

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 14 April 2026

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT
Meeting streamed on YouTube on 14 April 2026 at 6:00 p.m.

PRESENT: MAYOR: Rod Westbroek

COUNCIL MEMBERS: Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty
Wayne Winsor

CITY RECORDER: Lisa Smith

CITY TREASURER: Tia Jensen

CITY MANAGER: David Larson

CITY ATTORNEY: Jayme Blakesly

FINANCE DIRECTOR: Brett Baltazar

**COMMUNITY DEVELOPMENT
MANAGER:** Lance Evans

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Ryan Parker, Ryan Stein, Michael Grant, and Paul Strazz.

OPEN

1. Pledge of Allegiance: Councilman Dills

2. Prayer: Mayor Westbroek

Mayor Westbroek welcomed those in attendance for tonight's meeting.

3. Public Comment: Mayor Westbroek opened the floor for public comment and reminded those in attendance of the following guidelines:

- Each speaker must go to the podium to comment.
- State your name and city of residence.
- Please address your comments to the entire City Council.
- Each speaker will have 3 minutes or less to speak.
- Note the City Council will not be entering into a dialogue during this portion of the meeting.
- Individuals not at the podium should refrain from speaking.

Michael Grant of South Weber City directed questions about permanent and transition housing to Ryan Parker of Davis County Housing. He opined this city has a limited tax base and is not the right candidate for this type of housing.

Mayor Westbroek closed the floor for public comment.

PRESENTATIONS

4. Davis County Permanent and Transitional Housing Ryan Parker

Ryan Parker is the Housing and Homelessness Coordinator for Davis County. He explained the process of counting individuals at night who are homeless in Davis County and how that relates to permanent supportive & transitional housing developments. Permanent supportive housing provides long-term stability for individuals. Transitional Housing is a bridge between homelessness and permanent housing. He discussed the economic benefits of affordable housing which helps reduce public costs, create jobs and local spending, enhances property values, increases tax revenue, and decreases reliance on social services. Councilman Halverson asked if there is anything like this in Davis County and received a “no” response. Mayor Westbroek and the City Council thanked them for their presentation.

ACTION ITEMS

5. Consent Agenda

- a. March 10, 2026 Minutes**
- b. March 24, 2026 Minutes**
- c. March checks**
- d. February Budget to Actual**

Councilman Winsor moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

6. Ordinance 2026-05: Zone Change of 1.45 acres at approximately 1121 E. Lester Street from Agriculture (A) to Residential Low Density (R-L) by applicant John Pobanz

The South Weber General Plan Projected Land Use Map identifies the property as R-M density which allows for 1.86 to 2.8 dwelling units per gross acre. The rezone request is for the R-L Zone which will allow for a maximum of 1.45 building lots per acre. The applicant plans on two residential units. The Planning Commission held a public hearing on March 12, 2026. There was no public comment. The commission voted unanimously to recommend the City Council approve the zone change. Councilman Halverson asked about access. Community Development Manager Lance Evans explained there will be an extended cul-de-sac.

Councilwoman Petty moved to approve Ordinance 2026-05: Zone Change of 1.45 acres at approximately 1121 E. Lester Street from Agriculture (A) to Residential Low Density (R-L) by applicant John Pobanz. Councilman Davis seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

7. Resolution 26-09: Amending Consolidated Fee Schedule Chapter 7: Impact Fees 5 Sewer

The full analysis of the sewer facility led to a reduction in the sewer impact fee the city will be charging. The consolidated fee schedule, which lists all city fees, must be updated to reflect the new amount.

Councilwoman Petty moved to approve Resolution 26-09: Amending Consolidated Fee Schedule Chapter 7: Impact Fees 5 Sewer. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

8. Direction on Construction Project at 7375 S. and 925 E.

City Manager David Larson explained at the City Council retreat City Engineer Brandon Jones reported 925 E 7375 S will be upgraded to meet city standards including, streets, water, and storm drain. Some options for the storm drain outfall were discussed. The estimated cost was about \$4.5 million. He was directed at that time to proceed with the engineering, including adjusting the storm drain as discussed. There is still coordination that needs to be worked out, but design is nearly complete. There has also been discussion about potentially adding curb and gutter and extending the sidewalk on South Weber Drive between Skyhaven Cove and 925 E (south side). This portion of the road will be torn up anyway, and completing a safe pedestrian route to 925 E would be consistent with the purposes of the project and eligible for grant funding. City staff met with staff members from Davis County to discuss eligibility and likelihood of receiving funding through the 3rd Quarter Transportation Grant. Letters of Intent are due April 17th, applications are due June 30th, with a funding decision by November 2026. Several factors must be met for the project to be eligible, most significantly, that 925 E and 7375 S would need to be functionally classified as a collector. There is a process administered by WFRC and UDOT to establish the functional classification. The grant is a reimbursement program with a 20% local match. Expenses are only eligible after an executed contract. Expenses prior to the contract (such as design costs) can be used towards the city's match. Finally, the construction of the storm drain outfall line needed for this project to be tied into will not likely be built until early summer 2027. Discussion took place regarding the timing and Mr. Larson suggested this item be included in the 2027 budget although bids would not be solicited until spring of next year. Councilman Dills suggested the possibility of a budget amendment so that it is clear as to the project cost. Councilman Winsor favored the project being appropriated. Councilman Halverson agreed. Mayor Westbrook, City Council, and Finance Director Brett Baltazar agreed to appropriate the project cost in the 2027 budget and bid the project next January or February.

DISCUSSION ITEMS

9. Fiscal Year 2027 Budget

Finance Director, Brett Baltazar reviewed the City Council, committee members, and staff worked closely together throughout this budget process in creating the draft budget. The next step is for the council and staff to discuss the first draft budget. Mr. Baltazar then reviewed the following:

FY 2027 Budget (Retreat vs Current)	
Salaries/Benefits	6%
Bank Charges	2%
Miscellaneous	<1%
Op & Maint	-4%
Services	<1%
Projects/ Equip	96%
Grand Total	100%

(Excludes Transfers)

FY 2027 Budget Highlights
Property Tax Rate
Sales Tax
Gravel Pit Revenue
Market Study
Internet Service
City-wide provided services
Implement Green Waste Program
Major Projects

FY 2027 Supplemental Requests			
Title	Dept/Fund	Type	Included in Budget?
Quint Purchase	Fire/Fleet	One-Time	Yes
Lawn Mower Reserves	Parks/Capital	On-Going	Yes
West Reservoir Repair	Water	One-Time	Yes
City Hall Server	Admin/Capital	One-Time	Yes
Code Enforcement	Comm Svcs	On-Going	No
Multi-Hazard Mitigation Plan	Water	One-Time	No
Green Waste Program	Sanitation	On-Going	Yes
7375 S 925 E Project	Water	One-Time	Yes

Mr. Baltazar acknowledged the current FY 2027 budget is a balanced budget, meaning revenues equal expenditures on each fund. The budget draft document contains revenues and expenditures for each fund. Projection of future revenues and expenditures, prior and current data, forecasting formulas, and informed estimates were utilized in developing a balanced budget. Mr. Larson confirmed this budget includes going through the Truth & Taxation process. Further discussion took place on holding the rate. Mr. Baltazar stated the difference would be \$5,000 to \$6,000.

Councilman Dills does not support raising the rate. He said he would like to have a project that looks at how much the city is spending per capita because he is concerned about how high South Weber City is in comparison to other cities. He pointed out areas of concern for him which include the 5% increase in employee salaries each year, maintenance costs for parks, city receiving less money from the gravel pits each year, General RV slow sales, request for more full-time employees with benefits, and city engineering costs. He added the city is spending beyond what they have and he is worried that as they start hitting these different areas, the city will not have the money to keep up with it. He would like to see a formal strategy from the City Council on what to spend the money on for more than just one year and feels the Admin/Finance Committee can do this. Councilman Halverson stated he has had similar concerns to Councilman Dills and discussed the difficulty of the public wanting services but not wanting to pay for them. Councilman Winsor expressed a cost per capita is one metric and there are so many qualitative aspects behind it to sift through and understand what it really means.

Mr. Larson reviewed items currently in the draft budget needing approval. The recreation department is changing software for registrations. Councilman Winsor expressed this is an administrative decision. Mr. Larson explained it is technically not budgeted right now but the process needs to be started prior to budget approval. The City Council agreed to allow Mr. Larson to move forward with the software agreement. He also pointed out for the last few years the city has used the Recreation Fund Balance to supplement the loss of the gravel pit funds. At that current rate, the city can only do that for one more year. The Recreation Committee has been discussing this for the past few years as a looming issue and trying to tackle that. He then discussed the server and firewall upgrade cost moving from \$15,000 to \$30,000 and asked the council if they favored increasing that line item for the next draft budget. Councilman Winsor asked what is getting cut to be able to balance the budget. Mr.

Larson replied it is within the capital projects as a project, not an ongoing cost, so it would be a fund balance item. Finance Director Brett Baltazar reported in relation to the capital, the sales tax revenue has increased going into capital from last year. He explained they are increasing the amount into the capital and putting that into reserves not just for the current year's capital projects, but for future capital years projects. Mr. Larson announced the city received information that Central Weber Sewer will be raising rates by 8%. The Council agreed to pass through the rate to residents. He stated a tentative budget will go before the City Council on May 12th. The second budget draft will be reviewed in two weeks. Councilman Winsor suggested holding the rate and directing city staff to come back in two weeks with the information.

REPORTS

10. New Business (None)

11. Council & Staff

Councilman Winsor: met with the gravel pits and enlightened them about the Utah State University Senior Study. Given this year's drought situation, they discussed how the pits will mitigate dust. Both gravel pits have their own wells but no backup plans. He suggested the city reach out to state representatives concerning dust mitigation.

Councilwoman Petty: discussed the city parks may not be as green this year given the water situation.

Mayor Westbroek: asked about firework restrictions. City Attorney Jayme Blakesley announced that any firework restrictions need to be approved by May 1st to be able to go into effect.

City Manager David Larson: reported this year the fire hydrants will not be flushed due to water conditions. The City Council suggested checking the dead-end fire hydrants.

ADJOURN:

Councilman Winsor moved to adjourn the meeting at 7:27 p.m. Councilman Davis seconded the motion. Mayor Westbroek called for a voice vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED: _____

Mayor: Rod Westbroek

Date 05-12-2026

Transcriber: Michelle Clark

Attest: City Recorder Lisa Smith

