



CITY COUNCIL AGENDA

Watch live, or at your convenience.
<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will hold a public hearing for a proposed tax increase commencing at 6:00 p.m. on Tuesday, August 11, 2026, in the Council Chambers at 1600 E. South Weber Dr. You may email comments publiccomment@southwebercity.gov. It is recommended emails are sent by 4 pm on the day of the hearing but may be submitted during the meeting as well. You may also participate electronically via Zoom <https://us02web.zoom.us/j/87023079326>.

OPEN (Agenda items may be moved to meet the needs of the Council.)

1. Pledge of Allegiance: Council Member Petty
2. Prayer: Council Member Halverson

ACTION ITEMS

4. **Public Hearing on Proposed Tax Increase**
 - a. Individuals may speak once for 3 minutes or less. (Do NOT remark from the audience.
 - b. State your name & city and direct comments to the entire Council. (They will not respond.)
5. RES 26-32: Tax Year 2026 Certified Property Tax Rate of 0.001434
5. Adjourn

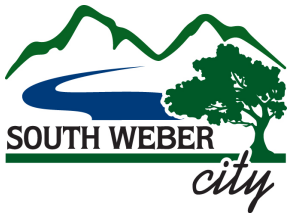
In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Mayor, Council, and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 07-21-2026

CITY RECORDER: Lisa Smith

**Final Budget for fiscal year 2027 will be adopted
on August 25, 2026 at 6 pm at City Hall.**



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

August 11, 2026

PREPARED BY

Lisa Smith
City Recorder

ITEM TYPE

Administrative

ATTACHMENTS

RES 26-32

PRIOR DISCUSSION DATES

May 12, 2026

AGENDA ITEM

RES 26-32: Tax Year 2026 Certified Property Tax Rate of 0.001434

PURPOSE

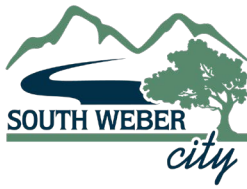
Adopt the Certified Property Tax Rate for 2026

BACKGROUND

The tax rate last year was 0.001434. The county calculated a tax rate of 0.001421. The Council discussed holding the tax rate rather than letting it erode each year and notified the county and the public of that intent. A public hearing was advertised on the city and state websites, in the Standard Examiner, and at City Hall. The purpose of this meeting is to accept those comments in person, writing, or electronically and then decide on the tax rate that will best serve all citizens.

ANALYSIS

The increased rate would provide approximately \$12,000 in additional revenue and increase the average household tax by \$4.27. Those funds will be divided throughout the various city departments and used to re-establish a Youth City Council.



Property Tax Impact Schedule

South Weber City is considering an increase to its property tax rate from 0.001421 to 0.001434 to generate an additional revenue of \$13,000. The following information is intended to provide council, staff, and the public with an explanation of the City's operations impact if holding the property tax rate is adopted.

Fiscal Year 2026 (Current)

- Property Tax Rate: **0.001434**
- Property Tax Revenue: **\$1,286,000**

Fiscal Year 2027 (Certified Tax Rate)

- Property Tax Rate: **0.001421**
- Property Tax Revenue: **\$1,316,000**
- Growth Increase: **\$30,000**

Fiscal Year 2027 (Holding Rate)

- Property Tax Rate: **0.001434**
- Property Tax Revenue: **\$1,329,000**
- Add'l Property Tax Revenue: **\$13,000**
- Property Tax Increase: **0.99%**

If the City does not go through Truth in Taxation and accepts the Certified Tax Rate, these line items will be impacted by that change.

Department	Interim Budget	Budget w/o Tax Change	Budget Change	Impact Notes
Administrative	3,337,000	3,326,000	11,000	Transfer from General to Recreation Fund
Parks	748,500	746,500	2,000	Trails, Tree Program
TOTALS	7,252,000	7,239,000	13,000	

Residential average home value: \$596,000

- $\$596,000 \times 55\% = \$327,800$
- $\$327,800 \times (0.001434 - 0.001421) = \mathbf{\$4.26}$ Approximate Annual Property Tax Increase

Commercial average building value: \$606,000

- $\$606,000 \times (0.001434 - 0.001421) = \mathbf{\$7.87}$ Approximate Annual Property Tax Increase

RESOLUTION 26-32

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL ADOPTING THE CERTIFIED PROPERTY TAX RATE FOR 2026

WHEREAS, South Weber City is a municipal corporation existing under the laws of the state of Utah within Davis County; and

WHEREAS, the Davis County Auditor calculated the 2026 certified property tax rate at 0.001421; and

WHEREAS, the City Council announced an intent to increase the tax revenue at a public meeting on May 12, 2026 sharing the approximate additional ad valorem tax, percentage increase, and proposed use of addition revenue; and

WHEREAS, a public hearing to provide opportunity for comments was properly noticed and held August 11, 2026 at 6 pm; and

WHEREAS, the Council has carefully weighed the comments received and the needs of the city;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Adoption: The Property Tax Rate of 0.001434 for the 2026 tax year is hereby ratified effective immediately and said rate is now duly adopted and approved.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 11th day of August 2026.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Dills	FOR	AGAINST
Council Member Davis	FOR	AGAINST
Council Member Winsor	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder