

# **SOUTH WEBER CITY CITY COUNCIL MEETING**

**DATE OF MEETING:** 22 April 2025

**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 8 April 2015 at 6:00 p.m.

**PRESENT: MAYOR:**

**Rod Westbroek**

**COUNCIL MEMBERS:**

**Jeremy Davis (excused)  
Joel Dills  
Blair Halverson  
Angie Petty  
Wayne Winsor**

**CITY MANAGER:**

**David Larson**

**CITY ATTORNEY:**

**Jayme Blakesley**

**CITY RECORDER:**

**Lisa Smith**

**COMMUNITY DEV MGR:**

**Lance Evans**

**CITY ENGINEER:**

**Brandon Jones**

**FINANCE DIRECTOR:**

**Brett Baltazar**

**COMMUNITY RELATIONS:**

**Shaelee King**

**INTERN:**

**Dan Fillmore**

**Minutes: Michelle Clark**

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**WORK MEETING at 5:00 p.m.**

**ATTENDEES:** Mitch Vance, Paul Sturm, and Michael Grant

## **1. Concept Review for Parcel 130390081 at Approximately 7800 S 2700 E Requested by Mitch Vance**

Mitch Vance of Jay Fisher Companies is interested in developing the parcel south of the car wash at approximately 7800 S 2700 E. He met with staff to discuss zoning requirements and possible uses. After that meeting, he requested a meeting with the City Council. This property has been up for sale and those interested want flex business development. He has met with the owner of Morty's Car Wash who is willing to allow him to widen the entrance for shared access.

Mayor Westbroek shared there are residential homes on 7800 South and suggested a buffer of residential on the developer's property. He was against access to the property on 7800 South which is a narrow road. Councilman Halverson stated the projected land use map identifies this property as Commercial Highway (C-H) with a cloud on the southern section allowing consideration of patio homes. Councilman Halverson did not oppose commercial for the entire parcel. Discussion took place concerning the design of the buildings such as brick, stucco, tilt up etc. Councilman Winsor was concerned about how the future round about on 2700 East will coordinate with this development. City Engineer Brandon Jones noted the developer prefers both accesses on 2700 East, but the transportation master plan limits the access points. Discussion took place regarding warehouse versus business flex. Mr. Vance explained that smaller buildings without loading bays limit the types of businesses. Councilman Winsor preferred the project be completed in one phase. Councilman Dills wanted to see from the developer how he will limit industrial use. Mr. Vance felt a development agreement would get everyone on the same page. Councilwoman Petty favored a development agreement with permitted uses outlined. Mayor Westbroek and the City Council agreed.

## **2. Adjourn Work Meeting at 5:50 p.m.**

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**ATTENDEES:** Paul Sturm, Michael Grant, Fire Chief Tolman, and Tia Jensen.

### **COUNCIL OPEN**

- 1. Pledge of Allegiance:** Councilman Halverson
- 2. Prayer:** Councilwoman Petty

Mayor Westbroek excused Councilman Davis from tonight's meeting.

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

- Speak from the podium for 3 minutes or less first stating your name and city of residence
- Address the entire Council who will not reply during comments.
- Individuals not at the podium should refrain from speaking.

No comments were made. Mayor Westbroek closed the floor for public comment.

### **PRESENTATION**

#### **4. Tia Jensen Earned Certified Public Funds Investment Manager (CPFIM)**

City Manager David Larson announced City Treasurer, Tia Jensen, completed the Certified Public Funds Investment Manager (CPFIM) program offered by the Association of Public Treasurers of the United States and Canada (APT US&C). This certification is nationally recognized and designed to provide essential training in managing and safeguarding public funds in compliance with legal and ethical standards. Finance Director Brett Baltazar added Ms. Jensen has spent countless hours working with different financial investors. The CPFIM enhances the knowledge, skills, and confidence in managing public funds investments. The Council congratulated Ms. Jensen on this achievement.

### **ACTION ITEMS**

#### **5. Consent Agenda**

**a. March 24, 2025 Minutes**

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

**6. Ordinance 2025-07: South Weber Fireworks Restrictions**

In accordance with Utah State Law, municipalities are required to approve and adopt an annual fireworks restrictions map. This map outlines areas within the city where the discharge of fireworks is restricted for public safety reasons. The map takes into consideration factors such as proximity to fire-prone areas, infrastructure, and residential zones. Approval of this map will ensure compliance with state regulations and help protect the safety of the community during the firework season. No changes were made from the previous year.

**Councilman Winsor moved to approve Ordinance 2025-07: South Weber Fireworks Restrictions. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

**7. Resolution 25-11: Adopting the 2024 Municipal Wastewater Planning Program Annual Report**

Each year, South Weber City must complete the Municipal Wastewater Planning Program (MWPP) Survey and submit it to the state. This survey evaluates the sanitary sewer system's physical and financial health. Based on the results of the report, the system is in good condition. Councilwoman Petty queried if there needs to be a public notice. Mr. Jones confirmed the public notice was for the original plan and not for subsequent reports.

**Councilman Halverson moved to approve Resolution 25-11: Adopting the 2024 Municipal Wastewater Planning Program Annual Report. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. The motion carried.**

**DISCUSSION ITEMS****8. Update on the Public Works Facility Complex**

City Manager David Larson reported there has been an average of 10 workers on site each day with no safety incidents or near misses. The garage doors have been installed on the vehicle storage building and the floor poured. The concrete apron and interior lights are prepped. The side panels and roofing have been installed for the main building. The decant bays pad have been prepped and ready for concrete pour for the material storage building.

**9. FY 2026 Budget**

April 8, 2025 Work Session Changes/Adjustments/Updates:

**General Fund Changes:**

- Parks Salaries- Certification Program (\$4k)
- Admin. Salaries- Certification Program (\$1k)

**Capital Projects Fund Changes:**

- Streetlight Replacement Program- Re-budget prior year (\$100k)

- Updated RAP/ARPA fund balances- mistakenly reported Memorial Bench as RAP; should have been reported as ARPA.
- Update FAC Security amount on Supplemental Request
- Provide Fire Station Remodel Phases

The 2026 Draft Budget #2 document contains revenues and expenditures for each fund. This draft is a balanced budget. The draft currently includes the committees recommended supplemental requests. Staff focused on being conservative in forecasting and budgeting revenues. In doing so, there are instances when projected revenues did not cover expenditures. Staff recommends the use of fund balance and/or transfers of unrestricted funds to cover expenditures.

**2026 Budget Highlights:** Hold Property Tax Rate, Sales Tax estimate growth from all sources, including General RV, Gravel Pit revenue reduction, Wildland revenues & related expenses removed, Utility (RMP) estimated increase, Election Year, DCSO Contract increase- maintaining current services, COLA/Merit and Benefits Increases, Public Works Bond Shared, Implement Recycling Program, Re-budget Streetlight Replacement Program.

Councilman Winsor questioned the \$50,000 for streetlights on line item 10-60-271. It was stated this is for the utility bill for Rocky Mountain Power.

The City Council reviewed the Updates to the Supplemental Budget Requests. Mr. Baltazar noted it is a balanced budget at this point without the supplemental budget requests. Discussion took place regarding whether to add the FAC security cameras and the fire station remodel to the budget.

#### FY2026 Supplemental Budget Requests List

##### Updates to Supplemental Budget Requests

#	Title	Amount	Department/Fund	Type	Description
10	FAC Security Cameras	\$32,000	Rec/Capital Projects	One-Time	Upgrade Security System (FY 2025)
9	Fire Station Remodel	\$100,000	Capital Projects	One-Time	
	Phase #1	\$20,000			Add 3 <sup>rd</sup> Bedroom Upstairs
	Phase #2	\$40,000			2- Upstairs Bathrooms
	Phase #3	\$40,000			2- Downstairs Bathrooms

Councilman Winsor agreed with all three phases of the fire station remodel. Councilman Halverson agreed but suggested bidding each phase separately. Councilman Dills would like to see what phase #1 will cost. Councilman Winsor suggested appropriating funds but evaluating each phase separately. Councilman Halverson and Petty agreed.

**Supplemental Request Recommendations/ Updates:** Payment in Lieu On-Going \$10,000, Sprinkler Clocks On-Going \$10,000, Recreation Background Checks On-Going \$2,500, Chief Truck On-Going \$7,000, and Family Activity Center HVAC One-Time \$10,000. Mr. Baltazar reviewed the Bond Payment Information

Bond Payment Information

	Principal	Interest	Total
Begin Bal.	9,000,000	5,343,477	14,343,477
Paid To Date	297,000	414,707	711,707
End Bal	8,703,000	4,928,770	13,631,770

Dept/Fund	% Share	Annual Pmt	Total Pmt	*Impact Fee 35%	Utility/Other 65%	Impact Fee
STREET- 10	2.50%	17,702	336,404	117,742	218,663	Road Impact Fee
PARKS- 10	16.00%	113,070	2,148,691	752,042	1,396,649	Park Impact Fee
INSPECTION- 10	2.00%	14,134	268,586	N/A	268,586	None
<b>GENERAL TOTAL</b>	<b>20.50%</b>	<b>144,906</b>	<b>2,753,682</b>	<b>869,783</b>	<b>1,883,898</b>	
WATER- 51	31.00%	219,073	4,163,088	1,457,081	2,706,007	Water Impact Fee
SEWER- 52	23.00%	162,538	4,002,902	1,401,016	2,601,886	Sewer Impact Fee
SANITATION- 53	12.00%	84,802	1,611,518	N/A	1,611,518	None
STORM- 54	13.50%	95,367	1,812,286	634,300	1,177,986	Storm Impact Fee
<b>GRAND TOTAL</b>	<b>100%</b>	<b>706,687</b>	<b>14,343,477</b>	<b>4,362,180</b>	<b>9,981,296</b>	

\*Total expected payments from Impact Fees

Councilwoman Petty recommended evaluating the above information each year. Mr. Baltazar reviewed the Fleet Rotation Program. He reported switching lease fleet management companies slightly adjusted the rotation schedule. There are two fire brush trucks scheduled to rotate in the current fiscal year (FY 25) but will now be rotated in FY 26. Councilman Halverson questioned with the dissolution of a Wildlands Program if the fire department needs the second brush truck. The City Council recommended rotating the brush trucks every five years. Councilman Winsor proposed Mr. Larson provide information to the public concerning the cost savings of leasing versus purchasing fleet.

Mr. Baltazar reviewed the Sanitary Utility Fund.

## REPORTS

### **10. New Business**

**Stage at Central Park:** Councilwoman Petty reported the Country Fair Days Committee discussed ways to better manage their budget. Each year they rent a temporary stage which costs \$3,500 per year. They would like to know if the City Council would be willing to add an additional twelve feet to the existing stage. It is estimated the concrete cost will be \$5,000. Some sprinklers may need to be relocated. It will not affect any sporting events. It was stated the committee has been looking into sponsors and donations to cover the cost. Councilwoman Petty asked if the committee could store items at the new Public Works Complex. Mr. Larson stated the difficulty with the committee wanting access outside of business hours. Possible alternate locations were entertained and Council directed staff to find an appropriate location. Mayor Westbroek added the committee would like to sell the metal booth frames which is a large portion of their storage. Councilwoman Petty conveyed the committee has requested the City Council help serve at the Monday Night Dinner.

**11. Council & Staff**

**Councilman Winsor:** reported he met with the gravel pit companies, and they are working to mitigate dust. The committee is working on updating the cooperation agreement with Parsons and getting Geneva involved.

**Councilman Dills:** asked about the status of the property across from City Hall. Mr. Larson reported enforcement actions are taking place. City Attorney Mr. Blakesley suggested noticing a nuisance violation with a recommended time limit. He added there is an option for a daily fine which will add up quickly.

Councilman Dills thanked those involved with the Easter Egg Hunt. He questioned how many of those who participated were non-residents and suggested looking at moving it from a Friday to Saturday morning.

**12. Adjourn**

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

**APPROVED:**

Date 05-13-2025

Mayor: Rod Westbrook



Transcriber: Michelle Clark



Attest: City Recorder: Lisa Smith

