

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 24 February 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 24 February 2026 at 6:00 p.m.

PRESENT: MAYOR: Rod Westbrook

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

CITY RECORDER: Lisa Smith

CITY MANAGER: David Larson

CITY ATTORNEY: Jayme Blakesly

CITY ENGINEER: Brandon Jones

FINANCE DIRECTOR: Brett Baltazar

COMMUNITY DEV MGR: Lance Evans

COMMUNITY RELATIONS: Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Jon Atkin, Michael Grant, Amy Mitchell, Andy Oblad, Jeanette Harris, and Mark Anderson.

OPEN

1. Pledge of Allegiance: Mayor Westbrook

2. Prayer: Councilman Dills

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

3. Public Comment: Mayor Westbrook 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.

Jon Atkin introduced himself as a candidate for Davis County Sheriff and stated he has served at the city, county, and state levels. He is currently a Military Intelligence Officer with the National Guard. He announced his focus is protecting children, relentless focus on crime, upholding constitutional rights, embracing technology, combating technology and cybercrime, and building strong relationships that serve Davis County.

Amy Mitchell of South Weber City informed the City Council she sent them an email questioning a 25 ft. pole in her front yard in which she had not received a response. She lamented she could not locate city staff email addresses on the city website. She conveyed she does not want a median on 2700 East and urged council to ensure 2700 East is done right the first time.

Andy Oblad of Farmington City announced he is running for Davis County Sheriff. He has worked for 28 years in law enforcement. As Chief Deputy he has worked closely with Sheriff Sparks who has endorsed his candidacy. His focus is community safety.

Mayor Westbrook closed the floor for public comment.

PRESENTATIONS

4. LBA Bond Re-Funding

Jeanette Harris of Zions Public Finance stated a Municipal Bond Refunding is paying off one debt obligation with another debt obligation. The purpose of refunding is economic savings, cash flow enhancements, changing legal covenants, managing risk, and releasing funds. She went on to explain the difference between current (after the call date) vs. advance (before the call date) refunding.

Mark Anderson of Zions Public Finance reviewed the city bonded for \$9,000,000 in November of 2023 to build a new public works facility. The bonds were directly placed with Bank of Utah as the City Council wanted call flexibility if interest rates were to decline. The bonds have a 20-year term with a true interest cost (TIC) of 4.90%. Annual payments are approximately \$706,000 per year. The bonds are callable at any time in order of maturity without prepayment penalty. He then reviewed the city’s current bond payments. He explained Option #1 which is refund bonds and reduce annual payment with savings, Option #2 which is pay down bonds \$800,000 and reduce annual payment, and Option #3 which is pay down bonds \$800,000 and keep similar annual payment.

Bond Refunding Option Summary:

Option #	Estimated TIC	Estimated NPV Savings	NPV Savings	Average Annual Payment	Total P&I	Bond Maturity
Wait	5.04%	-	0.00%	\$706,813	\$12,722,631	2043
1	3.35%	\$1,060,218	13.09%	\$626,962	\$11,285,320	2043
2	3.35%	\$1,101,090	13.11%	\$567,925	\$10,222,654	2043
3	2.85%	\$1,506,189	17.94%	\$656,491	\$9,190,872	2039

Finance Director Brett Baltazar recommended the City Council pursue one of these options as the cash flow could help elsewhere in the city. Councilman Dills suggested the Finance

Committee review this item. The City Council agreed. Councilman Davis and Mayor Westbrook recommended Option #3.

ACTION ITEMS

5. Consent Agenda

- a. January 13, 2026 Minutes**
- b. January 27, 2026 Minutes**
- c. January Checks**
- d. December Budget to Actual**

Councilman Winsor moved to approve the consent agenda as written. 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.

Councilman Halverson moved to open the public hearing for Amended Sewer Impact Fee Facilities Plan. 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.

-----PUBLIC HEARING-----

6. Public Hearing for Amended Sewer Impact Fee Facilities Plan

Brandon Jones of Jones & Associates reported that on August 26, 2025, the City Council adopted the Sewer Impact Fee Facilities Plan (“IFFP”). This plan outlined the projected growth rate of the city, the current level of service for sewer disposal, and excess capacity of the system. The existing sewer system can manage future development. One project, the Public Works Facility Project, was identified as having excess capacity and partially impact fee eligible. During the review of the draft Impact Fee Analysis, it was found that the percentage of the costs associated with the Public Works Facility Project attributable to the sewer system differed from the percentage that had been provided in summer 2025 for the IFFP. Therefore, an amendment to the IFFP has been prepared to reflect the revised percentage and impact fee eligible portion of the project cost.

Mayor Westbrook asked if there was any public comment. There was none.

Councilman Winsor moved to close the public hearing for Amended Sewer Impact Fee Facilities Plan. 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.

-----PUBLIC HEARING CLOSED-----

7. Ordinance 2026-01: Amended Sewer Impact Fee Facilities Plan

Councilman Winsor moved to approve Ordinance 2026-01: Amended Sewer Impact Fee Facilities Plan. Councilwoman Petty seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

Councilman Winsor moved to open the public hearing for Sewer Impact Fee Analysis. 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.

----- **PUBLIC HEARING** -----

8. Public Hearing for Sewer Impact Fee Analysis

Ryan Smith of Zions Public Finance was hired to develop the Impact Fee Analysis (“IFA”). Using the existing and projected future sewer connections and the sewer-related costs of the Public Works Facility Project found in the IFFP, Zions Public Finance, in accordance with Utah Code Impact Fees Act, calculated the maximum permissible impact fee allowed to be assessed on new development.

Mayor Westbrook asked if there was any public comment. There was none.

Councilman Halverson moved to close the public hearing for Sewer Impact Fee Analysis. 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.

----- **PUBLIC HEARING CLOSED** -----

9. Ordinance 2026-02: Sewer Impact Fee Analysis

Councilman Winsor moved to approve Ordinance 2026-02: Sewer Impact Fee Analysis. 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.

10. Ordinance 2026-03: Amending Title 10 Chapter 11 Supplementary and Qualifying Regulations

Community Development Manager Lance Evans shared South Weber City has not regulated the height and location of fences in front yards. It has not been a significant issue until recently. The Code Committee discussed the topic and recommended the proposed changes in the draft ordinance. The proposed amendment provides standards to regulate fence height and location in front yards to protect neighborhood character, ensure safety and reserve property values.

Title 10 Chapter 11 Section 5 (B): GENERAL AND MISCELLANEOUS PROVISIONS: shall read as follows with the included examples:

B. Fences

1. Fence Height: Except as otherwise required in subsection C of this section, no fence or wall or similar device in any residential zone may be constructed or placed in any required yard in excess of six feet (6') in height. Where a retaining wall is reasonable and necessary and is located on a line separating lots, such retaining wall may be topped by a fence, wall, or hedge of a maximum of six feet (6'). Fences, walls, or similar devices in any zone other than a residential zone which exceeds six feet (6') in height shall be considered conditional uses and must obtain conditional use approval, either as part of an overall site approval or as a separate matter, prior to erection.

2. Fences in front yards shall be permitted with the following restrictions: (a) no front-yard fence shall exceed four feet in height; and (b) no solid fence (more than 75% opaque to air and light when viewed from a 90-degree angle) shall exceed three feet in height.
3. Barbed wire and razor ribbon (a) are prohibited in residential zones (except for when replacing existing agricultural fences); (b) may be used in commercial zones if limited to three strands placed at least six feet off the ground with no slant over public property; and (c) are prohibited in front yards or setbacks.

Councilman Winsor asked if those who already have 6 ft. fencing are grandfathered in. Mr. Evans replied existing fences are grandfathered in and affirmed this is for any new fencing installed. Councilman Halverson questioned side yards. Councilwoman Petty felt the proposal is too restrictive. Councilman Davis agreed but he had safety concerns with line of site issues. Councilwoman Petty suggested a 4 ft. fence and remove the opaqueness. Mr. Evans discussed non-compliance with maintenance and repairs.

Councilwoman Petty moved to continue Ordinance 2026-03: Amending Title 10 Chapter 11 Supplementary and Qualifying Regulations to amend to allow 4 ft. high fence in front yards and removing the opacity requirements. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Dills, Halverson, Petty, and Winsor voted aye. Councilman Davis voted nay. The motion carried 4 to 1.

DISCUSSION ITEMS

11. Legislative Review

City Manager David Larson suggested the City Council watch their emails for action alerts for items being tracked in the Legislature. He added there is discussion about the timeline for the Truth and Taxation Process.

12. Annual Training

a. Open and Public Meeting Act

City Attorney Jayme Blakesley reviewed the Open and Public Meetings Act and explained that any time there is a quorum with three or more council members it must be noticed as a public meeting. A public meeting requires 24-hour notice with a posted agenda. Written minutes and audio recording are required of all meetings. Most ordinances and resolutions do not require a public hearing prior to their adoption, but notable exceptions include salary schedules, tax levies, budgets, land use regulations, impact fees, and disposition of real property. When going into a closed meeting it must be officially announced and the reason stated for the closed meeting. You cannot go into a closed session to interview for vacancy of an office. Recordings are required for most closed sessions other than discussing a person's character, competence, and health. The Act does not apply for a chance meeting or a social activity via church, sports, etc. It is strongly recommended city business not be discussed in any form in social gatherings if a quorum is present.

b. Ethics Mr. Blakesley reviewed the Municipal Officers & Employees Ethics Act which establishes standards of conduct for municipal officers and employees and requires these people to disclose actual or potential conflicts of interest between their public duties and their personal interests. A written disclosure is required for regulated business, doing business with city, personal interest or investment, assist/advise on city transaction (disclosure must occur 10 days before agreement with City or 10 days before receipt of compensation – whichever is earlier). An oral disclosure is required for regulated

business, doing business with the city, personal interest or investment, assist/advise on city transactions, open meetings, and before discussion on topic.

REPORTS

13. New Business

Councilwoman Petty requested Code Committee investigate the use of golf carts in South Weber City. Mr. Larson reported the State code states they are not allowed. City Attorney Jayme Blaksley conveyed the Sheriff's Department will not enforce it unless it is in the city code. It was suggested the Public Safety Committee review golf carts, ATVs, and e-bikes.

14. Council & Staff

Councilwoman Petty stated Parks Committee will be meeting tomorrow with the Train Club.

Councilman Davis recommended the City Council study up on the QuikTrip development.

City Manager David Larson reported the Well Being Survey from USU will be coming out in March. Shaelee will promote it on social media. He stated Davis County Open House for Thursday, March 19th 5:30 to 7:00 for General Plan Amendments.

City Recorder Lisa Smith announced there is a meeting tomorrow with audio visual vendor to get a bid on upgrades. Councilman Dills suggested the camera be up to 4K.

Community Relations Shaelee King shared the Father Daughter Date is this Saturday at the Family Activity Center from 5:00 pm to 7:00 pm . Cost is \$10 per father.

CLOSED SESSION: Councilwoman Petty moved to adjourn the meeting at 7:29 p.m. and go into a closed session held pursuant to the provision of UCA Section 52-4-205 (1) (e) to discuss the sale of real property. 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.

ADJOURN:

Councilman Davis moved to adjourn the meeting at 7:57 p.m. Councilman Winsor seconded the motion. Mayor Westbroek called for a voice vote. Council Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

APPROVED: _____

Date 03-24-2026

Mayor: Rod Westbroek

Michelle Clark

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith

