



**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL MEETING**
TUESDAY, SEPTEMBER 15, 2026

Note: The regularly scheduled City Council work session normally held at 5:00pm was canceled due to lack of agenda items. The City Council meeting was held at the normal time of 6:00pm.

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Mike Howard, Jeanette Smyth, Doug Stephens, and Council Member Jeremy Howe joined online.

COUNCIL MEMBERS EXCUSED

Council Member Clayton Peterson

STAFF MEMBERS PRESENT

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

MEMBERS OF THE PUBLIC PRESENT

Karin Petrovich, Michelle Howard, Bruce and Joyce Hartman, BJ Whimpey, Janette Singelton, Roy Meadow

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

cms7files.revize.com/southogdennew/CC09152026.mp3?t=202609161351490

or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

- A. Mayor Porter began the meeting at 6:03pm by excusing Council Member Peterson and recognizing Council Member Howard who was attending online.

00:00:00

B. Prayer/Moment of Silence

- The mayor led those present in a moment of silence

C. Pledge Of Allegiance

- Council Member Stephens led everyone through the Pledge of Allegiance

D. Mayor Porter motioned to open the meeting. 00:01:33

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

II. RECOGNITION OF EMPLOYEES

A. City Recorder Oath of Office 00:01:47

- Leesa Kappetoanov is retiring after 19 years of service and 17 years as the City Recorder.
- Mayor Porter appointed Danielle Bendinelli to the position of South Ogden City Recorder and asked for a motion to give its advice and consent to the appointment.

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

- City Recorder Kapetanov then administered Mrs. Bendinelli through her Oath of Office.

B. Leesa Kapetanov – Recognition for Years of Service

- Mayor Porter thanked Leesa for her service, integrity and professionalism throughout the years and presented her with small gift of appreciation.

00:03:54

III. PUBLIC COMMENT

- Mayor Porter invited anyone who wished to make a comment to come forward.
 - Karin Petrovich 00:04:38 Provided public service announcements for entering into agreements with the city and its construction contractors
 - Janette Singleton 00:07:33 Inquiring on Fox Chase trail upkeep

- Joyce Hartman 00:10:09 Special thanks to Leesa Kapetanov for her years of service

IV. RESPONSE TO PUBLIC COMMENT

- Mayor Porter will follow up with staff on the issues brought up by Ms. Petrovich and Ms. Singleton

00:10:47

V. CONSENT AGENDA

Approval of August 18, 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 as is.

00:11:32

Council Member Howard so moved. The motion was seconded by Council Member Smyth. The voice vote was unanimous in favor of the motion. Minutes approved.

VI. DISCUSSION / ACTION ITEMS

A. Consideration of Resolution 26-27 – Approving the Intercounty Automatic Aid Fire Agreement

- The mayor invited Fire Chief Cameron West to address the renewal agreement.
00:11:52
- Comments & Questions by Mayor Porter and Council Member Stephens
00:12:45
- Mayor Porter entertained a motion to approve Resolution 26-27
00:13:39

Council Member Howard so moved, followed by a second from Council Member Stephens. The mayor asked if there was 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

Resolution 26-27 was adopted.

VII. DISCUSSION ITEMS

A. City Council Mid-Term Vacancy Procedures

- City Attorney Amy Hugie went over procedures, timelines and options to fill a Mid-Term City Council Vacancy effective September 30, 2026 when Council Member Mike Howard will be moving outside of South Ogden City limits.

00:14:15

- Discussion from council on preferences of open and transparent options for a tiebreaking procedure and the candite submission process. Council recommended to staff that the application should be simple and include contact information and letters of interest.

00:18:02

City Attorney Hugie will research clarity on timelines and draft a Resolution for approval at the October 6th Council Meeting. The election and approval of a new Council Member will be held on October 20, 2026.

B. Review City Center Plan Recommendations

- City Planner Alikea Murphy gave an overview of the presentation slides providing general Form Base Code recommendations and Kiesel specific recommendations and other items for consideration along with the anticipated timeline for Planning Commission.

00:28:29

- Question/Clarification from Mayor Porter 00:37:01

- City Planner Murphy continued with other items not related to code for consideration along with the anticipated timeline for Planning Commission.

00:37:43

- Question/Comments from Council and discussion on priorities

00:42:01

C. Proposed Changes to update Moderate-Income Housing Strategies/Timelines

- Planner Murphy presented an overview of definitions, strategies and timeline changes.

00:44:28

- Questions/Comments by Council

00:54:37

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

Council Member Smyth – Nothing to report

Council Member Howe – Nothing to report

Council Member Stephens - 00:55:54

Council Member Howard - 01:01:34

B. City Manager 01:13:21

C. City Recorder Leesa Kapetanov 01:19:26

D. Mayor 01:20:36

IX. ADJOURN

- At 7:24 pm, Mayor Porter entertained a motion to adjourn
01:23:01

Council Member Smyth so moved, followed by a second from Council Member Stephens. 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, September 15, 2026.


Danielle Bendinelli, City Recorder

October 6, 2026
Date Approved by the City Council