

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 13 May 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
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

FINANCE DIRECTOR: Brett Baltazar

COMMUNITY RELATIONS: Shaelee King

INTERN: Dan Fillmore

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Berhuz Namazi, and Hassan Namazi.

COUNCIL OPEN

1. Pledge of Allegiance: Councilwoman Petty

2. Prayer: Councilwoman Dills

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

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

No public comment was offered.

Mayor Westbrook closed the floor for public comment.

Councilman Halverson moved to suspend City Council meeting to convene board meetings. Councilwoman Petty seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

BOARD MEETINGS (suspend Council meetings to convene board meetings)

4. South Weber Community Redevelopment Agency (RDA) Board Meeting

5. Local Building Authority (LBA) Board Meeting

Councilman Halverson moved to reconvene the City Council meeting at 6:06 pm. Councilman Winsor seconded the motion. Mayor Westbrook called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

ACTION ITEMS

6. Consent Agenda

- a. 8 April 2025 Minutes**
- b. 22 April 2025 Minutes**
- c. April Checks**
- d. March Budget to Actual**

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

7. Ordinance 2025-08: Designating Official Old Fort Community Reinvestment Plan

The South Weber City Community Development and Renewal Agency (RDA) created the Old Fort Community Reinvestment Area to assist in the development of recreational vehicle sales and storage facilities. Taxing entities entered into agreements to distribute portions of tax to the project. The RDA approved the Old Fort Community Reinvestment Area Plan and submitted it to the Council for adoption.

Councilwoman Petty moved to approve Ordinance 2025-08: Designating Official Old Fort Community Reinvestment Plan. 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. Ordinance 2025-09: Changing Zoning for Namazi Subdivision at Approximately 1945 E South Weber Drive from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Berhuz Namazi

Applicant Berhuz Namazi approached the City Council and relayed there will be no entrance from South Weber Drive but from the subdivision south of this property. This is a zone change from Residential Low Density (R-L) and Agricultural (A) to Residential Moderate Density (R-M) on 2.0 acres. The R-M designation allows for a density up to 2.8 dwelling units per gross acre on the 2 acres would allow for up to 5 dwelling lots. The Planning Commission met on April 10th and held a public hearing. Several people had concerns about the density of development higher than single-family homes but the discussion of only five single-family homes being permitted resolved most concerns. The commission unanimously recommended approval of the rezone.

Councilman Winsor moved to approve Ordinance 2025-09: Changing Zoning for Namazi Subdivision at Approximately 1945 E South Weber Drive from Residential Low (R-L) to Residential Moderate (R-M) by Applicant Berhuz Namazi. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

9. Ordinance 2025-10: Changing Zoning for Brimley Property Located at Approximately 7513 S 1900 E from Agricultural (A) to Residential Moderate (R-M) by Applicant Grandon Brimley

This is a zone change from Agricultural (A) to Residential Moderate Density (RM) on 1.8 acres. The R-M designation allows for a density up to 2.8 dwelling units per gross acre on the 1.8 acres would allow for up to 5 dwelling lots. The Planning Commission met on April 10th and held a public hearing to review the application. Several people had concerns about increased traffic on 1900 East and in the general area, too much increase in density, preservation of a large tree and the existing home. The applicant stated they hope to keep the tree and home. The commission unanimously recommended approval of the rezone.

Councilman Davis moved to approve Ordinance 2025-10: Changing Zoning for Brimley Property Located at Approximately 7513 S 1900 E from Agricultural (A) to Residential Moderate (R-M) by Applicant Grandon Brimley. Councilwoman Petty seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

10. Resolution 25:12: Adopt Tentative Budget and Set Public Hearing for May 20, 2025

State law requires the city to prepare and file a tentative budget with the governing body in the first regularly scheduled meeting in May. The council, committees, and staff members worked closely together throughout this budget process in creating the draft budget. The city held a budget retreat in February to kick-off the budget process. Throughout March, all the committees had an opportunity to discuss departmental needs and supplemental requests. The council held two budget work sessions in April discussing adjustments and supplemental requests related to the budget.

The 2026 Tentative Budget document contains revenues and expenditure for each fund. This draft is a balanced budget meaning the revenues equal the expenditures for each fund. To project future revenues and expenditures, prior and current data, forecasting formulas, and

informed estimates were used to develop a balanced budget. Staff focused on a conservative approach in forecasting and budgeting revenues and expenditures.

City Manager Davis Larson added as part of budget discussions that the City Council considered updating the city's emergency plan by hiring a former city employee who now works for Jones & Associates. The estimate is approximately \$25,000 and is not in the current tentative budget. The council directed that when a budget amendment arises in the future the finance director proposes plans for funding. Councilwoman Petty referenced page 119 and suggested including the ambulances in the rotation although they are not on the fleet lease program.

Councilwoman Petty moved to approve Resolution 25:12: Adopt Tentative Budget and Set Public Hearing for May 20, 2025. Councilman Winsor seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

11. Resolution 25-13: Interlocal Cooperation Agreement for Municipal Election Services and Polling Locations Approval

Municipal election processes are complicated and costly. South Weber relies on Davis County to provide support to run the election. Most costs are shared with participating cities and based on the number of registered voters. This year the county went through the request for proposal process and was able to negotiate better prices. The estimated cost per election is \$10,000 which means if a primary election is required the total cost estimate is \$20,000. The Council is also required to approve the polling locations throughout the county. Offering multiple locations enables citizens to drop their ballot where it is most convenient.

Councilman Halverson moved to approve Resolution 25-13: Interlocal Cooperation Agreement for Municipal Election Services and Polling Locations Approval. Councilman Winsor seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

12. Resolution 25-14: Declaring Two Fire Department Brush Truck as Surplus

Under the direction of Unified Fleet Services and previous discussions with City Council, city staff established a 5-year rotation schedule for the two Fire Brush Trucks. Due to the 1-year build time for brush trucks, the city will surplus trucks now and order 2 new trucks to be completed in fiscal year 2026. Current FY2026 vehicles to rotate: 2022 Ford F-550 (Fire Brush-1) 2022 Ford F-550 (Fire Brush-2). Councilman Winsor questioned why declaring both trucks. City Manager David Larson replied there is a significant discount for building both together.

Councilman Winsor moved to approve Resolution 25-14: Declaring Two Fire Department Brush Truck as Surplus. Councilwoman Petty seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

REPORTS**13. New Business** (None)**14. Council & Staff**

Councilman Halverson: announced the Restoration Advisory Board has made changes and James Chapman is over OU 1 & OU 2 and Jared Case is over OU 19.

City Manager David Larson: reported city staff met with the Country Fair Days Committee and discussed the addition to the stage at Central Park which is currently in the design phase.

City Recorder Lisa Smith: conveyed it is not illegal to have a City Council meeting on election night, but it is discouraged. There is currently a meeting scheduled for August 12th. It was decided the council will wait and see if there will be a primary election before making the decision to move the meeting.

12. Adjourn

Councilwoman Petty moved to adjourn the meeting at 6 25 p.m. **Councilman Halverson** seconded the motion. **Mayor Westbrook** called for a voice vote. **Council Members Davis, Dills, Halverson, Petty, and Winsor** voted aye. The motion carried.

APPROVED: _____

Mayor: Rod Westbrook

Date Jun 10, 2025

Transcriber: Michelle Clark_____
Attest: City Recorder: Lisa Smith