to attend the public hearings listed.

FOR FURTHER INFORMATION CONTACT THE INDIVIDUAL ENTITIES AT THE NUMBERS SHOWN BELOW.

Entities Proposing a Tax Increase	Average Market Value	If approved, tax will increase			Additional Ad Valorum Tax Revenue	% Increase if Proposed Tax Increase is Approved	Public hearing information		
		From:	To:				Date/Time	Location	Phone:
HARRISVILLE CITY	\$433,000	Residential:	\$365.32	\$373.18	\$24,132	2.12%	Aug 04,2026 7:00 PM	363 W Independence Blvd Harrisville	801-782-4100
		Commercial:	\$664.22	\$678.51					
HOOPER CITY	\$630,000	Residential:	\$95.98	\$140.68	\$128,000	46.55%	Aug 06,2026 6:00 PM	5580 W 4600 S Hooper	801-732-1064
		Commercial:	\$174.51	\$255.78					
ROY CITY	\$439,000	Residential:	\$388.25	\$601.69	\$2,807,745	54.94%	Aug 11,2026 6:00 PM	5051 S 1900 W Roy	801-774-1000
		Commercial:	\$705.91	\$1,093.99					
SOUTH OGDEN CITY	\$497,000	Residential:	\$660.69	\$728.75	\$476,331	10.30%	Aug 04,2026 6:00 PM	3950 South Adams Ave South Ogden City	801-622-2700
		Commercial:	\$1,201.25	\$1,325.00					
WASHINGTON TERRACE CITY	\$431,000	Residential:	\$376.91	\$402.27	\$98,100	6.73%	Aug 04,2026 6:00 PM	5249 South 400 East Washington Terrace	801-393-8681
		Commercial:	\$685.29	\$731.41					
WEBER BASIN WATER CONSERVANCY	\$533,000	Residential:	\$54.82	\$58.63	\$476,649	6.99%	Aug 24,2026 6:30 PM	2837 E Hwy 193 Layton	801-771-1677
		Commercial:	\$99.67	\$106.60					
NORTH VIEW FIRE DISTRICT	\$553,000	Residential:	\$332.74	\$364.98	\$493,424	9.73%	Aug 03,2026 6:00 PM	315 E. 2550 N. North Ogden	801-782-8159
		Commercial:	\$604.98	\$663.60					

*Additional Ad Valorum Tax Revenue does not include amount from Judgment Levies.

**This list is for informational purposes only and should not be relied on to determine a taxpayer's property tax liability. For specific property tax liability information the taxpayer should review their "Notice of Valuation and Tax Change".