



MEETING MINUTES
WEBER FIRE DISTRICT - BOARD OF TRUSTEES
LOCAL BUILDING AUTHORITY OF THE
WEBER FIRE DISTRICT – BOARD OF TRUSTEES
OCTOBER 14, 2025

Board Members in Attendance:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer (excused at 6:22)	Y
Gordon Cutler	Y	Val Heiner	N	Ryan Hill	N
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	N
David Yonan	Y				

Administration Members in Attendance:

Britt Clark, Chief	Y	Jared Taylor, Deputy Chief	N	David Reed, Deputy Chief	Y
Cody Draheim, Div. Chief	N	Andrea Fiske, FSM/Clerk	Y	Jolene Whipple, Office Mgr.	Y
Amy Hugie, Attorney	Y				

Local Building Authority of Weber Fire District - Meeting Agenda:

1. Call to Order – Kevin at 5:36
2. Pledge of Allegiance - Jim
3. Invocation - Mike
4. Discussion and Action on the Following Resolutions:
 - Resolution 01-2025 - Consideration by the Local Building Authority of Weber Fire District, Utah, (the “Authority”) of a resolution adopting bylaws; confirming the election of officers for such Authority and authorizing other action on behalf of the Authority.
 - Presented by Alex Buxton of Zions Public Finance and Garrett Gross of Gilmore Bell
 - Alex explained that adopting the bylaws is the next step in the creation of the LBA. Garrett Gross explained that these bylaws will govern the LBA.
 - Motion to approve by Kevin
 - Second by David

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	Y
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

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- Resolution 02-2025 – Statement Resolution of the Authority: The Local Building Authority of Weber Fire District, Utah hereby intends to issue a lease revenue bond. The purpose of

said bond is to provide funds to (a) finance the construction of two fire stations, and a training tower and training facility with supporting offices, and related improvements (the “Series 2026 Project”); (b) fund any required debt service reserve fund; and (c) pay costs associated with the issuance of the Bonds. The estimated amount of the bond is \$40,000,000.

- Presented by Garrett Gross
- Bonds anticipated to be than \$10M are required to make this statement.
- Jim asked if the bonds could be refinanced. Garrett explained that most bonds do not allow refinancing for the first 10 years.
- Motion to approve by Mike
- Second by Boyd

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	Y
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

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- Resolution 03-2025 – Parameters Resolution of Authority: Consideration for adoption of a resolution of the Local Building Authority of Weber Fire District, Utah authorizing the issuance and sale of not more than \$40,000,000 aggregate principal amount of Lease Revenue Bonds; and related matters.
 - Presented by Garrett Gross
 - The parameters resolution establishes thresholds for the bond issue. The maximum amount, term, rate, and minimum discount, and tax compliance procedures.
 - Motion to approve by Jim
 - Second by Mike

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	Y
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

- Hearings will be held on November 18th relating to the issuance of the Series 2026 Bonds.
- Alex Buxton explained the next steps. The bonds will be sold in a market transaction with bidders across the country and we will take the lowest interest rate offer. He addressed the ability to prepay the bonds early and explained that the shorter the term the higher the initial interest rate. The bonds are anticipated to be on the market in mid-January 2026.

5. Adjourn Local Building Authority Meeting.

- Motion to adjourn by Scott
- Second by Mike
- Adjourned at 6:02

Weber Fire District Board of Trustees - Meeting Agenda:

1. Call to Order – Kevin at 6:03
2. Public Comments - None
3. Approval of Minutes – September 9th and 23rd, 2025
 - Motion to approve by Scott
 - Second by Boyd
4. Presentation and Approval of Financial Report – Boyd

Financial Information:

Expired Portion of Year	78.36%	Ambulance Revenue	76.2%	Property Tax Revenue	25.4%
Impact Fee Revenue	59.3%	Payroll	77.0%	General Fund Expenditures	73.6%

- Motion to approve by Jim
- Second by Mike

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	Y
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

5. Discussion and Action on the Following Resolutions:

- Resolution 17-2025 - Consideration for adoption of a resolution of Weber Fire District, Utah (the “Service Area”) authorizing and approving the execution and delivery of a Master Lease Agreement and a Ground Lease Agreement by and between the Service Area and the Local Building Authority of Weber Fire District, Utah (the “Authority”); authorizing the issuance and sale by the Authority of not more than \$40,000,000 aggregate principal amount of Lease Revenue Bonds; and related matters.
- Presented by Garrett Gross this resolution authorizes all actions taken by the LBA and authorizes the district’s obligations under the bond documents.
- Motion to approve by David
- Second by Boyd

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	Y
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

- Resolution 18-2025, a resolution approving and authorizing the execution of a purchase agreement for fire apparatus between Weber Fire District and Siddons Martin Emergency Group, LLC.
 - 2028 Purchase price - \$1,040,411.00
 - Presented by Chief Taylor

- This resolution authorizes the purchase of a Pierce engine from Siddons Martin in 2028. Due to slow build times, we need to commit to the purchase to get in line to receive the engine in 2028.
- Discussion of issues with slow build times, large price increases, and entities working together to negotiate better outcomes.
- Motion to approve by Jim
- Second by Mike

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	-
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

6. Presentation and Discussion of the intent to increase property taxes:

- Increase of \$2,956,000 in property taxes
- Purpose of the increase:
 - Addition of One New Fire Station in West Haven
 - Replacement of Station 63 to a New Location/Station in Hooper
 - Addition of a Training Tower and Training Facility with supporting offices in Farr West (located behind Station 61)
 - Apparatus and equipment necessary to equip the new fire stations and new training facility. Where appropriate, equipment at Station 63 will be moved to the new location.
- Approximate percentage increase for an average Weber County home value of \$676,000 is 23.58% or \$94.95 per year.
- Approximate percentage increase for an average Weber County business value of \$676,000 is 23.58% or \$172.63 per year.
- If the proposed budget is approved, Weber Fire District would increase its property tax budgeted revenue by 23.58% above last year's property tax budgeted revenue excluding eligible new growth.
- Jim asked if this is related to the TNT and when will the TNT be? 'Andrea answered yes and November 11th.
- Chief Clark explained that this amount was based on the original bid of \$40M for the construction costs. The builder and architects have already made changes to the projects to reduce the costs below \$35M and once they secure the sub-contractors, they feel that the costs will be reduced further. The intent is to only secure needing funding for the project, not the full \$40M.
- Motion to approve by Mike
- Second by Scott

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	-
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

6. Set Public Hearing for November 11, 2025 at 6:00 p.m. for: Discussion of the tax increase.

- Motion to approve by Jim
- Second by Gordon

Roll Call Vote:

Kevin Ward, Chair	Y	Michael Hancock, Vice Chair	Y	Boyd Ferrin, Treasurer	-
Gordon Cutler	Y	Val Heiner	-	Ryan Hill	-
Jim Truett	Y	Scott Van Leeuwen	Y	Rob Vanderwood	-
David Yonan	Y				

7. Set Election Canvass date to November 18th, 2025 for 5:30 p.m.

- Motion to approve by Mike
- Second by Scott
- This meeting will include hearings for the bond issue.

8. Administration Report

- Chief Clark – Open Houses will start on Thursday, everyone is encouraged to attend.
- Jolene – Board members were sent a video and a flyer about the Open Houses.
- Chief Taylor – The Wildland division is doing great. Attended a conference with Chief Minton in Arizona; funded with a grant; selected to attend. Testing season – engineer and captain testing now.

9. Board Presentations

- Jim - Asked if there is information available to let citizens know the impact of stations on insurance rates. Chief Clark noted that WFD has an ISO rating of 3 and that there will be more information at the Open Houses for citizens.
- Scott – Education is key for taxpayers; you have our support.
- David – WFD is recruiting the best of the best.
- Kevin – The future is bright for WFD

10. Adjournment

- Motion to adjourn by Mike
- Second by Jim
- Adjourned at 6:57

The next Regular Meeting is Tuesday, November 11th, 2025, at 5:30 p.m.

Kevin Ward, Chair

Boyd Ferrin, Treasurer