

LBA/COUNCIL AGENDA

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

PUBLIC NOTICE is hereby given that the Local Building Authority of SOUTH WEBER CITY, Utah will hold a board meeting commencing at 6:00 p.m. on Tuesday, October 10, 2023, in the Council Chambers at 1600 E. South Weber Dr. followed immediately by a City Council meeting.

LOCAL BUILDING AUTHORITY BOARD MEETING

1. July 25, 2023 Minutes
2. LBA Resolution 23-03: Approving the Official Statement for the Lease Revenue Bonds
3. Adjourn and Convene City Council Meeting

COUNCIL MEETING OPEN (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Mayor Westbrook
2. Prayer: Councilman Dills
3. Public Comment: Please respectfully follow these guidelines.
 - 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).

PRESENTATIONS

4. New Employee Introductions – Parks Manager Chay Olson, Parks Technician Nate Robinson

ACTION ITEMS

5. Consent Agenda
 - a. September 12, 2023 Minutes
 - b. September 26, 2023 Minutes
 - c. September Checks
 - d. August Budget to Actual
6. Public Works Staffing
7. Resolution 23-46: Approving the Official Statement for the Lease Revenue Bonds
8. Resolution 23-47: Amending Development Agreement for South Weber Gateway
9. Resolution 23-48: Amending Plat for South Weber Gateway
10. Resolution 23-49: Amending Consolidated Fee Schedule

REPORTS

11. New Business
12. Council & Staff

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(e)

13. Discuss the Sale of Real Property
14. 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/mailed/posted to: City Office building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmnl/index.html>, Mayor and Council, and others on the agenda.

DATE: 10-03-2023

CITY RECORDER: Lisa Smith

SOUTH WEBER CITY LOCAL BUILDING AUTHORITY MEETING

DATE OF MEETING: 25 July 2023

TIME COMMENCED: 6:11 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, South Weber, UT

PRESENT:

PRESIDENT:	Rod Westbroek
VICE PRESIDENT:	Quin Soderquist
BOARD MEMBERS:	Hayley Alberts Joel Dills (excused) Blair Halverson Angie Petty
CITY MANAGER:	David Larson
FINANCE DIRECTOR:	Mark McRae
COMMUNITY SERVICES DIR:	Trevor Cahoon
CITY ATTORNEY:	Jayme Blakesley
CITY ENGINEER:	Brandon Jones
SECRETARY:	Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Jeremy Davis, Bryan Wageman, Mark Larson, Tia Jensen, Raelyn Boman, Derek Tolman, and Joshua Boucher.

1.13 June 2023 Minutes

Board Member Halverson moved to approve the minutes of 13 June 2023. Vice President Soderquist seconded the motion. President Westbroek called for a roll call vote. President Westbroek and Board Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

Board Member Alberts moved to open the public hearing on bonds to be issued. Board Member Halverson seconded the motion. President Westbroek called for a roll call vote. President Westbroek and Board Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

2. Bonds to be Issued

During the 27 June 2023 Local Building Authority (LBA) Board Meeting, the Board passed a resolution authorizing the issuance of bonds up to \$10,000,000, with a maximum interest rate of 5.5% and a term of no greater than 26 years. State law requires that prior to issuance, a public hearing must be held and noticed at least 14 days prior to being held. Notice was published on 6 July 2023, providing more time than required, that a public hearing would be held on 25 July 2023 to give the public a chance to comment regarding the proposed bond issuance before any additional steps may be taken.

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

Board Member Alberts moved to close the public hearing on bonds to be issued. Board Member Petty seconded the motion. President Westbrook called for a roll call vote. President Westbrook and Board Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

3. Adjourn and Convene City Council Meeting

Board Member Alberts moved to adjourn the meeting at 6:12 p.m. and convene the City Council meeting. Board Member Halverson seconded the motion. President Westbrook called for a roll call vote. President Westbrook and Board Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:

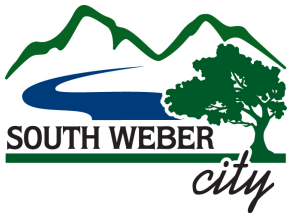
Date 10-10-23

President: Rod Westbrook

Transcriber: Michelle Clark

Attest:

Deputy Secretary: Kimberli Guill



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

October 10, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

LBA RES 23-03
Official Statement

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

LBA RES 23-03: Approving the Official Statement for the Lease Revenue Bonds

PURPOSE

Review & Approve Official Statement

RECOMMENDATION

Staff recommends approval

BACKGROUND

Before the LBA is an Official Statement (OS) that must be approved by both the LBA and the City Council to market the City's Lease Revenue Bonds for the Public Works Facility. The OS is the marketing document used if the Council decides to place the bonds through the open market. If the Council prefers the direct placement option, then the OS would not be needed.

ANALYSIS

The LBA needs to approve the statement. Council will decide 1) to choose the bond amount, 2) whether to place the bonds through a market or direct placement, and 3) the final wording of the official statement.

LBA RESOLUTION 2023-03**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE LOCAL BUILDING AUTHORITY OF SOUTH WEBER CITY, UTAH, APPROVING THE OFFICIAL STATEMENT FOR THE LEASE REVENUE BONDS, SERIES 2023.**

WHEREAS, pursuant to a resolution adopted by the Board of Trustees (the “*Board*”) of the Local Building Authority of the South Weber City, Utah (the “*Issuer*”) on June 27, 2023 (the “*Bond Resolution*”), the Council authorized and approved the issuance by the Local Building Authority of South Weber City, Utah (the “*Issuer*”) of Lease Revenue Bonds, Series 2023 (the “*Series 2023 Bonds*”); and

WHEREAS, in the opinion of the Board, it is in the best interest of the Issuer that the Official Statement with respect to the Series 2023 Bonds, in substantially the form attached hereto as *Exhibit A* (the “*Official Statement*”), be approved;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Trustees of the Local Building Authority of the South Weber City, as follows:

Section 1. Final Official Statement. The Official Statement of the Issuer is hereby authorized in substantially the form presented at this meeting and in the form attached hereto as *Exhibit A*, with such changes, omissions, insertions, and revisions as the President shall deem advisable, including the completion thereof with the information established at the time of the sale of the Series 2023 Bonds. The Issuer shall deliver the Official Statement for distribution to prospective purchasers of the Series 2023 Bonds and other interested persons.

Section 2. Preliminary Official Statement Deemed Final. The use and distribution of the Official Statement in preliminary form (the “*Preliminary Official Statement*”), in substantially the form presented at this meeting and in the form attached hereto as *Exhibit A*, is hereby authorized and approved, with such changes, omissions, insertions and revisions as the President shall deem advisable. The President, the Secretary and other officers and employees of the Issuer are, and each of them is, hereby authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable to deem final the Preliminary Official Statement within the meaning and for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission, subject to completion thereof with the information established at the time of the sale of the Series 2023 Bonds. The President, the Secretary and other officers and employees of the Issuer are, and each of them is, hereby authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable to provide for the issuance, sale and delivery of the Series 2023 Bonds, and any actions taken thereby for purposes of deeming the Official Statement to be final for purposes of Rule 15c2-12 of the Securities and Exchange Commission are hereby authorized, ratified and confirmed.

Section 3. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

APPROVED AND ADOPTED this October 10, 2023.

**LOCAL BUILDING AUTHORITY OF THE SOUTH
WEBER CITY, UTAH**

By _____
President Rod Westbroek

ATTEST:

Deputy Secretary Kimberli Guill

EXHIBIT A
FORM OF OFFICIAL STATEMENT

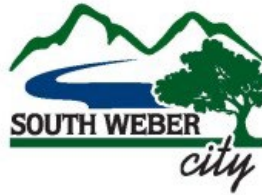
PRELIMINARY OFFICIAL STATEMENT

Local Building Authority of South Weber City, Utah

\$8,885,000* Lease Revenue Bonds, Series 2023,

payable from lease payments to be made, subject to annual appropriation by

South Weber City, Utah



On Wednesday, November 15, 2023 (up to 9:30:00 A.M., M.S.T.), electronic bids will be received by means of the **PARITY**[®] electronic bid submission system. See the “OFFICIAL NOTICE OF BOND SALE—Procedures Regarding Electronic Bidding.”

The 2023 Bonds, as defined herein, will be awarded to the successful bidder(s) and issued pursuant to resolutions of the Local Building Authority of South Weber City, Utah (the “Authority”), previously adopted on June 27, 2023 and on October 10, 2023.

The Authority and South Weber City, Utah (the “City”) have deemed this PRELIMINARY OFFICIAL STATEMENT final as of the date hereof, for purposes of paragraph (b)(1) of Rule 15c2–12 of the Securities and Exchange Commission, subject to completion with certain information to be established at the time of sale of the 2023 Bonds as permitted by the Rule.

For copies of the OFFICIAL NOTICE OF BOND SALE, the PRELIMINARY OFFICIAL STATEMENT, and other related information with respect to the 2023 Bonds, contact the Municipal Advisor:



ZIONS PUBLIC FINANCE, INC.

One S Main St 18th Fl
Salt Lake City UT 84133–1109
801.844.7377

mark.anderson@zionsbancorp.com

This PRELIMINARY OFFICIAL STATEMENT is dated November __, 2023, and the information contained herein speaks only as of that date.

* Preliminary; subject to change.

(This page has been intentionally left blank.)

This PRELIMINARY OFFICIAL STATEMENT and the information contained herein are subject to completion, amendment or other change without any notice. Under no circumstances shall this PRELIMINARY OFFICIAL STATEMENT constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

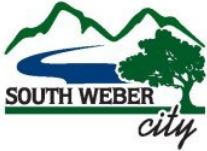
PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER 2, 2023 [10/1/23]
LBA-2 BOND

**NEW ISSUE
BOOK-ENTRY ONLY
BANK-QUALIFIED**

Ratings: Moody's "___"
See "MISCELLANEOUS—Bond Ratings" herein.

In the opinion of Farnsworth Johnson PLLC, Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2023 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from taxes imposed by the Utah Individual Income Tax Act. In the further opinion of Bond Counsel, interest on the 2023 Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the 2023 Bonds.

The 2023 Bonds are "qualified tax-exempt obligations" within the meaning of Section 265 (b)(3) of the Code. See "TAX MATTERS" herein.



Local Building Authority of South Weber City, Utah

\$8,885,000* Lease Revenue Bonds, Series 2023

payable from lease payments to be made, subject to annual appropriation by

South Weber City, Utah

The \$8,885,000* Lease Revenue Bonds, Series 2023, are issued by the Authority as fully-registered bonds and, when initially issued, will be in book-entry form, registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, which will act as securities depository for the 2023 Bonds.

Principal of and interest on the 2023 Bonds (interest payable June 15 and December 15 of each year, commencing June 15, 2024) are payable by U.S. Bank Trust Company, National Association, Salt Lake City, Utah, as Paying Agent, to the registered owners thereof, initially DTC. See "THE 2023 BONDS—Book-Entry System" herein.

The 2023 Bonds are subject to optional redemption, may be subject to mandatory sinking fund redemption at the option of the successful bidder(s), and are subject to extraordinary redemption (in the event of damage to, or destruction, seizure, or condemnation of the 2023 Project), prior to maturity. See "THE 2023 PROJECT—The 2023 Project Financed With Bonds" and "THE 2023 BONDS—Redemption Provisions For The 2023 Bonds" herein.

The 2023 Bonds are being issued to finance the completion of a fully-equipped Public Works Building, and related improvements and pay costs associated with the issuance of the 2023 Bonds. The 2023 Bonds and any future parity bonds are part of an ongoing master lease and building program whereby all Bonds issued thereunder are equally and ratably secured under the Indenture. See "THE 2023 BONDS—Sources And Uses Of Funds" and "THE 2023 PROJECT" herein.

Pursuant the Master Lease, the City has agreed to pay Base Rentals which are sufficient to pay principal of and interest on the 2023 Bonds coming due in each year, but only if and to the extent that the City annually appropriates funds sufficient to pay such Base Rentals plus such Additional Rentals as are necessary to operate and maintain the 2023 Project. The Master Lease specifically provides that nothing therein shall be construed to require the Authority to appropriate moneys to pay the Base Rentals or Additional Rentals-and the Authority shall not be obligated to pay such Rentals except to the extent appropriated. Neither the obligation of the City to pay such Rentals nor the obligation of the Authority to pay the principal of and interest on the 2023 Bonds will constitute or give rise to a debt, general obligation, or liability of, or a charge against the general credit or taxing power of the City. The issuance of the 2023 Bonds does not directly or contingently obligate the City to pay any Rentals beyond those appropriated for the City's then current Fiscal Year. The Authority has no taxing power.

The purchase of the 2023 Bonds involves certain investment risks which are discussed throughout this OFFICIAL STATEMENT. Certain of such risks are described under "INVESTMENT CONSIDERATIONS" herein.

Dated: Date of Delivery¹

Due: December 15, as shown on inside cover

See the inside front cover for the maturity schedule of the 2023 Bonds

The 2023 Bonds will be awarded pursuant to competitive bidding received by means of the *PARITY*[®] electronic bid submission system on Wednesday, November 15, 2023, as set forth in the OFFICIAL NOTICE OF BOND SALE the date of this PRELIMINARY OFFICIAL STATEMENT.

Zions Public Finance, Inc., Salt Lake City, Utah, is acting as Municipal Advisor.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire OFFICIAL STATEMENT to obtain information essential to the making of an informed investment decision.

This OFFICIAL STATEMENT is dated November __, 2023, and the information contained herein speaks only as of that date.

* Preliminary; subject to change.

¹ The anticipated date of delivery is Wednesday, December 6, 2023.

Local Building Authority of South Weber City, Utah

\$8,885,000*

Lease Revenue Bonds, Series 2023

Dated: Date of Delivery¹

Due: December 15, as shown below

Due December 15*	CUSIP®	Principal Amount*	Inter- est Rate	Yield/ Price
2024.....		\$265,000		
2025.....		280,000		
2026.....		295,000		
2027.....		310,000		
2028.....		325,000		
2029.....		340,000		
2030.....		360,000		
2031.....		380,000		
2032.....		395,000		
2033.....		420,000		
2034.....		440,000		
2035.....		460,000		
2036.....		485,000		
2037.....		510,000		
2038.....		535,000		
2039.....		560,000		
2040.....		590,000		
2041.....		615,000		
2042.....		645,000		
2043.....		675,000		

\$ _____ % Term Bond due December 15, 20__—Price of _____ %
(CUSIP® _____)

* Preliminary; subject to change.

¹ The anticipated date of delivery is Wednesday, December 6, 2023.

® CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of The American Bankers Association.

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This OFFICIAL STATEMENT does not constitute an offer to sell, or the solicitation of an offer to buy, nor shall there be any sale of, the 2023 Bonds (as defined herein), by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained herein, and if given or made, such other information or representations must not be relied upon as having been authorized by either the Local Building Authority of South Weber City, Utah (the “Authority”); the South Weber City, Utah; U.S. Bank Trust Company, National Association, Salt Lake City, Utah, (as Trustee, Bond Register and Paying Agent); Zions Public Finance Inc., Salt Lake City, Utah (as Municipal Advisor); the successful bidder(s); or any other entity. All information contained herein has been obtained from the Authority, The Depository Trust Company, and from other sources which are believed to be reliable. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this OFFICIAL STATEMENT nor the issuance, sale, delivery, or exchange of the 2023 Bonds, shall under any circumstance create any implication that there has been no change in the affairs of the Authority or the City, since the date hereof.

The 2023 Bonds have not been registered under the Securities Act of 1933, as amended, or any state securities laws in reliance upon exemptions contained in such act and laws. Any registration or qualification of the 2023 Bonds in accordance with applicable provisions of the securities laws of the states in which the 2023 Bonds have been registered or qualified and the exemption from registration or qualification in other states cannot be regarded as a recommendation thereof. Neither the Securities and Exchange Commission nor any state securities commission has passed upon the accuracy or adequacy of this OFFICIAL STATEMENT. Any representation to the contrary is unlawful.

The yields/prices at which the 2023 Bonds are offered to the public may vary from the initial reoffering yields/prices on the inside cover page of this OFFICIAL STATEMENT. In addition, the successful bidder(s) may allow concessions or discounts from the initial offering prices of the 2023 Bonds to dealers and others. In connection with the offering of the 2023 Bonds, the successful bidder(s) may engage in transactions that stabilize, maintain, or otherwise affect the price of the 2023 Bonds. Such transactions may include overallocments in connection with the purchase of 2023 Bonds, the purchase of 2023 Bonds to stabilize their market price and the purchase of 2023 Bonds to cover the successful bidder’s short positions. Such transactions, if commenced, may be discontinued at any time.

Forward-Looking Statements. Certain statements included or incorporated by reference in this OFFICIAL STATEMENT constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used, such as “plan,” “project,” “forecast,” “expect,” “estimate,” “budget” or other similar words. ***The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Neither the Authority nor the City plan to issue any updates or revisions to those forward-looking statements if or when its expectations, or events, conditions or circumstances on which such statements are based occur.***

The CUSIP® (the Committee on Uniform Securities Identification Procedures) identification numbers are provided on the inside cover pages of this OFFICIAL STATEMENT and are being provided solely for the convenience of bondholders. Neither the Authority, the City, the Trustee, the successful bidder(s), or the Municipal Advisor make any representation with respect to such numbers or undertake any responsibility for their accuracy. The CUSIP® number for a specific maturity is subject to being changed after the issuance of the 2023 Bonds as a result of various subsequent actions, including but not limited to a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the 2023 Bonds.

The content from websites referenced in this OFFICIAL STATEMENT has not been reviewed for accuracy and completeness. Such information has not been provided in connection with the offering of the 2023 Bonds and is not a part of this OFFICIAL STATEMENT.

Insert Map

OFFICIAL STATEMENT RELATED TO THE

Local Building Authority of South Weber City, Utah

\$8,885,000* Lease Revenue Bonds, Series 2023

payable from lease payments to be made, subject to annual appropriation by

**South Weber City, Utah
pursuant to a Master Lease**

INTRODUCTION

This introduction is only a brief description of the 2023 Bonds, as hereinafter defined, and the security and source of payment for the 2023 Bonds. The information contained herein is expressly qualified by reference to the entire OFFICIAL STATEMENT. Investors are urged to make a full review of the entire OFFICIAL STATEMENT, as well as of the documents summarized or described herein.

See the following appendices that are attached hereto and incorporated herein by reference: “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE;” “APPENDIX B—FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022;” “APPENDIX C—FORM OF OPINION OF BOND COUNSEL;” “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING;” and “APPENDIX E—BOOK-ENTRY SYSTEM.”

This OFFICIAL STATEMENT also includes summaries of the terms of the 2023 Bonds, the Indenture, the Master Lease and the Deed of Trust (all as more fully defined hereinafter). All references herein to the Indenture and the Master Lease, are qualified in their entirety by reference to such documents and references herein to the 2023 Bonds are qualified in their entirety by reference to the forms thereof and the information with respect thereto included in the Indenture, copies of which are available upon request from the contact persons as indicated under “INTRODUCTION—Contact Persons” below. Descriptions of the Indenture, the Master Lease, the Deed of Trust, and the 2023 Bonds are qualified by reference to bankruptcy laws affecting the remedies for the enforcement of the rights and security provided therein and the effect of the exercise of the police power by any entity having jurisdiction. The summaries of and references to all documents, statutes, reports, and other instruments referred to herein do not purport to be complete, comprehensive, or definitive, and each such summary and reference is qualified in its entirety by reference to each such document, statute, report, or instrument.

When used herein the terms “Fiscal Year[s] 20YY” or “Fiscal Year[s] End[ed][ing] June 30, 20YY” shall refer to the year ended or ending on June 30 of the year indicated and beginning on July 1 of the preceding calendar year. The terms “Calendar Year[s] 20YY” or “Tax Year[s] 20YY” shall refer to the year beginning on January 1 and ending on December 31 of the year indicated. Unless otherwise indicated, capitalized terms used in this OFFICIAL STATEMENT shall have the meaning established in the Master Lease and Indenture (as hereinafter defined). See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE –DEFINITIONS.”

Public Sale/Electronic Bid

The 2023 Bonds will be awarded pursuant to competitive bidding received by means of the **PARITY**® electronic bid submission system on Wednesday, November 15, 2023 as set forth in the OFFICIAL NOTICE OF BOND SALE (dated as of the date of this PRELIMINARY OFFICIAL STATEMENT).

See the “OFFICIAL NOTICE OF BOND SALE” above.

* Preliminary; subject to change.

The 2023 Bonds

The 2023 Bonds. This OFFICIAL STATEMENT, including the cover page, introduction, and Appendices (the “OFFICIAL STATEMENT”), provides information in connection with the issuance and sale of \$8,885,000* aggregate principal amount of Lease Revenue Bonds, Series 2023 (the “2023 Bonds” or “2023 Bond”), by the Local Building Authority of South Weber City, Utah (the “Authority”).

The Local Building Authority Of South Weber City, Utah

The Local Building Authority Of South Weber City, Utah. The Authority is a nonprofit corporation created by the City Council of South Weber City, Utah (the “City”) pursuant to the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Building Authority Act”). The Authority was created by the City for the purpose of financing projects on behalf of the City as provided in the Building Authority Act. For additional information, see “LOCAL BUILDING AUTHORITY OF SOUTH WEBER CITY, UTAH” below.

South Weber City, Utah

The City was incorporated on August 27, 1938. The City covers an area of approximately 4.6 square miles and has an estimated 2022 population of approximately 8,124. The City is located in Davis County approximately 35 miles north of Salt Lake City, Utah, and approximately five miles south of Ogden, Utah. The City is adjacent to Hill Air Force Base. For additional information regarding the City, see “SOUTH WEBER CITY,” herein.

Authorization For And Purpose Of The 2023 Bonds; The Indenture; Master Lease

Authorization for and Purpose of the 2023 Bonds; The Indenture. The 2023 Bonds are being issued pursuant to (i) the Building Authority Act; (ii) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Local Government Bonding Act”); (iii) certain authorizing resolutions adopted by the Authority and the City on [June 27, 2023] and October 10, 2023, (the “Resolutions”); and (iii) a General Indenture of Trust, dated as of [December 1, 2023], (the “General Indenture”), as amended and supplemented by a First Supplemental Indenture of Trust, dated as of [December 1, 2023] (the “First Supplemental Indenture” and together with the General Indenture, the “Indenture”), each between the Authority and U.S. Bank Trust Company, National Association, Salt Lake City, Utah, (“U.S. Bank”) as trustee (the “Trustee”).

Purpose. The 2023 Bonds are being issued for the purpose of financing the completion of a fully equipped Public Works Building and related improvements and paying costs of issuance of the 2023 Bonds. See “THE 2023 PROJECT” below.

The land upon which the 2023 Project will be located in the City (the “Project Site”) and is owned by the City. The Project Site will be ground leased by the City to the Authority pursuant to a Ground Lease Agreement dated as of [December 1, 2023] between the City and the Authority (the “Ground Lease”).

The 2023 Bonds are the first series of bonds to be issued under the Indenture.

Master Lease. The Authority has leased and intends to lease the 2023 Project to the City, pursuant to a Master Lease Agreement dated as of [December 1, 2023] (the “Master Lease”).

Additional Parity Bonds And Additional Projects

The Authority may issue additional bonds to refund outstanding bonds of the Authority (“Refunding Bonds”) or to finance additional Projects for lease to the City (“Additional Bonds”) ranking on a parity basis with the 2023 Bonds under the Indenture on the terms and conditions specified in the Indenture and the Master Lease. Any such Refunding Bonds and Additional Bonds hereafter issued are sometimes collectively referred to herein as the “Additional Parity Bonds.” *The 2023 Bonds and any Additional Parity Bonds issued under the Indenture are sometimes collectively referred to herein as the “Bonds.”* See “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—Additional Parity Bonds And Refunding Bonds” below and “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE INDENTURE—Additional Bonds.”

* Preliminary; subject to change.

If the Authority determines to issue Additional Bonds to finance additional projects (the “Additional Projects”), they will be leased to the City pursuant to the Indenture and the Master Lease. *The Authority does not currently anticipate issuing Additional Parity Bonds for Additional Projects.* However, the Authority may determine to issue additional lease revenue bonds under documents other than the Indenture and the Master Lease.

Security For The Bonds

The 2023 Bonds are limited obligations of the Authority, solely from the revenues and other amounts received pursuant to the Master Lease and other funds or amounts held by the Trustee pursuant to the Indenture as security for the 2023 Bonds, subject to certain limitations.

The Authority has granted a security interest in the 2023 Project pursuant to a Deed of Trust, Assignment of Rents and Security Agreement dated as of [December 1, 2023], (the “Leasehold Deed of Trust”). In addition, the Authority has assigned all its rights and interest in the 2023 Project pursuant to an Assignment of Ground Lease Agreement dated as of [December 1, 2023] (the “Assignment of Ground Lease”) for the equal and proportionate benefit of the owners of the Bonds (the “Bondowners”). The Deed of Trust, the Assignment of Ground Lease, and any financing statements filed in connection therewith are sometimes collectively referred to herein as the “Security Documents.” The Security Documents are being executed for the equal and proportionate benefit of the Bondholders. The 2023 Bonds are limited obligations of the Authority payable solely from the Base Rentals (defined below) received by the Authority pursuant to the Master Lease and other funds or amounts held by the Trustee under the Indenture as security for the 2023 Bonds.

The City has agreed to make payments pursuant to the Master Lease in stated amounts which are sufficient to pay the principal of and interest on the 2023 Bonds when due in each year (the “Base Rentals”), but only if and to the extent that the City Council of the City annually appropriates sufficient funds sufficient to pay the Base Rentals coming due during each succeeding Renewal Term (as described herein) under the Master Lease plus such additional amounts (the “Additional Rentals” and collectively, with the Base Rentals, the “Rentals”) as are necessary to operate and maintain the 2023 Project during such period. The Master Lease specifically provides that the City Council of the City shall not be required to appropriate any moneys to pay any Rentals thereunder and that neither the City nor any political subdivision thereof is obligated to pay such Rentals except to the extent of funds appropriated for that purpose. *Neither the obligation of the City to pay Rentals nor the obligation of the Authority to pay the principal of and interest on the 2023 Bonds will constitute a debt, a general obligation or liability of, or a charge against the general credit or taxing power of, the City. The issuance of the 2023 Bonds does not directly or contingently obligate the City to pay any Rentals beyond those appropriated for the City’s then current Fiscal Year. The Authority has no taxing power. See “INVESTMENT CONSIDERATIONS” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS” below.*

In addition, the Authority has assigned all of its rights and interest in the 2023 Project pursuant to a Deed of Trust, Assignment of Rents and Security Agreement, dated as of [December 1, 2023] (the “Deed of Trust”) for the equal and proportionate benefit of the owners of Bonds (the “Bondowners”), subject to the release of the 2023 Project upon the terms and conditions described under “THE 2023 PROJECT—Release Of The 2023 Project Upon Payment Of Bonds” below.

Under the Master Lease, the City has covenanted and agreed to include in its annual tentative budget an appropriation for Rentals for the next succeeding Renewal Term for the 2023 Project. Alternatively, the City is entitled not to appropriate Rentals for the next succeeding Renewal Term for the 2023 Project. However, if there are multiple Projects, the City is not entitled to appropriate with respect to one or more, but not all, of the Projects. In other words, the City’s decision under the Master Lease whether to appropriate Rentals for each succeeding Renewal Term is “all or nothing” for all Projects.

No Debt Service Reserve Fund For The 2023 Bonds

The Debt Service Reserve Requirement with respect to the 2023 Bonds is \$0 and therefore no account in the Debt Service Reserve Fund has been established for the 2023 Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—No Debt Service Reserve Requirement For The 2023 Bonds” below.

Redemption For The 2023 Bonds

The 2023 Bonds are subject to optional redemption and are subject to extraordinary redemption in the event of damage to, or destruction, seizure, or condemnation of the 2023 Project, prior to maturity. The 2023 Bonds may be subject to mandatory sinking fund redemption at the option of the successful bidder(s). See “THE 2023 PROJECT” and “THE 2023 BONDS—Redemption Provisions For The 2023 Bonds” below.

Registration, Denominations, Manner Of Payment

The 2023 Bonds are issuable only as fully-registered bonds and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, (“DTC”). DTC will act as securities depository of the 2023 Bonds. Purchases of 2023 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any whole multiple thereof, through brokers and dealers who are, or who act through, DTC’s Participants (as defined herein). Beneficial Owners (as defined herein) of the 2023 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the 2023 Bonds. “Direct Participants,” “Indirect Participants” and “Beneficial Owners” are defined under “APPENDIX E—BOOK-ENTRY SYSTEM.”

Principal of and interest on the 2023 Bonds (interest payable June 15 and December 15 of each year, commencing June 15, 2024) are payable by U.S. Bank as Paying Agent (the “Paying Agent”) for the 2023 Bonds, to the registered owners of the 2023 Bonds. So long as Cede & Co. is the sole registered owner, it will, in turn, remit such principal and interest to its Direct Participants, for subsequent disbursements to the Beneficial Owners of the 2023 Bonds, as described under “APPENDIX E—BOOK-ENTRY SYSTEM.”

So long as DTC or its nominee is the sole registered owner of the 2023 Bonds, neither the City, the Authority, nor the Paying Agent will have any responsibility or obligation to any Direct or Indirect Participants of DTC, or the persons for whom they act as nominees, with respect to the payments to or the providing of notice for the Direct Participants, Indirect Participants or the Beneficial Owners of the 2023 Bonds. Under these same circumstances, references herein and in the Indenture to the “Bondowners” or “Registered Owners” of the 2023 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the 2023 Bonds.

Tax Matters Regarding The 2023 Bonds; Deductibility Of Interest

In the opinion of Farnsworth Johnson PLLC, Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2023 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from taxes imposed by the Utah Individual Income Tax Act. In the further opinion of Bond Counsel, interest on the 2023 Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the 2023 Bonds.

The 2023 Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. See “TAX MATTERS—Opinion Of Bond Counsel” herein.

Professional Services

In connection with the issuance of the 2023 Bonds, the following have served the Authority in the capacity indicated:

Trustee, Bond Registrar, and Paying Agent

U.S. Bank Trust Company, National Association
170 S Main St Ste 200
Salt Lake City UT 84101
801.534.6083 | f 801.534.6013
brandon.elzinga@usbank.com

Bond Counsel and Disclosure Counsel

Farnsworth Johnson PLLC
180 N University Ave Ste 260
Provo UT 84601
801.510.6303
brandon@farnsworthjohnson.com

Authority's and City's Attorney

Hayes Godfrey Bell, P.C.
2118 E 3900 S Ste 300
Holladay UT 84124
801.272.8998
jblakesley@hgblaw.net

Municipal Advisor

Zions Public Finance Inc
One S Main St 18th Fl
Salt Lake City UT 84133-1109
801.844.7377
mark.anderson@zionsbancorp.com

Conditions Of Delivery, Anticipated Date, Manner And Place Of Delivery For The 2023 Bonds

The 2023 Bonds are offered, subject to prior sale, when, as and if issued and received by the successful bidder(s), subject to the approval of legality by Farnsworth Johnson, PLLC, Bond Counsel to the Authority, and certain other conditions. Certain matters regarding this OFFICIAL STATEMENT will be passed on for the Authority by Farnsworth Johnson, PLLC, Disclosure Counsel. Certain legal matters will be passed on for the Authority and the City by James Blakesley of Hayes Godfrey Bell, P.C., Holladay, Utah. It is expected that the 2023 Bonds, in book-entry form, will be available for delivery to DTC or its agent on or about Wednesday, November 15, 2023.

Risks Inherent In The Ownership Of The 2023 Bonds

The purchase of the 2023 Bonds involves certain investment risks which are discussed throughout this OFFICIAL STATEMENT. Accordingly, each prospective purchaser of the 2023 Bonds should make an independent evaluation of all of the information presented in this OFFICIAL STATEMENT in order to make an informed investment decision. Certain investment risks are described under "INVESTMENT CONSIDERATIONS" below.

Continuing Disclosure Undertaking

The Authority will enter into a continuing disclosure undertaking for the benefit of the Owners of the 2023 Bonds. For a detailed discussion of this disclosure undertaking and timing of submissions see "CONTINUING DISCLOSURE UNDERTAKING" below and "APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING."

Basic Documentation

This OFFICIAL STATEMENT speaks only as of its date, and the information contained herein is subject to change. Brief descriptions of the Authority, the City, the 2023 Bonds, the Indenture and the Master Lease are included in this OFFICIAL STATEMENT. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Indenture, the Master Lease, the Ground Lease, and the Deed of Trust are qualified in their entirety by reference to such documents and references herein to the 2023 Bonds are qualified in their entirety by reference to the form thereof included in the Indenture. The "basic documentation" which includes the Resolutions, the closing documents for the 2023 Bonds, the Indenture, the Master Lease and other documentation, authorizing the issuance of the 2023 Bonds and establishing the rights and responsibilities of the Authority, the City and other parties to the transaction, may be obtained from the "contact persons" as indicated below.

Contact Persons

As of the date of this OFFICIAL STATEMENT, additional requests for information may be directed to Zions Public Finance, Inc., Salt Lake City, Utah (the "Municipal Advisor") the Municipal Advisor to the Authority and the City:

Mark Anderson, Vice President, mark.anderson@zionsbancorp.com
Cara Bertot, Vice President, cara.bertot@zionsbancorp.com

Zions Public Finance Inc
One S Main St 18th Fl
Salt Lake City UT 84133-1109
801.844.7377

As of the date of this OFFICIAL STATEMENT, the chief contact person for the Authority and the City concerning the 2023 Bonds is:

David Larson, City Manager, dlarson@southwebercity.com

South Weber City
1600 E South Weber Drive
South Weber City UT 84405
801.479.3177

CONTINUING DISCLOSURE UNDERTAKING

The City (as an “obligated person” under the below defined Rule) will execute a Continuing Disclosure Undertaking (the “Disclosure Undertaking”) for the benefit of the Beneficial Owners of the 2023 Bonds to send certain information annually and to provide certain material events to the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the requirements of paragraph (b)(5) of Rule 15c2-12 (the “Rule”) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended. The information to be provided on an annual basis, the events which will be noticed on an occurrence basis and other terms of the Disclosure Undertaking, including termination, amendment and remedies, are set forth in the proposed form of Disclosure Undertaking in “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING.”

Under the Continuing Disclosure Undertaking the City will file its annual financial statement for Fiscal Year Ending June 30 (the “Financial Statement”) and other operating and financial information on or before January 31. The City will submit the financial statements for Fiscal Year 2023 on or before January 31, 2024, and annually thereafter on or before each January 31.

A failure by the City to comply with the Disclosure Undertaking will not constitute a default under the Master Lease or Indenture and the Beneficial Owners of the 2023 Bonds are limited to the remedies described in the Disclosure Undertaking. A failure by the City to comply with the Disclosure Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the 2023 Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the 2023 Bonds and their market price.

During the five years prior to the date of this OFFICIAL STATEMENT, the City has not failed to comply in all material respects with prior undertakings pursuant to the Rule.

INVESTMENT CONSIDERATIONS

This section contains a general overview of certain risk factors which should be considered, in addition to the other matters set forth in this OFFICIAL STATEMENT, in evaluating an investment in the 2023 Bonds. This section is not meant to be a comprehensive or definitive discussion of the risks associated with an investment in the 2023 Bonds, and the order in which this information is presented does not necessarily reflect the relative importance of various risks. Potential investors in the 2023 Bonds are advised to consider the following factors, among others, and to review this entire OFFICIAL STATEMENT to obtain information essential to making of an informed investment decision. Any one or more of the investment considerations discussed below, among others, could adversely affect the financial condition of the City or its ability to make scheduled payments on the 2023 Bonds. There can be no assurance that other risks not discussed herein will not become material in the future.

Limited Obligations

The 2023 Bonds are payable from amounts due under the Master Lease on a parity basis with all other Bonds that may be outstanding under the Indenture. The City’s obligation under the Master Lease does not constitute a general obligation or other indebtedness of the City or the Authority within the meaning of any constitutional or statutory debt limitation. The Authority has no taxing power.

The term of the Master Lease will commence upon the delivery of the 2023 Bonds and will expire on June 30, 2024 (the “Initial Term”). The City has the option to extend the term of the Master Lease for consecutive

one-year Renewal Terms (as defined below). The City has the option to extend the term of the Master Lease for consecutive one-year Renewal Terms (each renewal term, and all existing renewals are referred to herein as the “Renewal Terms”). The next Renewal Term of the Master Lease will commence on July 1, 2024 and will expire on June 30, 205. *The City currently expects to appropriate moneys in June 2024 for the Renewal Term beginning July 1, 2024 through June 30, 2025.* Unless terminated sooner, this annual renewal option will continue through June 30, 2044 with a final renewal term commencing July 1, 2043 and ending December 16, 2043. Any such extension must be made with respect to all, and not less than all, of the 2023 Project with respect to which 2023 Bonds are then outstanding.

Non-Appropriation

There is no assurance the City, in its sole discretion, will exercise its option to extend the term of the Master Lease for any future Renewal Term. Accordingly, the likelihood the City will extend the term of the Master Lease for any Renewal Term and that there will be sufficient funds to pay the principal of, premium, if any, and interest on the 2023 Bonds as the same become due depends upon a number of factors, including, but not limited to:

- (a) the completion of design and construction of any future uncompleted Projects to the City’s satisfaction;
- (b) the ability of the City to generate sufficient funds from property taxes, and other taxes and other sources of revenue to pay obligations associated with the Master Lease and other obligations of the City (whether now existing or hereafter created);
- (c) the willingness of the City Council of the City in any future year to appropriate moneys to pay the Rentals, which decision of the City Council of the City could be affected by many factors, including the continuing need of the Authority for the 2023 Project; and
- (d) the value of the 2023 Project if relet or sold (to the extent authorized in the Indenture) in a foreclosure or other liquidation proceeding instituted by the Trustee in the event of the termination of the term of the Master Lease if the City Council of the City does not appropriate sufficient funds to extend the term of the Master Lease as provided therein.

Neither the Indenture nor the Master Lease limits the ability of the City to incur additional obligations against its revenues.

General Economic Conditions

The City relies on ad valorem property taxes and other fees as the primary source of funds to operate its governance and to pay its obligations. Regional and national economic conditions, such as weather-related economic effects, business cycles, unemployment, and consumer confidence, are outside of the control of the Authority and the City and can have material adverse effects on the City’s revenues, and its ability to pay Base Rentals on the 2023 Project.

No Debt Service Reserve Fund For The 2023 Bonds

No debt service reserve fund will be funded to secure the 2023 Bonds issued under the Indenture. See “SECURITY AND SOURCE OF PAYMENTS FOR THE 2023 BONDS—No Debt Service Reserve Fund For The 2023 Bonds” below.

Expiration Or Termination Of The Master Lease

If the City Council of the City does not renew the term of the Master Lease in any year by appropriating sufficient funds to pay Rentals due thereunder for the succeeding Fiscal Year, the City’s obligation to pay Rentals under the Master Lease will terminate on the 30th of June occurring at the end of the then-current Renewal Term. Upon (a) the expiration of any Renewal Term of the Master Lease during which an Event of Nonappropriation occurs or (b) an Event of Default under the Master Lease and an election by the Trustee to terminate the possessory interest of the City under the Lease, the City’s right of possession of the 2023 Project under the Master Lease will expire or be terminated, as appropriate.

A Bondowner should not anticipate that it will be possible to foreclose on the 2023 Project and liquidate, relet, or sell the 2023 Project (subject to the Ground Lease) after the occurrence of an Event of Nonappropriation or an Event

of Default for an amount equal to the aggregate principal amount of the Bonds then Outstanding plus accrued interest thereon.

Possible Difficulties In Selling Or Re-letting The 2023 Project

In the event that the City's right of possession of the 2023 Project under the Master Lease expires or is terminated for any of the reasons described in the Indenture, the obligation of the City to pay Rentals under the Master Lease will continue through the then-current Renewal Term, but not thereafter, and the 2023 Bonds will be payable from, among other sources, such moneys as may be available by way of recovery from the City of the Rentals which are due through the then-current Renewal Term. As set forth in the Building Authority Act, the Indenture and the Master Lease, if the City fails to pay any Rentals due to the Authority under the terms of the Master Lease, the City shall immediately surrender, and vacate the 2023 Project, and the rental or lease obligation under the Master Lease shall then cease. Should the Master Lease expire at the end of a Renewal Term without any extension for the next succeeding Renewal Term, or if an event occurs pursuant to which the Trustee terminates the City's right of possession of the 2023 Project under the Master Lease, the Trustee may repossess, complete construction (if applicable), and relet or sell the 2023 Project as provided in the Indenture.

No assurance can be given that the Trustee could relet or sell the 2023 Project for the amount necessary to pay the principal of and the interest due on the 2023 Bonds. The 2023 Project constitutes facilities to be used in connection with the operation of the City and may not be readily usable by other types of tenants. See "THE 2023 PROJECT" below. The net proceeds of any reletting or sale of the 2023 Project, together with certain other moneys then held by the Trustee under the Indenture, if any, are required to be used to pay the 2023 Bonds to the extent of such moneys. No assurance can be given as to the amount of funds available from any such source for the payment of the aggregate principal amount of the 2023 Bonds then outstanding plus accrued interest thereon. Furthermore, no assurance can be given that any amount realized upon any liquidation of the 2023 Project will be available to provide for the payment of the 2023 Bonds on a timely basis.

Delays In Exercising Remedies; Limitations On Enforceability

The enforceability of the Master Lease and the Indenture is subject to applicable bankruptcy laws, equitable principles affecting the enforcement of creditors' rights generally and liens securing such rights, the police powers of the State, the exercise of judicial authority by State or federal courts and the exercise by the United States of America of the powers delegated to it by the federal constitution. Because of the unique uses to which the 2023 Project may be suited and the delays inherent in obtaining foreclosure upon real property and judicial remedies, no assurance can be given that these remedies could be accomplished rapidly. Any delays in or failure on the part of the Trustee to obtain possession of or to foreclose the lien on the 2023 Project, if necessary, will likely result in delays in any payment of principal of or interest on the 2023 Bonds.

Possible Shortfall In Costs Of Construction Of The 2022 Projects

The Authority and the City believe, but there can be no assurance, that the proceeds of sale of the 2023 Bonds, together with certain investment earnings thereon and other sources of construction funds described in "THE 2023 PROJECT—The 2023 Project Financed With The 2023 Bonds—The 2023 Project" below, will be sufficient to complete the construction and equipping of the 2023 Projects. In the event such proceeds are insufficient, the Authority is authorized, pursuant to the Master Lease, to complete the construction and equipping of the 2023 Project from legally available funds and/or the issuance of Additional Parity Bonds. The Indenture provides that Additional Parity Bonds may be issued for the purpose of completing the 2023 Project or making additions or improvements to the 2023 Project or acquiring or constructing Additional Projects, subject to satisfaction of certain conditions provided in the Indenture. There can be no assurance that such Additional Parity Bonds will be authorized and issued by the Authority. If issued, Additional Parity Bonds will be secured under the Indenture on a parity with Bonds previously issued (including the 2023 Bonds).

If the possessory interest of the City under the Master Lease were to be terminated by reason of an Event of Nonappropriation or an Event of Default under the Indenture or otherwise pursuant to the Building Authority Act or the Master Lease prior to the construction of the 2023 Project, the payment of principal of, premium, if any, and interest on the 2023 Bonds would depend, in part, on the ability of the Trustee to complete any unfinished construction, foreclose on the 2023 Project, and liquidate, relet or sell one or more partially constructed Project. See

“APPENDIX A—GENERAL INDENTURE OF TRUST AND MASTER LEASE AGREEMENT—GENERAL INDENTURE OF TRUST—Limitation On Remedies” (page A-53).

Also see “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—Additional Parity Bonds And Refunding Bonds” below and “APPENDIX A—GENERAL INDENTURE OF TRUST AND MASTER LEASE AGREEMENT—THE GENERAL INDENTURE OF TRUST—Additional Bonds” (page A-30).

Destruction Of A Project

The Master Lease requires a Project to be insured by policies of insurance (including casualty and property damage insurance) as described in “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Insurance Provisions.” In the event of damage to or destruction of all or any part of the 2023 Project, the Authority is nevertheless required to continue to make payments under the Master Lease during the period for which the City Council of the City has appropriated moneys to do so. In such event, the City will decide whether the proceeds from available insurance (and any other legally available source) are sufficient to repair and rebuild the 2023 Project or whether to apply the available proceeds to redemption or payment of the 2023 Bonds. If the net proceeds from insurance or certain other sources are insufficient to repair or replace the 2023 Project, the City may terminate its obligations under the Master Lease with respect to the 2023 Project and cause such proceeds to be distributed for the redemption of the 2023 Bonds in whole or in part as provided in the Indenture. See “THE 2023 BONDS—Redemption Provisions For The 2023 Bonds—Extraordinary Redemption in the Event of Damage, Destruction or Condemnation Of The 2023 Project” below.

There can be no assurance as to the adequacy of a timely payment under property damage insurance in effect at that time. Furthermore, there can be no assurance that such insurance proceeds will be sufficient to redeem the 2023 Bonds in whole or that the Trustee will be able to realize any additional funds from the 2023 Project at that time. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Damage, Destruction And Condemnation.”

Release Of A Project Upon Payment Of Related Series Of Bonds

Pursuant to the Master Lease, the City may, by depositing with the Trustee amounts sufficient to pay or provide for the payment of the Series of Bonds issued to finance or refinance such portion of a Project, purchase the related Project, which may result in the release of the purchased Project as security for the Bonds which remain outstanding. The release of one or more Projects may diminish the amount which could be realized by the Trustee upon the occurrence of an Event of Default or an Event of Nonappropriation or the likelihood that the City will renew the Master Lease for any Renewal Term.

Depreciation And Lack Of Residual Value

Certain components of the 2023 Project may become obsolete, may depreciate in value or may wear out during the time that the 2023 Bonds are outstanding. In addition, components of the 2023 Project may be difficult or impossible to remove from their points of service or use. Consequently, following an Event of Nonappropriation, an Event of Default under the Master Lease or the termination of the Master Lease for any reason, it is possible that any revenues realized by the Trustee from a reletting or sale, as appropriate, of the Authority’s interest in the 2023 Project may not be sufficient to repay all 2023 Bonds in full.

Tax Status; Continuing Compliance With Certain Covenants

Failure by the Authority or the City with respect to any of the 2023 Bonds to comply with certain covenants in the Indenture, the Master Lease and the 2023 Bonds, on a continuing basis, so long as any of the 2023 Bonds are outstanding under the Indenture and thereafter as required by such document provisions and applicable law, could result in interest on the 2023 Bonds becoming includible in gross income for federal income tax purposes, retroactive to the date of their original issuance. See “TAX MATTERS” below. The Indenture and the 2023 Bonds do not provide for the payment of any additional interest or penalty in the event that interest on the 2023 Bonds becomes includible in gross income for federal income tax purposes.

Changes In City Governance

The obligation of the City to pay rentals under the Master Lease is subject to annual appropriation by the City Council of the City, based upon a budget annually presented to the City Council of the City by the City Manager. The decision to renew or not to renew the term of the Master Lease is to be made solely by the City Council of the City at the time it considers for adoption the final budget relating to each Renewal Term and not by any official of the City, acting in his or her individual capacity.

The six-member City Council of the City are appointed officials and serve four-year terms. Although the present City Council of the City favors the continued leasing of the 2023 Project, there can be no assurance that a future City Council of the City will support the 2023 Project or continue to make appropriations of Rentals under the Master Lease.

Other Factors Regarding The 2023 Project

Potential Environmental Risks. The continued and future ownership or operation of the 2023 Project creates a potential for environmental liability on the part of both the owner and operator of the 2023 Project as well as any party secured by mortgages, deeds of trust or other encumbrances. If future hazardous substances are discovered at the property or discovered to be emanating from the Property, the City and the Authority may be held strictly liable for all costs and liabilities relating to the disposing of or dealing with such hazardous substances. This liability could be for an amount far in excess of the value of the 2023 Project. The existence of such hazardous substances could hinder the Trustee in exercising certain of its remedies or rights under the Master Lease and the Indenture upon the occurrence of an Event of Default thereunder.

The Authority obtained an environmental report from a qualified environmental engineer which concludes that there are no known conditions with respect to the 2023 Project which would create environmental liability on the owner thereof.

The Authority has agreed and represented in the Master Lease that it has carried on, and will carry on, the business and operations at the 2023 Project in a manner that complies in all respects, and will remain in compliance with all applicable federal, state, regional, county, or local laws, statutes, rules, regulations or ordinances concerning public health, safety or the environment.

Cybersecurity. Cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the City's systems technology for the purposes of misappropriating assets or information or causing operational disruption and damage. To mitigate the risk of business operations impact and/or damage by cybersecurity incidents or cyber-attacks, the City invests in multiple forms of cybersecurity and operational safeguards, including cybersecurity insurance coverage.

Climate Change Risk

There are potential risks to the City and its financial operation that are associated with changes to the climate over time and with increases in the frequency, timing, and severity of extreme weather events or droughts. The City cannot predict how or when various climate changes risks may occur, nor can it quantify the impact on the City or its operations.

Natural Disasters And Global Health Emergencies

Natural disasters (such as earthquakes, mudslides, heat waves, floods, windstorms, and droughts) and continued or future global health emergencies could affect the City's operations.

The City, like much of the State, is in a region of seismic activity subject to earthquakes in varying strengths. The State has identified major geologic faults running throughout the State and the most recent earthquake occurred in March 2020 in the Township of Magna, Utah (located near the City), measuring 5.7 on the Richter scale. Newer building codes throughout the State include seismic strengthening of buildings. See "SOUTH WEBER CITY, UTAH—Risk Management And Insurance; Cybersecurity; Recent Earthquake" below.

Certain areas of the State have experienced drought conditions for at last part of the year in each of the last five years. The State has experienced large wildfire/forest fire seasons in which air quality across the State has been negatively impacted (including diminished air quality from wildfires/forest fires located outside the State from drifting air currents). Wildfires/forest fires can impact the State's, the County's, and the City's economy, cause repository health problems, loss of infrastructure, homes and property and destroying forestland, wildlife habitat and its resources.

SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS

The Master Lease And The Indenture

The 2023 Bonds are payable from the Base Rentals due under the Master Lease and certain other revenues as provided in the Indenture and are secured under the Indenture. The term of the Master Lease may be extended, solely at the option of the City, beyond the termination of the Initial Term for an additional year and for consecutive Renewal Terms thereafter, each of one year in duration (except that the final Renewal Term commences on July 1, 2043 and ends on December 16, 2043). For circumstances under which the Master Lease will be terminated, see "APPENDIX A—GENERAL INDENTURE OF TRUST AND MASTER LEASE AGREEMENT—MASTER LEASE AGREEMENT—Expiration or Termination of the Term of the Lease" (page A-7). The continuation of the term of the Master Lease and the obligation of the City to pay Base Rentals after each current Renewal Term are subject to the appropriation by the City of sufficient funds to extend the term of the Master Lease for the next Renewal Term and for each succeeding Renewal Term thereafter. Neither the Master Lease nor the 2023 Bonds constitute a general obligation or indebtedness of the City within the meaning of any constitutional or statutory debt limitation. The City has not pledged its full faith and credit to the payment of the Master Lease or the 2023 Bonds, and the Board is not directly or contingently obligated to apply money from, or to levy or pledge, any form of taxation to the payment of the Master Lease or the 2023 Bonds. The Authority has no taxing power.

The Authority, as lessor under the Master Lease and pursuant to the Indenture, has assigned to the Trustee its rights to receive Base Rentals under the Master Lease, for the benefit of the Bondowners. In addition, the Authority has, for the benefit of the Bondowners, granted to the Trustee, pursuant to the Indenture, a lien on and a security interest in all of its right, title and interest in and to the 2023 Project and any additional Projects to be acquired under the Master Lease.

The continuation of the term of the Master Lease and the obligation of the City to pay Base Rentals after June 30, 2024, are subject to the appropriation by the City Council of the City of sufficient funds to extend the term of the Master Lease for each succeeding Renewal Term. Neither the Master Lease nor the 2023 Bonds constitute a general obligation or indebtedness of the City or the Authority, within the meaning of any constitutional or statutory debt limitation. Neither the City nor the Authority has pledged its credit to the payment of the Base Rentals or the 2023 Bonds, and neither the City nor the Authority is directly or contingently obligated to apply money from, or to levy or pledge, any form of taxation to the payment of the Master Lease or the 2023 Bonds. The Authority does not have any taxing power.

So long as the Master Lease remains in effect and the City Council of the City appropriates sufficient funds to extend the term of the Master Lease for each successive Renewal Term, the City is required by the provisions of the Master Lease to pay semiannually to the Trustee specified Base Rentals for the 2023 Project which are sufficient, in both time and amount, to pay, when due, the principal of and interest on the Bonds.

The City has covenanted in the Master Lease to cause to be included in its annual tentative budget submitted to the City Council of the City a request for appropriation, in accordance with applicable law, of an amount necessary (after taking into account any moneys then legally available for such purpose) to pay the Base Rentals and any reasonably anticipated Additional Rentals under the Master Lease for the 2023 Project during the next succeeding Renewal Term. See "APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Request for Appropriation."

In the event the City Council of the City does not appropriate sufficient funds to extend the term of the Master Lease, and the Master Lease thereby expires by its terms at the end of any Renewal Term, the City will have no further payment obligation under the Master Lease, except for the Base Rentals which are payable prior to the termination of the Master Lease. Upon such expiration, the Trustee may exercise one or more of the rights provided in the Master

Lease, the Indenture or the Deed of Trust, including an option to dispose of the Authority’s interest in the 2023 Project, and apply the proceeds of such disposition, if any, together with the moneys in the Bond Fund and other amounts available under the Indenture, to the payment of principal of all then outstanding Bonds and accrued interest thereon. However, due to the nature of the 2023 Project, it is unlikely that revenues from such sources would be sufficient to pay in full all then outstanding Bonds if payment were then due by acceleration or otherwise. Should a shortfall occur, the Bonds would be paid on a pro rata basis as provided in the Indenture. See “INVESTMENT CONSIDERATIONS” above.

Pursuant to the provisions of the Master Lease, the City may, in its sole discretion, purchase all or a portion of the 2023 Project by payment of the applicable Option Price as defined in the Master Lease. Neither the City nor the City Council of the City may be compelled to exercise the purchase option provided in the Master Lease. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Conveyance on Purchase of 2023 Project.”

The Ground Lease And The Security Documents

The City owns, or holds a leasehold interest in, parcels of land on which the 2023 Project is located (collectively, the “Project Site”). Pursuant to certain ground leases the City, as lessor, has leased to the Authority, as lessee, the Project Site (the “2023 Ground Leases”). See “THE 2023 PROJECTS—The 2023 Project Financed With The 2023 Bonds” below.

The Authority under the Security Documents has irrevocably warranted, granted, transferred, conveyed and assigned to the Trustee, in trust with power of sale, all of its right, title and interest in the 2023 Project, including, but not limited to real property, rents, issues, profits, royalties, income, interest in the leases or subleases, options to purchase, easements, rights of way, proceeds of insurance or condemnation and tangible personal property in order to provide additional security for the Authority’s payment obligations under the Bonds and the Indenture. The Security Documents generally provide for the procedure by which the Trustee can foreclose the lien on the Authority’s interest (which may be a leasehold interest) in the 2023 Project to pay the Authority’s payment obligations under the Bonds and the Indenture. If an Event of Default occurs under the Indenture, and if the Trustee accelerates the payment of the Bonds pursuant thereto, the Trustee shall also direct the trustee under the Security Documents to foreclose the lien created under the Security Documents, either by public sale or by proceedings in equity. The Trustee shall receive any proceeds from such sale and apply them in accordance with the Indenture. Subject to the limitation on remedies and acceleration during acquisition and construction of portions of the 2023 Project, any proceeds shall be applied to the payment of principal and interest then due and unpaid on all the 2023 Bonds, ratably, according to the amounts due respectively for principal and interest, to the Bondowners.

No deficiency judgment upon foreclosure of the lien of the Indenture or Security Documents may be entered against the City or the Authority, and no judgment requiring a payment of money may be entered against the City thereunder or under the Master Lease.

Insurance On The 2023 Project

The 2023 Project is required to be insured by policies of insurance or by self-insurance to the extent described in “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Insurance Provisions.” All Net Proceeds of performance bonds, proceeds (including any moneys derived from any self-insurance program) from policies of insurance (except the policy of public liability and property damage insurance) required by the Master Lease or condemnation awards which are received by the Trustee will be deposited into a separate trust fund under the Indenture. Such Net Proceeds will be used either to repair, restore, modify, or improve the applicable Projects or to redeem or defease the related Bonds, as more fully described in “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Insurance Provisions” “—Damage, Destruction And Condemnation” “—Maintenance and Repair” “—Representations, Covenants and Warranties of the Lessee.” Also see, “SOUTH WEBER CITY, UTAH—Risk Management And Insurance; Cybersecurity; Recent Earthquake” below.

No Debt Service Reserve Requirement For The 2023 Bonds

The Indenture provides that a separate account in the Debt Service Reserve Fund may be established for each Series of Bonds issued under the Indenture which is to be funded in an amount equal to the Debt Service Reserve

Requirement, if any. There is no Debt Service Reserve Requirement for the 2023 Bonds and no account in the Debt Service Reserve Fund will be funded with respect to the 2023 Bonds. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—Definitions—Debt Service Reserve Requirement.”

Additional Parity Bonds And Refunding Bonds

Under the Indenture, the Authority may issue Additional Parity Bonds, consisting of Additional Bonds, Refunding Bonds or a combination of both, ranking on a parity with the 2023 Bonds. All Additional Parity Bonds will be secured by the lien of the Indenture and the Deed of Trust and will rank on a parity with the 2023 Bonds. Such Additional Parity Bonds shall be payable solely from the Base Rentals and, if paid by the City, the Purchase Option Price and other amounts derived from the leasing of the 2023 Project or other Projects financed under the Indenture.

So long as the Master Lease is in effect and no Event of Default under the Indenture or the Master Lease has occurred and is continuing and so long as no Event of Nonappropriation has occurred and is continuing and certain requirements of the Indenture are satisfied, one or more series of Additional Bonds may be issued for the purpose of financing Costs of Acquisition and Construction of a Project or Projects for the use and benefit of the City and/or one or more Series of Refunding Bonds may be issued for the purpose of refunding Bonds or other obligations of the Authority.

See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE INDENTURE—Additional Parity Bonds.”

NO DEFAULTED AUTHORITY BONDS OR FAILURES BY THE CITY TO RENEW LEASE

As of the date of this OFFICIAL STATEMENT and since the execution of the Indenture and the Master Lease (as of December 1, 2023), the Authority has never failed to pay when due the principal of and interest on its bonded indebtedness and other payment obligations related thereto.

THE 2023 BONDS

General

The 2023 Bonds will be dated the date of delivery¹ thereof (the “Dated Date”) and will mature on December 15 of the years and in the amounts and pay interest on the dates and at the rates shown on the inside cover page, commencing June 15, 2024.

Interest on the 2023 Bonds shall be computed on the basis of a 360-day year of 12, 30-day months. U.S. Bank is the initial Registrar (the “Registrar”), Paying Agent, and Trustee with respect to the 2023 Bonds.

The 2023 Bonds will be issued as fully-registered bonds, initially in book-entry form, in the denomination of \$5,000 or any whole multiple thereof, not exceeding the amount of each maturity.

Registration, Denominations, Manner Of Payment

The 2023 Bonds are issuable only as fully registered bonds and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository of the 2023 Bonds. Purchases of 2023 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any whole multiple thereof, through brokers and dealers who are, or who act through, DTC Participants (as defined herein). Beneficial Owners (as defined herein) of the 2023 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the 2023 Bonds. “Direct Participants,” “Indirect Participants” and “Beneficial Owners” are defined in “APPENDIX E—BOOK-ENTRY SYSTEM” below.

¹ The anticipated date of delivery is Wednesday, December 6, 2023.

Principal of and interest on the 2023 Bonds (interest payable June 15 and December 15 of each year, commencing March 15, 2024) are payable by the Paying Agent, to the Registered Owners of the 2023 Bonds. So long as Cede & Co. is the registered owner of the 2023 Bonds, DTC will, in turn, remit such principal and interest to its Direct Participants, for subsequent disbursements to the Beneficial Owners of the 2023 Bonds, as described in “APPENDIX E—BOOK-ENTRY SYSTEM” below.

So long as DTC or its nominee is the sole registered owner of the 2023 Bonds, neither the Authority, the City, the successful bidder(s), nor the Trustee will have any responsibility or obligation to any Direct or Indirect Participants of DTC, or the persons for whom they act as nominees, with respect to the payments to or the providing of notice for the Direct Participants, Indirect Participants or the Beneficial Owners of the 2023 Bonds. *Under these same circumstances, references herein and in the Indenture to the “Bondowners” or “Registered Owners” of the 2023 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the 2023 Bonds.*

Transfer Or Exchange Of The 2023 Bonds; Regular Record Date

The Authority shall cause books for the registration and for the transfer of the 2023 Bonds to be kept by the Trustee which is also the Bond Registrar of the Authority.

In the event the book-entry-only system is discontinued, any 2023 Bond may, in accordance with its terms, be transferred only upon the registration books kept by the Bond Registrar, by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such 2023 Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Bond Registrar, duly executed. No transfer shall be effective until entered on the registration books kept by the Bond Registrar. Upon surrender for transfer of any 2023 Bond at the principal office of the Trustee, duly endorsed for transfer or accompanied by an assignment duly executed by the Bondholder or his attorney duly authorized in writing, the Authority shall execute and the Trustee shall authenticate and deliver in the name of the transferee or transferees a new, fully registered 2023 Bond or 2023 Bonds of the same maturity for a like aggregate principal amount as the 2023 Bond surrendered for transfer. In the event the book-entry system is discontinued, 2023 Bonds may be exchanged at the designated office of the Trustee for a like aggregate principal amount of 2023 Bonds of other authorized denominations of the same maturity. The Authority and the Trustee shall not be required to transfer or exchange any 2023 Bond (i) during the period from and including any Regular Record Date, to and including the next succeeding Interest Payment Date; (ii) during the period from and including the day fifteen days prior to any Special Record Date, to and including the date of the proposed payment pertaining thereto; (iii) during the period from and including the day fifteen days prior to the mailing of notice calling any 2023 Bonds for redemption, to and including the date of such mailing; or (iv) at any time following the mailing of notice calling such 2023 Bond for redemption.

The Authority, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each 2023 Bond is registered on the registration books kept by the Bond Registrar as the holder and absolute owner thereof for the purpose of receiving payment of, or on account of, the principal or redemption price thereof and interest due thereon and for all other purposes whatsoever, and neither the Authority, nor the Bond Registrar nor the Paying Agent shall be affected by any notice to the contrary. Payment of or on account of either principal of or interest on any 2023 Bond shall be made only to or upon order of the Registered Owner thereof or such person’s legal representative, but such registration may be changed as provided in the Indenture. All such payments shall be valid and effectual to satisfy and discharge the liability upon such 2023 Bond to the extent of the sum or sums so paid.

The Trustee shall require the payment by the Bondholder requesting exchange or transfer of 2023 Bonds of any tax or other governmental charges which are required to be paid with respect to such exchange or transfer and such charges shall be paid before such new 2023 Bond shall be delivered.

Regular Record Date means the first day of the month (whether or not a Business Day) in which each Interest Payment Date occurs. The Authority and the Trustee shall not be required to transfer or exchange any Bond: (i) during the period from and including any Regular Record Date, to and including the next succeeding Interest Payment Date; (ii) during the period from and including the day ten days prior to any Special Record Date (as herein defined), to and including the date of the proposed payment pertaining thereto, (iii) during the period from and including the day ten days prior to the mailing of notice calling any Bonds for redemption, to and including the date of such mailing, or (iv) at any time following the mailing of notice calling such Bond for redemption. “Special Record Date” means such date as may be fixed for the payment of defaulted interest on 2023 Bonds in accordance with the Indenture.

Sources And Uses Of Funds

The proceeds from the sale of the 2023 Bonds are estimated to be applied as set forth below:

Sources:	
Par amount of 2023 Bonds.....	\$
[Net] original issue premium.....	
Total.....	\$
Uses:	
Deposit to Project Account Fund.....	\$
Costs of Issuance ⁽¹⁾	
Underwriter's Discount.....	
Total.....	\$

(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Trustee, Registrar and Paying Agent fees, rounding amounts, and other miscellaneous costs of issuance.

(Source: the Municipal Advisor.)

Redemption Provisions For The 2023 Bonds

Optional Redemption. The 2023 Bonds maturing on and after [December 15, 20__] are subject to redemption prior to maturity, in whole or in part, at the option of the Authority on [December __, 20__], or on any date thereafter, from such maturities or parts thereof as shall be selected by the Authority, at the redemption price of 100% of the principal amount of the 2023 Bonds to be redeemed plus accrued interest (if any) thereon to the redemption date.

[Mandatory Sinking Fund Redemption. The 2023 Bonds may be subject to mandatory sinking fund redemption at the option of the successful bidder(s).]

Extraordinary Redemption In The Event Of Damage, Destruction Or Condemnation Of The 2023 Project. The Bonds are callable for redemption prior to maturity in whole on any date, if (i) the 2023 Project or a material portion thereof is damaged or destroyed or taken in a condemnation proceeding, or a material defect in the construction of the 2023 Project shall become apparent, or title to or the use of all or any material portion of the 2023 Project shall be lost by reason of a defect in title thereto, (ii) the Net Proceeds of any insurance policy, performance bond or condemnation award made available by reason of one or more such occurrences shall be insufficient to pay in full the cost of repairing and replacing the 2023 Project, and (iii) the City elects to discharge its obligation to repair and replace the 2023 Project by depositing such Net Proceeds into the Bond Fund. Upon the deposit of such Net Proceeds in the Bond Fund, the payment obligations of the City with respect to the 2023 Project under the Master Lease will terminate and the City will have no further obligation for the payment of Base Rentals and Additional Rentals under the Indenture, and possession of the 2023 Project shall be surrendered to the Authority and all right, title and interest of the City and the Authority in any funds or accounts created under the Indenture (except for amounts held in the Rebate Fund or for the payment of Bonds not then deemed Outstanding), shall be surrendered to the Trustee, as trustee for the Bondholders. Thereafter, the Indenture and the Deed of Trust may, subject to the limitations of the Indenture, be foreclosed and the Authority's interest in the 2023 Project liquidated and the proceeds of such liquidation and the Net Proceeds of any insurance policy, performance bond or condemnation award so deposited in the Bond Fund, as well as all other moneys on deposit in any fund created under the Indenture (except moneys held in the Rebate Fund or for the payment of Bonds not then deemed outstanding), shall be proportionally applied to the redemption of the Bonds at the earliest date practicable, as specified in a written notice from the Authority to the Trustee. Such redemption of the 2023 Bonds shall be made upon payment of the principal amount of the 2023 Bonds then Outstanding, plus accrued interest thereon, all in accordance with the Indenture. In the event there are moneys remaining in the Bond Fund after payment in full of all Bonds of said Series issued under the Indenture, the Trustee is authorized and directed to transfer said moneys to the City. *In the event that the 2023 Bonds are redeemed subsequent to the occurrence of an event described in this paragraph by payment of an amount less than the outstanding principal amount thereof and accrued interest to the redemption date, no further claim for payment may be had by the holders of the 2023 Bonds against the Authority, the City or the Trustee.*

Partial Redemption of 2023 Bonds. In the case of a partial redemption of 2023 Bonds when 2023 Bonds of denominations greater than \$5,000 are then outstanding, then for all purposes in connection with such partial redemption, each \$5,000 of face value shall be treated as though it were a separate 2023 Bond of the denomination of \$5,000. If it

is determined that one or more, but not all, of the \$5,000 units of face value represented by any 2023 Bond is to be called for redemption, then upon notice of intention to redeem such \$5,000 unit or units (given by the Trustee), the Owner of such 2023 Bond shall forthwith surrender such 2023 Bond to the Trustee (a) for payment of the redemption price (including the premium, if any, and interest to the date fixed for redemption) of the \$5,000 unit or units of face value called for redemption and (b) for exchange, without charge to the Owner thereof, for a new 2023 Bond or 2023 Bonds of the same Series, designation, maturity and interest rate and in any of the authorized denominations, at the option of the Owner thereof, of the aggregate principal amount of the unpaid balance of the principal amount of the 2023 Bond to be so redeemed. If the Owner of any such 2023 Bond of a denomination greater than \$5,000 shall fail to present such 2023 Bond to the Trustee for redemption and exchange as aforesaid, the principal amount of such 2023 Bond to be redeemed shall, nevertheless, become due and payable on the redemption date to the extent of the \$5,000 unit or units of face value called for redemption (and to that extent only); interest shall cease to accrue on the portion of the principal amount of such 2023 Bond to be redeemed represented by such \$5,000 unit or units of face value on and after the redemption date and (funds sufficient for the payment of the redemption price having been deposited with the Trustee and being available for the redemption of said unit or units on the redemption date) such 2023 Bond shall not be entitled to the benefit or security of the Indenture to the extent of the portion of its principal amount (and accrued interest thereon after the redemption date) represented by such \$5,000 unit or units of face value nor shall new 2023 Bonds be thereafter issued corresponding to said unit or units. 2023 Bonds shall be redeemed only in the principal amount of \$5,000 each or any whole multiple thereof.

With respect to any partial redemption of 2023 Bonds of less than all of a particular maturity of 2023 Bonds, the particular 2023 Bonds to be redeemed shall be selected by the Trustee by lot in such manner as the Trustee shall determine to be fair and equitable.

Selection for Redemption. If less than all 2023 Bonds of any maturity are to be redeemed, the particular 2023 Bonds or portion of 2023 Bonds of such maturity to be redeemed will be selected at random by the Bond Registrar in such manner as the Bond Registrar in its discretion may deem fair and appropriate. The portion of any registered 2023 Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or a whole multiple thereof, and in selecting portions of such 2023 Bonds for redemption, the Bond Registrar will treat each such 2023 Bond as representing that number of 2023 Bonds of \$5,000 denomination that is obtained by dividing the principal amount of such 2023 Bond by \$5,000.

Notice of Redemption. Notice of redemption will be given by the Bond Registrar by first class mail, not less than 30 nor more than 60 days prior to the redemption date, to the Registered Owner of each 2023 Bond that is subject to redemption, at the address of such owner as it appears on the registration books of the Bond Registrar. Each notice of redemption will state descriptive information needed to accurately identify the 2023 Bonds being redeemed, the redemption date, the place of redemption, the redemption price and, if less than all of the 2023 Bonds are to be redeemed, the respective principal amounts thereof to be redeemed, and will also state that the interest on the 2023 Bonds in such notice designated for redemption will cease to accrue from and after such redemption date and that on the redemption date there will become due and payable on each of the 2023 Bonds to be redeemed the principal thereof and interest accrued thereon to the redemption date.

If at the time of mailing of any notice of redemption there shall not be on deposit with the Trustee moneys sufficient to redeem all the 2023 Bonds called for redemption, such notice shall state that such redemption is subject to the deposit of redemption moneys with the Trustee not later than the opening of business on the redemption date and that such notice will be of no effect unless such moneys are so deposited. Any notice mailed will be conclusively presumed to have been duly given, whether or not the Bondowner receives such notice. Failure to give such notice or any defect therein with respect to any 2023 Bond will not affect the validity of the proceedings for redemption with respect to any other 2023 Bond.

In addition to the foregoing notice, further notice of such redemption will be given by the Bond Registrar to at least one national information services as provided in the Indenture, but no defect in such further notice nor any failure to give all or any portion of such notice will in any manner affect the validity of a call for redemption if notice thereof is given as prescribed above and in the Indenture.

For so long as a book-entry system is in effect with respect to the 2023 Bonds, the Bond Registrar will mail notices of redemption to DTC or its successor. Any failure of DTC to convey such notice to any Direct Participants

or any failure of the Direct Participants or Indirect Participants to convey such notice to any Beneficial Owner will not affect the sufficiency of the notice or the validity of the redemption of 2023 Bonds.

Book-Entry System

DTC will act as securities depository for the 2023 Bonds. The 2023 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered 2023 Bond certificate will be issued for each maturity of the 2023 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or a "fast agent" of DTC. See "APPENDIX E—BOOK-ENTRY SYSTEM" for a more detailed discussion of the book-entry system and DTC.

Debt Service On The 2023 Bonds

Debt Service on the 2023 Bonds Based on Base Rental Payment Schedule. The Master Lease requires semi-annual Base Rental payments to be made by the City to the Authority (on June 1 and December 1 of each year), which Base Rentals have been assigned to the Trustee pursuant to the Indenture. The 2023 Bond principal and/or interest payments are then paid by the Trustee on June 1 and December 1. The following table shows scheduled debt service on the 2023 Bonds based on Base Rental payment dates.

Due Date (Base Rental Payment)	The 2023 Bonds			
	Principal	Interest	Period Total	Fiscal Total
June 1, 2024.....	\$ 0.00	\$	\$	\$
December 1, 2024.....	265,000.00			
June 1, 2025.....	0.00			
December 1, 2025.....	280,000.00			
June 1, 2026.....	0.00			
December 1, 2026.....	295,000.00			
June 1, 2027.....	0.00			
December 1, 2027.....	310,000.00			
June 1, 2028.....	0.00			
December 1, 2028.....	325,000.00			
June 1, 2029.....	0.00			
December 1, 2029.....	340,000.00			
June 1, 2030.....	0.00			
December 1, 2030.....	360,000.00			
June 1, 2031.....	0.00			
December 1, 2031.....	380,000.00			
June 1, 2032.....	0.00			
December 1, 2032.....	395,000.00			
June 1, 2033.....	0.00			
December 1, 2033.....	420,000.00			
June 1, 2034.....	0.00			
December 1, 2034.....	440,000.00			
June 1, 2035.....	0.00			
December 1, 2035.....	460,000.00			
June 1, 2036.....	0.00			
December 1, 2036.....	485,000.00			
June 1, 2037.....	0.00			
December 1, 2037.....	510,000.00			
June 1, 2038.....	0.00			
December 1, 2038.....	535,000.00			
June 1, 2039.....	0.00			
December 1, 2039.....	560,000.00			
June 1, 2040.....	0.00			
December 1, 2040.....	590,000.00			
June 1, 2041.....	0.00			

Debt Service On The 2023 Bonds—continued

Due Date (Base Rental Payment)	The 2023 Bonds			
	Principal	Interest	Period Total	Fiscal Total
December 1, 2041.....	\$ 615,000.00			
June 1, 2042.....	0.00			
December 1, 2042.....	645,000.00			
June 1, 2043.....	0.00			
December 1, 2043.....	675,000.00			
Totals.....	<u>\$8,885,000.00</u>			

* Preliminary; subject to change.
 (Source: the Municipal Advisor.)

LOCAL BUILDING AUTHORITY OF SOUTH WEBER CITY, UTAH

Establishment And Statutory Powers

On [June 13, 2023], the City Council of the City created the Authority as a nonprofit corporation in accordance with the provisions of the predecessor to the Building Authority Act. The Authority is to be of perpetual duration as set forth in its Articles of Incorporation. The Authority at the present time has no full-time employees or other personnel other than its governing board as described below. The Authority has no property, money or other assets, except for the 2023 Project as described in this OFFICIAL STATEMENT. The principal place of business of the Authority is in the City offices at the address shown under “INTRODUCTION—Contact Persons” above.

The Authority has been incorporated for the purpose of acquiring, improving or extending one or more projects and financing and/or refinancing their costs on behalf of the City in accordance with the procedures and subject to the limitations of the Building Authority Act, in order to accomplish the public purposes for which the City exists.

The Authority has all of the powers provided for in the Building Authority Act and in the Constitution and other laws of the State. The Authority may not, however, undertake any of the activities provided for in its Articles of Incorporation without prior authorization therefor by the governing body of the City. The Authority has been organized as a nonprofit corporation and its Articles of Incorporation expressly require that it remain a nonprofit corporation.

The Authority may not be dissolved unless all of its outstanding bonds and other obligations are paid in full as to principal, interest and redemption premiums, if any, or unless provision for the payment of the same when due has been made. Whenever bonds, notes or other evidences of indebtedness issued by the Authority are satisfied, discharged and retired, title to all real and personal property financed with the proceeds of such bonds, notes or other evidences of indebtedness is required to be transferred to the City.

Under the Building Authority Act, the Authority has the power to: (i) acquire one or more projects, which, by definition, means that it may obtain or gain property of every kind or nature which a public body is authorized or permitted by law to own, and it may otherwise improve or extend such a project or projects and finance their costs on behalf of the public body which created the Authority in order to accomplish the public purposes for which the public body exists; (ii) enter into leasing contracts with the City with respect to projects which the Authority has acquired, improved or extended or will acquire, improve or extend on behalf of the City; (iii) issue and sell its bonds for the purpose of financing and refinancing the cost of acquiring, improving or extending a project; and (iv) exercise other powers as enumerated in the Building Authority Act, all in accordance with and subject to the specific requirements of the Building Authority Act with respect to such powers.

Organization

According to the By-Laws of the Authority, the affairs of the Authority are managed by a Board of Trustees (the “Board of Trustees”). The Board of Trustees consists of the members of the City Council as may from time to time serve. Each Trustee serves on the Board of Trustees until death, incapacity, or removal from the City Council.

Whenever a Trustee shall cease to be a member of the City Council, his successor, upon his election and qualifying for office, thereupon becomes a Trustee of the Authority.

The By-Laws further provide for election of officers by the Board of Trustees in accordance with the provisions of the By-Laws. Set forth below are the current members of the Board of Trustees, officers of the Authority, and the Authority’s Secretary:

Title/Position	Person	Years of Service	Expiration of Current Term
President/Chair.....	Rod Westbroek	2	January 1, 2026
Trustee.....	Angie Petty	6	January 1, 2026
Trustee.....	Blair Halverson	6	January 1, 2024
Trustee.....	Hayley Alberts	4	January 1, 2024
Trustee.....	Joel Dills	2	January 1, 2026
Trustee.....	Quin Soderquist	4	January 1, 2024
Secretary.....	Lisa Smith	6	Appointed

(Source: the Authority.)

Debt Issuance Of The Authority

The Authority’s debt does not constitute debt within the meaning of any constitutional provision or statutory limitation which is applicable to the City.

The issuance of the 2023 Bonds is the Authority’s first bond issuance under the Indenture. The 2023 Bonds and all other Additional Parity Bonds issued on a parity basis will be cross-collateralized, in that the Authority has granted to the Trustee, for the benefit of the Owners of all of the Bonds, a security interest in all of the Authority’s right, title and interest in the Projects financed or refinanced by the issuance of Bonds. As of the date of this OFFICIAL STATEMENT, the Authority has outstanding the following lease revenue bonds:

Series	Purpose	Original Principal Amount	Final Maturity Date	Current Principal Outstanding
2023 (a).....	Building	\$8,885,000*	December 15, 2043	<u>\$8,885,000*</u>

* Preliminary; subject to change.

(a) For purposes of this OFFICIAL STATEMENT the 2023 Bonds will be considered issued and outstanding. Rated “___” by Moody’s Investors Service Inc. (“Moody’s”), as of the date of this OFFICIAL STATEMENT.

(Source: the Municipal Advisor.)

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Debt Service Schedule Of Outstanding Lease Revenue Bonds Of The Local Building Authority Of South Weber City, Utah By Fiscal Year

Fiscal Year Ending June 30	Series 2023 \$8,885,000*		Total Debt Service*
	Principal*	Interest ^(a)	
2024.....	\$ 0.00	\$ 225,133	\$ 225,133
2025.....	265,000	422,200	687,200
2026.....	280,000	408,575	688,575
2027.....	295,000	394,200	689,200
2028.....	310,000	379,075	689,075
2029.....	325,000	363,200	688,200
2030.....	340,000	346,575	686,575
2031.....	360,000	329,075	689,075
2032.....	380,000	310,575	690,575
2033.....	395,000	291,200	686,200
2034.....	420,000	270,825	690,825
2035.....	440,000	249,325	689,325
2036.....	460,000	226,825	686,825
2037.....	485,000	203,200	688,200
2038.....	510,000	178,325	688,325
2039.....	535,000	152,200	687,200
2040.....	560,000	126,225	686,225
2041.....	590,000	100,350	690,350
2042.....	615,000	73,238	688,238
2043.....	645,000	44,888	689,888
2044.....	675,000	15,188	690,188
Totals.....	\$8,885,000	\$5,110,396	\$ 13,995,396

*Preliminary; subject to change.

(a) Preliminary; subject to change. Interest estimated at a 4.74% per annum.

(Source: the Municipal Advisor.)

Future Issuance Of Debt

The Authority does not anticipate the issuance of additional lease revenue bonds for the 2023 Project or any additional future Projects but reserves the right to issue Additional Parity Bonds as specified in the Indenture.

[Additionally, the City currently has no plans to issue other bonds but reserves the right to do so as capital needs require.]

THE 2023 PROJECT

The 2023 Project

The 2023 Bonds are being issued to finance the completion of a fully equipped Public Works Building in the City (the “Project”). The Project consists of the construction of three maintenance structures on approximately six acres of land: (i) a main office building with vehicle storage bays, (ii) a covered parking building to be used to house maintenance equipment, and (iii) a building to be used for material storage. The main office building will be a metal building that will be approximately 19,350 square feet (“SF”) in size that includes: 4,500 SF of office space, 11,250 SF of shop space, 2,250 SF of wash bay, and 1,350 SF feet of covered storage. The covered parking building will be a metal building with approximately 9,600 SF of covered storage. The storage building will be concrete material storage bays with approximately 3,880 SF with metal roofing. The Project will be constructed on approximately 12 acres of City-

owned property. The cost of the Project is anticipated to be approximately \$9 million which includes to \$6 million for constructing the buildings and \$3 million for fully equipping the buildings.

Construction for the Project is proposed to begin in fall of 2023 with an estimated completion date by winter of 2024.

The 2023 Project As Security For The Bonds

The 2023 Bonds secured by the lien of the Indenture, the Deed of Trust, and the Master Lease, subject to the terms, conditions, limitations, and exceptions set forth therein. Upon the occurrence of an Event of Default under the Indenture or the occurrence of an Event of Nonappropriation under the Lease, the City shall be required to surrender and vacate the 2023 Project, the Trustee shall have all rights and remedies to take possession of the 2023 Project as trustee for the benefit of the Beneficial Owners of the 2023 Bonds, and the Trustee may exercise various remedies against or with respect to the 2023 Project under the Indenture and the Master Lease for the proportionate benefit of the Beneficial Owners of the 2023 Bonds. See “INVESTMENT CONSIDERATIONS—Destruction Of A Project” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—The Master Lease and The Indenture” above. Under the Master Lease, an Event of Nonappropriation will occur if the Board of Trustees of the City fails or refuses to specifically appropriate moneys sufficient to pay the Rentals with respect to all or any portion of the 2023 Project coming due in any Fiscal Year under the Master Lease.

Cross-Collateralization Of Future Projects

Subject to the following section, if applicable, “Release Of The 2023 Project Upon Payment Of Bonds,” and to the provisions described above under “THE 2023 BONDS—Redemption Provisions For The 2023 Bonds—Extraordinary Redemption In The Event of Damage, Destruction or Condemnation” pursuant to the Indenture and the Master Lease, all Bonds issued under the Indenture are cross-collateralized in that the Authority has granted to the Trustee, for the benefit of the Owners of all of the Bonds, a security interest in all of the Authority’s right, title and interest in the 2023 Project. The occurrence of an Event of Default under the Indenture or an Event of Nonappropriation under the Master Lease will entitle the Trustee to take possession of the 2023 Project and to exercise its rights and remedies to the extent provided in the Indenture against the 2023 Project in such manner and order as the Trustee determines to be in the best interests of the Owners of the Bonds then outstanding.

Release Of The 2023 Project Upon Payment Of Bonds

Pursuant to the Master Lease, the City has the option of purchasing the 2023 Project in advance of the final maturity of Bonds issued to finance the 2023 Project. So long as no Event of Default shall have occurred and be continuing under the Indenture and so long as no Event of Default or Event of Nonappropriation shall have occurred and be continuing under the Master Lease, the 2023 Project may be released as security for Bonds and may be transferred to the City if (i) the City shall deposit with the Trustee the Purchase Option Price for the 2023 Project; and (ii) there shall have been delivered to the Trustee an opinion of nationally-recognized bond counsel to the effect that the release of the 2023 Project will not adversely affect the excludability of interest on the Bonds from the federal gross income of the owners thereof. Pursuant to the Indenture and the Master Lease, the City may exercise this option with respect to the 2023 Project.

Maintenance On The 2023 Project

The City has agreed in the Master Lease, at its own expense, to maintain, manage and operate the 2023 Project and all improvements thereon in good working order, condition and repair, and to pay all costs associated therewith. As provided in the Master Lease, the Authority, the Trustee and the Bondowners have no obligation to incur any expense of any kind or character for the management, operation or maintenance of the 2023 Project during the term of the Master Lease. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Maintenance of the Projects by the City.”

SOUTH WEBER CITY, UTAH

General

South Weber City was incorporated in 1938. The City covers an area of approximately 4.6 square miles. The City had an estimated 2022 population of 8,124 according to the U.S. Census Bureau estimate. The City is located in Davis County approximately 35 miles north of Salt Lake City, Utah, and approximately five miles south of Ogden, Utah. The City is adjacent to Hill Air Force Base.

Form Of Government

The City is currently governed by a six-member Council consisting of a Mayor and five City Councilmembers, elected at large by the voters in the City. A measure of continuity is provided in the City Council by the election of the councilmembers to four-year overlapping terms. Duties of the councilmembers include the responsibility for all City affairs in general. The City Council must approve and may revise the budget of any City department or elected official. The City Council serves as the legislative body of the City and appropriates funds for the various City functions. The City Council is the tax levying body, determining the necessary City property tax levy each year. The City Council also licenses and regulates businesses, exhibitions, and recreation with the City area. Other appointed officials include the City Manager, Finance Director, Treasurer and City Recorder/Clerk.

Title/Position	Person	Years of Service	Expiration of Current Term
Mayor.....	Rod Westbroek	2	January 1, 2026
Trustee.....	Angie Petty	6	January 1, 2026
Trustee.....	Blair Halverson	6	January 1, 2024
Trustee.....	Hayley Alberts	4	January 1, 2024
Trustee.....	Joel Dills	2	January 1, 2026
Trustee.....	Quin Soderquist	4	January 1, 2024
City Manager.....	David Larson	5	Appointed
Finance Director.....	Mark McRae	9	Appointed
City Treasurer.....	Maryn Peterson	1	Appointed
City Attorney.....	Jayne Blakesley	2	Appointed
City Recorder/Court Clerk.....	Lisa Smith	6	Appointed

(Source: the City.)

The principal powers and duties of State municipalities are to maintain law and order, abate nuisances, guard public health and sanitation, promote recreation, provide fire protection, and construct and maintain streets, sidewalks, waterworks, and sewers. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures.

Employee Workforce And Retirement System; No Post–Employment Benefits

Employee Workforce and Retirement System. The City currently employs approximately 16 full-time employees, 71 part-time employees, and 2 seasonal employees for a total employment of approximately 89 employees. The City participates in cost-sharing multiple employer defined benefit pension plans covering public employees of the State and employees of participating local government entities administered by the Utah State Retirement Systems (“URS”). The retirement system provides retirement benefits, a deferred compensation plan, annual cost of living adjustment and death benefits to plan members and beneficiaries in accordance with retirement statutes.

For a detailed discussion regarding retirement benefits and contributions See “APPENDIX B— FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022–Notes to the Financial Statements–Note 9. Retirement Plan” (audit page–36).

No Post–Employment Benefits. As of the date of this OFFICIAL STATEMENT, the City does not offer any other post–employment benefits.

Risk Management And Insurance

Risk Management And Insurance. The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters. The City has earthquake coverage as part of its insurance policies. The City manages its risks through the Utah Local Government Trust (a public entity risk pool) for liabilities up to \$15 million.

As of the date of this OFFICIAL STATEMENT, all policies are current and in force. *The City believes its risk management policies and coverages are normal and within acceptable coverage limits for the type of services the City provides.*

Investment Of Funds

The State Money Management Act. The State Money Management Act, Title 51, Chapter 7 of the Utah Code (the “Money Management Act”), governs and establishes criteria for the investment of all public funds held by public treasurers in the State. The Money Management Act provides a limited list of approved investments, including qualified in-state and permitted out-of-state financial institutions, obligations of the State and political subdivisions of the State, U.S. Treasury and approved federal government agency and instrumentality securities, certain investment agreements and repurchase agreements and investments in corporate securities meeting certain ratings requirements. The Money Management Act establishes the State Money Management Council (the “Money Management Council”) to exercise oversight of public deposits and investments. The Money Management Council is comprised of five members appointed by the Governor of the State for terms of four years, after consultation with the State Treasurer and with the advice and consent of the State Senate.

The City is currently complying with all the provisions of the Money Management Act for all City operating funds.

The Utah Public Treasurers’ Investment Fund. A sizable portion of City funds may be invested in the Utah Public Treasurers Investment Fund (“PTIF”). The PTIF is a local government investment fund, established in 1981, and managed by the State Treasurer. All investments in the PTIF must comply with the Money Management Act and rules of the Money Management Council. The PTIF invests primarily in money market securities. Securities in the PTIF include certificates of deposit, commercial paper, short-term corporate notes, and obligations of the U.S. Treasury and securities of certain agencies of the federal government. By policy, the maximum weighted average adjusted life of the portfolio is not to exceed 90 days and the maximum final maturity of any security purchased by the PTIF is limited to five years. Safekeeping and audit controls for all investments owned by the PTIF must comply with the Money Management Act.

All securities purchased are delivered versus payment to the custody of the State Treasurer or the State Treasurer’s safekeeping bank, assuring a perfected interest in the securities. Securities owned by the PTIF are completely segregated from securities owned by the State. The State has no claim on assets owned by the PTIF except for any investment of State moneys in the PTIF. Deposits are not insured or otherwise guaranteed by the State.

Investment activity of the State Treasurer in the management of the PTIF is reviewed monthly by the Money Management Council and is audited by the State Auditor. The PTIF is not rated.

See “APPENDIX B— FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022—Notes to the Financial Statements—Note 2. Cash and Investments” (audit page 29).

Population

The following population information is provided for the City, the County, and the State.

	City	% Change From Prior Year	County	% Change From Prior Year	State of Utah	% Change From Prior Year
2022 Estimate ⁽¹⁾	8,124	3.2	369,948	2.0	3,380,800	3.3
2020 Census.....	7,873	30.1	362,679	18.3	3,271,616	18.4
2010 Census.....	6,051	42.0	306,479	28.2	2,763,885	23.8
2000 Census.....	4,260	48.8	238,994	27.2	2,233,169	29.6
1990 Census.....	2,863	81.8	187,941	28.3	1,722,850	17.9
1980 Census ⁽²⁾	1,575	46.8	146,540	48.0	1,461,037	37.9

(1) U.S. Bureau of the Census estimates for July 1, 2022; percentage change is calculated from the 2020 Census

(2) Percentage change for 1980 Census is calculated from the 1970 Census.

(Source: U.S. Department of Commerce, Bureau of the Census. Compiled by the Municipal Advisor.)

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Labor Force, Nonfarm Jobs, And Wages Within Davis County

	Calendar Year ⁽¹⁾					% change from prior year				
	2022	2021	2020	2019	2018	2021-22	2020-21	2019-20	2018-19	2017-18
Civilian labor force.	184,178	179,229	176,223	174,427	171,470	2.8	1.7	1.0	1.7	1.7
Employed persons	180,239	174,865	168,939	170,250	166,757	3.1	3.5	(0.8)	2.1	2.1
Unemployed persons	3,939	4,364	7,284	4,177	4,713	(9.7)	(40.1)	74.4	(11.4)	(9.3)
Total private sector (average) (3)	109,794	106,314	104,704	104,625	102,259	3.3	1.5	0.1	2.3	5.0
Agriculture, forestry, fishing and hunting	405	443	439	404	386	(8.6)	0.9	8.7	4.7	169.9
Mining	21	146	n/a	93	131	(85.6)	57.0	N/A	(29.0)	2.3
Utilities	76	84	85	84	99	(9.5)	(1.2)	1.2	(15.2)	(15.4)
Construction	11,530	10,910	10,777	11,041	10,720	5.7	1.2	(2.4)	3.0	4.9
Manufacturing	13,062	13,148	13,329	13,993	13,737	(0.7)	(1.4)	(4.7)	1.9	13.7
Wholesale trade	2,394	2,347	2,410	2,494	2,450	2.0	(2.6)	(3.4)	1.8	(6.7)
Retail trade	17,200	16,371	15,289	15,283	15,101	5.1	7.1	0.0	1.2	(1.1)
Transportation and warehousing	5,699	5,018	5,454	5,202	4,973	13.6	(8.0)	4.8	4.6	(1.8)
Information	1,255	1,258	1,031	1,067	1,046	(0.2)	22.0	(3.4)	2.0	120.2
Finance and insurance	2,904	3,009	2,997	3,027	2,991	(3.5)	0.4	(1.0)	1.2	13.3
Real estate, rental and leasing	1,642	1,639	1,575	1,509	1,460	0.2	4.1	4.4	3.4	8.8
Professional, scientific, and technical services	9,198	9,120	10,269	9,211	8,883	0.9	(11.2)	11.5	3.7	2.6
Management of companies and enterprises	736	1,150	1,061	1,085	1,114	(36.0)	8.4	(2.2)	(2.6)	16.4
Admin., support, waste mgmt., remediation	6,736	6,448	6,027	5,581	5,327	4.5	7.0	8.0	4.8	(3.6)
Education services	3,218	3,194	3,466	3,184	3,201	0.8	(7.8)	8.9	(0.5)	16.5
Health care and social assistance	15,784	15,089	14,436	14,327	13,670	4.6	4.3	0.9	4.8	3.8
Arts, entertainment, and recreation	3,172	2,983	2,603	3,230	3,029	6.3	14.6	(19.4)	6.6	(0.9)
Accommodation and food services	10,686	10,073	9,468	10,134	10,118	6.1	6.4	(6.6)	0.2	4.7
Other services	4,008	3,880	3,702	3,766	3,822	3.3	4.8	(1.7)	(1.5)	6.2
Total public sector (average)	29,838	29,892	29,188	29,241	28,476	(0.2)	2.4	(0.2)	2.7	0.6
Federal	13,995	14,307	14,418	13,800	13,280	(2.2)	(0.8)	4.5	3.9	(1.2)
State	1,914	1,818	1,800	1,786	1,760	5.3	1.0	0.8	1.5	2.4
Local	13,930	13,767	12,971	13,655	13,436	1.2	6.1	(5.0)	1.6	2.3
Total payroll (in millions) (4)	\$7,602	\$7,066	\$6,846	\$6,292	\$5,956	7.6	3.2	8.8	5.6	8.3
Average monthly wage	\$4,537	\$4,323	\$4,261	\$3,917	\$3,797	5.0	1.5	8.8	3.2	4.1
Average employment	139,633	136,206	133,892	133,866	130,735	2.5	1.7	0.0	2.4	4.0
Establishments	11,126	10,638	10,176	9,788	9,510	4.6	4.5	4.0	2.9	15.5

(1) Information as of September 2023.

Source: Utah Department of Workforce Services.

Personal Income; Per Capita Personal Income; Median Household Income Within Davis County And The State Of Utah

	Calendar Year				
	2021	2020	2019	2018	2017
<i>Total Personal Income (in \$1,000's):</i>					
Davis County.....	\$20,134,617	\$18,472,594	\$17,050,982	\$16,073,304	\$15,157,339
% change from prior year.....	9.0	8.3	6.1	6.0	4.2
State of Utah.....	186,990,527	171,385,445	157,045,208	145,255,769	135,162,181
% change from prior year.....	9.1	9.1	8.1	7.5	5.7
<i>Total Per Capita Personal Income:</i>					
Davis County.....	54,820	50,820	47,468	45,329	43,327
% change from prior year.....	7.9	7.1	4.7	4.6	2.4
State of Utah.....	56,019	52,225	48,580	45,665	43,241
% change from prior year.....	7.3	7.5	6.4	5.6	3.6
<i>Median Household Income:</i>					
Davis County.....	93,260	92,253	87,610	84,381	80,433
% change from prior year.....	14.5	(1.4)	9	1.9	11.6
State of Utah.....	79,449	77,785	75,705	71,381	68,395
% change from prior year.....	2.1	2.7	6.1	4.4	3.7

(Source: U.S. Department of Commerce; Bureau of Economic Analysis and U.S. Census Bureau.)

Construction Within The City

Calendar Year	New			Additions, Alterations and Repairs		Total Construction Value	
	New Dwelling Units	Residential Value (\$000)	New Non-residential Value (\$000)	Residential Value (\$000)	New Non-residential Value (\$000)	Value (\$000)	% change from prior period
2022 ⁽¹⁾	14	\$ 3,453.10	\$ 0.00	\$ 0.00	\$0.00	\$ 3,453.10	(61.6)
2021.....	53	17,821.10	1,518.20	5.00	0.00	19,344.30	(33.2)
2020.....	81	28,979.50	0.00	0.00	0.00	28,979.50	(26.1)
2019.....	133	38,122.20	1,113.40	0.00	0.00	39,235.60	30.0
2018.....	112	29,073.40	799.20	317.70	0.00	30,190.30	43.1

(1) Information as of the second quarter. Percent change compared to the second quarter 2021.

(Source: University of Utah Kem C. Gardner Policy Institute, Ivory-Boyer Utah Report and Database.)

Sales Taxes Within South Weber City, Davis County And The State Of Utah

	Calendar Year				
	2022	2021	2020	2019	2018
<i>Taxable Sales (in \$1,000's):</i>					
South Weber City.....	\$ 76,445	\$ 70,552	\$ 68,229	\$ 46,910	\$ 42,659
% change from prior year.....	8.4	3.4	45.4	10.0	14.5
Davis County.....	8,560,795	7,905,447	6,665,893	6,028,610	5,703,853
% change from prior year.....	8.3	18.6	10.6	5.7	4.0
State of Utah.....	100,893,345	90,105,222	74,730,706	68,910,384	64,982,524
% change from prior year.....	12.0	20.6	8.4	6.0	6.5
<i>Fiscal Year</i>					
	2023	2022	2021	2020	2019
<i>Local Sales and Use Tax Distribution:</i>					
South Weber City.....	\$ 1,558,433	\$ 1,463,866	\$ 1,293,178	\$ 1,078,870	\$ 965,681
% change from prior year.....	6.5	13.2	19.9	11.7	5.7
Davis County (and all cities).....	94,784,688	91,673,717	78,120,474	68,087,630	64,146,777
% change from prior year.....	3.4	17.3	14.7	6.1	1.1

(Source: Utah State Tax Commission.)

Largest Employers Of The County

The County is the business and financial center for many of the major businesses and industries in the State. Major employers (over 500 employees) in the County area include:

Firm	Business	Employees
Hill Air Force Base	National security	10,000–15,000
Davis School District.....	Educational services	7,000–10,000
Northrup Grumman.....	Engineering services	3,000–4,000
Kroger Group Cooperative.....	Warehouse clubs and supercenters	2,000–3,000
Lifetime Products	Manufacturing	2,000–3,000
Davis County Government.....	Public administration	1,000–2,000
Intermountain Health Center	Health care and social assistance	1,000–2,000
Lagoon Corporation Inc.	Arts, entertainment, and recreation	1,000–2,000
Wal-Mart	Warehouse clubs and supercenters	1,000–2,000
Davis Hospital and Medical Center	Health care and social assistance	500–1,000
Farmington Health Center.....	Health care and social assistance	500–1,000
FedEx Ground.....	Transportation and warehousing	500–1,000
G&A Outsourcing.....	Construction	500–1,000
May Trucking Co.	Transportation and warehousing	500–1,000
John Health & Michael Jones.....	Offices of Lawyers	500–1,000
Parallon Employer.....	Corporate Managing Offices	500–1,000
Syracuse Arts Academy.....	Elementary and Secondary Schools	500–1,000
Tanner Memorial Clinic.....	Health care and social assistance	500–1,000
Utility Trailer and Manufacturing	Manufacturing	500–1,000

(Source: Utah Department of Workforce Services. Updated April 2023; reflecting 2022 major employers.)

Rate Of Unemployment—Annual Average

Year	Davis County	State of Utah	United States
2023 ⁽¹⁾	2.5%	2.4%	3.8%
2022.....	2.1	2.3	3.6
2021.....	2.4	2.7	5.4
2020.....	4.1	4.7	8.1
2019.....	2.4	2.6	3.7
2018.....	2.7	2.9	3.9

(1) Preliminary, subject to change. As of August 2023, seasonally adjusted.

(Source: Utah Department of Workforce Services.)

DEBT STRUCTURE OF SOUTH WEBER CITY, UTAH

Outstanding Municipal Indebtedness Of The City

The tables below represent the outstanding municipal indebtedness of the City as of the date of this OFFICIAL STATEMENT.

Series	Purpose	Water Revenue Bonds		
		Original Amount	Final Maturity Date	Principal Amount Outstanding
2017 ⁽¹⁾	Refunding	\$2,800,000	June 1, 2039	<u>\$2,225,000</u>

(1) Rated “AA” Build America Mutual (“BAM”) Insured; “A+” underlying by S&P Global Ratings.

Sales Tax Revenue Bonds				
Series	Purpose	Original Amount	Final Maturity Date	Principal Amount Outstanding
2012 ⁽¹⁾	Refunding	\$1,312,000	January 15, 2027	<u>\$401,000</u>

(1) Not rated; no rating applied for. These bonds were issued through a direct purchase.

No Debt Obligations

Other than the lease payments to the Authority, the City has no debt obligations outstanding, as of the date of this OFFICIAL STATEMENT.

Overlapping And Underlying General Obligation Debt Of The City

Although the City has no outstanding general obligation debt, it does levy an ad valorem property tax to support its ongoing financial operations. The following are those overlapping entities who levy ad valorem property taxes to pay for voter authorized general obligation bonds.

Taxing Entity	2023 Taxable Value ⁽¹⁾	City's Portion of Taxable Value	City's Percent-age	Entity's General Obligation Debt	City's Portion of General Obligation Debt
<i>Overlapping:</i>					
State of Utah.....	\$490,500,151,317	\$864,144,639	0.2%	\$1,469,510,000	\$ 2,939,020
WBWCD ⁽²⁾	126,099,890,578	864,144,639	0.7	8,560,000	59,920
Davis School District.....	41,841,736,980	864,144,639	2.1	516,830,000	10,853,430
North Davis Sewer District..	18,974,744,652	864,144,639	4.6	5,180,000	238,280
Total Overlapping.....					<u>\$14,090,650</u>
<i>Underlying:</i>					
Total Underlying.....					0
Total overlapping and underlying general obligation debt.....					<u>\$14,090,650</u>
Total overlapping general obligation debt (excluding the State) ⁽³⁾					11,151,630
Total direct general obligation bonded indebtedness.....					0
Total direct and overlapping general obligation debt (excluding the State)					<u>\$11,151,630</u>

This table excludes any additional principal amounts attributable to unamortized original issue bond premium.

- (1) Taxable value is preliminary; subject to change. Taxable value used in this table excludes the taxable value used to determine uniform fees on tangible personal property and valuation on semiconductor manufacturing equipment. See "FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH—Certain Property Tax Matters—Taxable, Fair Market And Market Value Of Property" below.
- (2) The Weber Basin Water Conservancy District ("WBWCD") covers all of Morgan County, most of the County and Weber Counties, and portions of Box Elder and Summit Counties. Principal and interest on WBWCD general obligation bonds are paid from sales of water. WBWCD's outstanding general obligation bonds are limited ad valorem tax bonds. By law, WBWCD may levy a tax rate of up to .000200 to pay, first, for any outstanding general obligation indebtedness, then for operation and maintenance expenses, and then for any other lawful purpose.
- (3) The State's general obligation debt is not included in overlapping debt because the State currently levies no property tax for payment of its general obligation bonds.

(Source: the Municipal Advisor.)

See "FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH—Certain Property Tax Matters—Historical Property Tax Rates of the City" below.

Debt Ratios Regarding General Obligation Debt Of The City

The following table sets forth the ratios of general obligation debt (excluding any additional principal amounts attributable to unamortized original issue bond premium) that is expected to be paid from taxes levied specifically for such debt and not from other revenues over the taxable value of property within the City, the estimated market value of such property and the population of the City. *The State's general obligation debt is not included in the debt ratios because the State currently levies no property tax for payment of general obligation debt.*

	To 2023 Est. Taxable Value ⁽¹⁾	To 2023 Est. Market Value ⁽²⁾	To 2022 Population Estimate Per Capita ⁽³⁾
Direct general obligation debt.....	0.00%	0.00%	\$ 0
Direct and overlapping general obligation debt.....	1.29	0.77	1,373

- (1) Based on the 2023 Estimated Taxable Value of \$864,144,639, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.
- (2) Based on the 2023 Market Value of \$1,451,288,165, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.
- (3) Based on 2023 estimate of 8,124 from information from the U.S. Census Bureau.

(Source: the Municipal Advisor.)

See “FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH—Certain Property Tax Matters—Property Tax Matters—Uniform Fees” and “—Taxable and Fair Market/Market Value Of Property in the City” below.

General Obligation Legal Debt Limit And Additional Debt Incurring Capacity Of The City

The City has does not have general obligation bonds outstanding, but if general obligation bonds were issued, the general obligation indebtedness of the City is limited by State law to 12% of the fair market value of taxable property in the City. The debt limit and additional debt incurring capacity of the City shown below are based on the fair market value for 2023 and the calculated valuation from 2022 uniform fees, and are calculated as follows:

2023 “Estimated Fair Market Value”.....			\$1,451,288,165
2022 valuation from Uniform Fees ⁽¹⁾			4,312,167
2023 “Estimated Fair Market Value for Debt Incurring Capacity”.....			<u>\$1,455,600,322</u>
	8% Sewer, Water, and Electric	4% Other Purposes	12% Total
“Fair Market Value” x .08.....	\$116,448,027	\$ 0	\$116,448,027
“Fair Market Value” x .04.....	0	58,224,013	58,224,013
Total debt incurring capacity.....	116,448,027	58,224,013	174,672,040
Less: current outstanding general obligation debt.....	0	0	0
Additional debt incurring capacity.....	<u>\$116,448,027</u>	<u>\$58,224,013</u>	<u>\$174,672,040</u>

- (1) For debt incurring capacity only, in computing the fair market value of taxable property in the City, the value of all motor vehicles and state-assessed commercial vehicles (which value is determined by dividing the uniform fee revenue by 1.5%) will be included as a part of the fair market value of the taxable property in the City.

(Source: the Municipal Advisor.)

No Defaulted Obligations

The City has never failed to pay principal of and interest on any of its financial obligations when due.

FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH

Fund Structure; Accounting Basis

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties for goods or services.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The remaining governmental and enterprise funds are combined into a single column and reported as other (nonmajor) funds. Internal service funds are aggregated and reported in a single column on the proprietary fund financial statements.

Revenues and expenditures are recognized using the modified accrual basis of accounting in the governmental fund statements. Revenues are recognized in the accounting period in which they become both measurable and available. "Measurable" means that amounts can be reasonably determined within the current period. "Available" means that amounts are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues on cost-reimbursement grants are accrued when the related expenditures are incurred.

In the proprietary fund statements and the government-wide statements, revenues and expenses are recognized using the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses are recognized in the period incurred.

Budget And Appropriation Process

The budget and appropriation process of the City is governed by the Uniform Fiscal Procedures Act for Utah Cities (the "Fiscal Procedures Act"). Pursuant to the Fiscal Procedures Act, the budget officer of the City is required to prepare budgets for the general fund, special revenue funds, debt service funds and capital improvement funds. These budgets are to provide a complete financial plan for the budget (ensuing fiscal) year. Each budget is required to specify, in tabular form, estimates of anticipated revenues and appropriations for expenditures. Under the Fiscal Procedures Act, the total of anticipated revenues must equal the total of appropriated expenditures.

On or before the first regular meeting of the City Council of the City in May of each year, the budget officer is required to submit to the City Council tentative budgets for all funds for fiscal year commencing July 1. Various actual and estimated budget data are required to be set forth in the tentative budgets. The budget officer and mayor may revise the budget requests submitted by the heads of City departments, these submissions with the City Council together with the tentative budget. The budget officer is required to estimate in the tentative budget the revenue from non-property tax sources available for each fund and the revenue from general property taxes required by each fund. The tentative budget is then tentatively adopted by the City Council, with any amendments or revisions that the City Council deems advisable prior to the public hearing on the tentative budget. After public notice and hearing, the tentative budget is adopted by the City Council, subject to further amendment or revisions by the City Council prior to adoption of the final budget.

Prior to June 22 of each year, the final budgets for all funds are adopted by the City Council. The Fiscal Procedures Act prohibits the City Council from making any appropriation in the final budget of any fund in excess of the estimated expendable revenue of such fund. The adopted final budget is subject to amendment by the City Council during the fiscal year. However, in order to increase the budget total of any fund, public notice and hearing must be provided. Intra- and inter-department transfers of appropriation balances are permitted upon compliance with the Fiscal Procedures Act. The amount set forth in the final budget as the total amount of estimated revenue from property taxes constitutes the basis for determining the property tax levy to be set by the City Council for the succeeding tax year.

Financial Controls

The City utilizes a computerized financial accounting system which includes a system of budgetary controls. State law req The City utilizes a computerized financial accounting system which includes a system of budgetary controls. State law requires budgets to be controlled by individual departments, but the City has also empowered the Finance Director to maintain control of major categories within departments. These controls are such that a requisition will not be entered into the purchasing system unless the appropriated funds are available. The Finance Director checks for sufficient funds again prior to the purchase order being issued and again before the payment check is issued.

Five-Year Financial Summaries

The summaries contained herein were extracted from the City's annual financial statements for Fiscal Years 2022 through 2018. The summaries themselves have not been audited.

Statement of Net Position

(This summary has not been audited.)

	As of June 30				
	2022	2021	2020	2019	2018
Assets:					
Current Assets:					
Cash and cash equivalents	\$11,177,151	\$9,250,188	\$8,685,574	\$8,190,097	\$7,180,999
Receivables:					
Property, franchise, and excise taxes	1,609,646	1,508,431	1,774,323	965,494	583,080
Accounts receivable	322,799	339,878	318,465	272,531	234,023
Other	-	998,288	1,272,445	-	-
Prepaid expenses	243,531	178,197	167,916	143,458	134,617
Restricted:					
Cash and cash equivalents	2,644,619	2,683,791	2,146,607	1,770,135	1,654,531
Receivables - Class "C" road funds	100,585	72,801	49,089	59,257	47,063
Capital assets not being depreciated:					
Land and water rights	5,464,211	5,248,567	4,154,044	3,374,977	3,279,377
Construction in process	368,345	-	384,130	901,919	466,595
Capital assets, net of accumulated depreciation:					
Buildings	1,922,352	1,991,331	2,060,309	2,129,286	2,198,264
Improvements other than buildings	24,333,576	23,751,374	22,825,651	18,902,432	19,257,816
Machinery and equipment	1,751,359	1,024,849	201,942	240,199	117,161
Vehicles	217,642	144,152	875,122	858,705	128,137
Net pension asset	277,454	-	-	-	-
Total Assets	50,433,270	47,191,847	44,915,617	37,808,490	35,281,663
Deferred Outflows of Resources:					
Deferred loss on refunding	85,664	93,558	101,452	109,346	117,240
Deferred outflows relating to pensions	152,035	106,302	94,618	174,578	188,528
Total Deferred Outflows of Resources	237,699	199,860	196,070	283,924	305,768
Total Assets and Deferred Outflows of Resources	\$50,670,969	\$47,391,707	\$45,111,687	\$38,092,414	\$35,587,431
Liabilities:					
Accounts payable	708,896	599,628	897,263	673,618	339,357
Accrued liabilities	106,660	79,189	69,653	87,264	67,689
Accrued interest	16,569	18,230	16,406	21,282	22,747
Unearned revenue	931,492	628,873	570,638	680,949	492,328
Restricted liabilities:					
Developer and customer deposits	85,106	67,468	73,005	65,918	68,314
Noncurrent Liabilities:					
Due within one year	421,777	244,265	231,712	212,922	215,198
Due in more than one year	3,603,453	3,167,839	3,374,694	3,576,720	3,777,130
Net pension liability	0	25,707	166,060	321,997	207,178
Total Liabilities	5,873,953	4,831,199	5,399,431	5,640,670	5,189,941
Deferred Inflows of Resources					
Deferred revenue - property taxes	1,078,000	933,000	754,000	701,000	331,985
Deferred revenue - construction receivables	-	137,213	1,762,086	0	0
Deferred inflows related to pensions	387,873	182,707	106,170	41,930	167,275
Total Deferred Inflows of Resources	1,465,873	1,252,920	2,622,256	742,930	499,260

Statement of Net Position—continued*(This summary has not been audited.)*

	As of June 30				
	2022	2021	2020	2019	2018
Net Position					
Net investment in capital assets	31,018,636	28,854,539	26,990,953	22,701,762	21,545,083
Restricted for:					
Impact fees	1,149,648	1,590,394	1,241,963	1,231,414	913,737
Roads	578,958	469,857	310,117	532,060	719,543
Unrestricted	10,583,901	10,392,798	8,546,994	7,243,578	6,719,867
Total Net Position	43,331,143	41,307,588	37,090,027	31,708,814	29,898,230
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$50,670,969	\$47,391,707	\$45,111,714	\$38,092,414	\$35,587,431

*(Source: Information extracted from the City's basic financial statements, which information has been audited.)***Statement of Activities***(This summary has not been audited.)*

	Net (Expense) Revenue and Changes in Net Position ⁽¹⁾				
	For The Year Ended June 30				
	2022	2021	2020	2019	2018
Primary Government					
Government Activities					
General government	\$ (84,869)	\$ 257,043	\$ 689,978	\$ (24,306)	\$ (59,168)
Public safety	(868,104)	(422,835)	(523,380)	(749,388)	(519,088)
Highways and public works	(690,231)	157,285	304,157	(595,187)	369,400
Parks	(314,189)	(252,101)	(281,898)	(40,345)	(58,998)
Recreation	78,944	48,745	3,272	13,534	(46,903)
Interest on long-term debt	(22,876)	(25,617)	(28,205)	(30,842)	(33,319)
Total Governmental Activities	(1,901,325)	(237,480)	163,924	(1,426,534)	(348,076)
Business-type Activities					
Water utility	504,974	765,464	903,923	667,731	254,956
Sewer utility	393,781	428,632	819,312	518,000	568,252
Garbage utility	(8,899)	82,810	7,761	(373)	6,678
Storm sewer utility	(119,638)	409,563	839,700	(24,111)	360,275
Total Business-type Activities	770,218	1,686,469	2,570,696	1,161,247	1,190,161
Total Government	(1,131,107)	1,448,989	2,734,620	(265,287)	842,085
General Revenues:					
Property taxes	1,044,803	833,253	801,314	375,506	351,895
Franchise taxes	418,073	417,267	422,985	386,795	410,902
Sales taxes	1,608,842	1,463,432	1,211,491	1,047,072	986,346
Other taxes	17,760	0	0	0	13,612
Investment earnings	60,684	54,647	192,726	240,608	138,133
Gain on sale of capital assets	4,500	0	18,050	25,890	0
Total General Revenues and Transfers	3,154,662	2,768,599	2,646,566	2,075,871	1,900,888
Change in Net Position	2,023,555	4,217,588	5,381,186	1,810,584	2,742,973
Net Position, Beginning	41,307,588	37,090,000	31,708,814	29,898,230	27,155,257
Net Position, Ending	\$43,331,143	\$41,307,588	\$37,090,000	\$31,708,814	\$29,898,230

(1) This report is presented in summary format concerning the single item of "Net (Expense) Revenue and Changes in net Assets" and is not intended to be complete. For a detailed itemized report see "APPENDIX B--FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022" below.

(Source: Information extracted from the City's basic financial statements, which information has been audited.)

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**Balance Sheet—Governmental Funds
General Fund**

(This summary has not been audited.)

	For The Year Ended June 30				
	2022	2021	2020	2019	2018
Assets					
Cash and cash equivalents	\$ 581,852	\$ 321,277	\$ 469,384	\$1,039,761	\$ 774,232
Accounts receivable					
Property, franchise, and excise tax receivable	1,543,416	1,298,676	1,047,856	924,972	561,090
Receivables, other	66,230	48,838	34,164	26,172	21,010
Prepays	60,962	4,079	10,075	—	—
Restricted assets:					
Cash and cash equivalents	1,096,369	983,212	857,832	537,633	739,706
Receivables - Class "C" road monies	76,279	72,801	49,089	59,257	47,063
Total Assets	\$3,425,108	\$2,728,883	\$2,468,400	\$2,587,795	\$2,143,101
Liabilities					
Accounts payable	66,487	87,020	100,141	83,730	97,797
Accrued liabilities	106,660	67,983	58,407	79,419	67,689
Unearned revenue	533,406	519,408	524,887	557,806	338,770
Restricted liabilities:					
Developer and customer deposits	84,590	66,748	71,917	64,830	67,226
Total Liabilities	791,143	741,159	755,352	785,785	571,482
Deferred Inflows of Resources					
Unavailable revenue - property taxes	1,078,000	933,000	754,000	701,000	331,985
Fund Balance					
Nonspendable					
Prepays	60,962	4,079	10,075	—	—
Restricted					
Class "C"	554,652	469,857	310,117	532,060	719,543
Unassigned	940,351	580,788	638,856	568,950	520,091
Total Fund Balances	1,555,965	1,054,724	959,048	1,101,010	1,239,634
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$3,425,108	\$2,728,883	\$2,468,400	\$2,587,795	\$2,143,101

(Source: Information extracted from the City's basic financial statements, which information has been audited.)

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**Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund**

(This summary has not been audited.)

	For The Year Ended June 30				
	2022	2021	2020	2019	2018
Revenues					
General property taxes	\$1,044,802	\$833,253	\$801,314	\$375,506	\$351,895
Sales, use, and excise taxes	1,188,972	838,624	339,002	641,287	342,161
Franchise taxes	418,073	417,267	422,985	386,795	410,902
Licenses	205,237	325,653	471,438	391,268	367,729
Fines	117,016	100,504	90,215	90,779	90,577
Charges for services	153,269	144,118	168,052	85,762	107,304
Interest income	10,363	5,406	24,264	50,497	18,842
Intergovernmental	268,572	476,626	266,615	290,911	307,302
Miscellaneous revenue	27,318	40,889	22,859	24,370	8,547
Total Revenues	3,433,622	3,182,340	2,606,744	2,337,175	2,005,259
Expenditures					
Current:					
General government	751,806	826,766	651,517	603,716	629,653
Public safety	1,034,110	906,311	819,525	698,306	542,083
Public works	729,983	599,207	644,813	557,338	544,466
Parks	315,626	302,975	247,828	219,231	170,162
Debt service:					
Principal	26,600	25,480	24,360	24,640	23,240
Interest and fiscal charges	5,668	6,420	7,127	7,870	8,542
Total Expenditures	2,863,793	2,667,159	2,395,170	2,111,101	1,918,146
Excess (Deficiency) of Revenues Over (Under) Expenditures	569,829	515,181	211,574	226,074	87,113
Other Financing Sources (Uses)					
Transfers in	6,412	10,495	14,996	12,636	104,711
Transfers out	(75,000)	(430,000)	(368,532)	(377,334)	(46,000)
Total Other Financing Sources (Uses)	(68,588)	(419,505)	(353,536)	(364,698)	58,711
Net Change in Fund Balance	501,241	95,676	(141,962)	(138,624)	145,824
Fund Balance, Beginning	1,054,724	959,048	1,101,010	1,239,634	1,093,810
Fund Balance, Ending	\$1,555,965	\$1,054,724	\$959,048	\$1,101,010	\$1,239,634

(Source: Information extracted from the City's basic financial statements, which information has been audited.)

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Certain Property Tax Matters

The following information with respect to certain property tax matters is included in this OFFICIAL STATEMENT to provide background information relating to a major source of general fund revenues of the City. As described herein, the 2023 Bonds are not secured by any pledge of property tax revenues and do not constitute a debt or indebtedness of the City or the Authority. Also, see "INVESTMENT CONSIDERATIONS" above.

Ad Valorem Tax Levy And Collection

The Utah State Tax Commission (the "State Tax Commission") must assess all centrally-assessed property (as defined under "Property Tax Matters" below) by May 1 of each year. County assessors must assess all locally-assessed property (as defined under "Property Tax Matters" below) before May 22 of each year. The State Tax Commission apportions the value of centrally-assessed property to the various taxing entities within each county and reports such values to county auditors before June 8. The governing body of each taxing entity must adopt a proposed tax rate or, if the tax rate is not more than the certified tax rate, a final tax rate before June 22; provided if the governing body has not received the taxing entity's certified tax rate at least seven days prior to June 22, the governing body of the taxing entity must, no later than 14 days after receiving the certified tax rate from the county auditor, adopt a proposed tax rate or, if the tax rate is not more than the certified tax rate, a final tax rate. County auditors must forward to the State Tax Commission a statement prepared by the legislative body of each taxing entity showing the amount and purpose of each levy. Upon determination by the State Tax Commission that the tax levies comply with applicable law and do not exceed maximum permitted rates, the State Tax Commission notifies county auditors to implement the levies. If the State Tax Commission determines that a tax levy established by a taxing entity exceeds the maximum levy permitted by law, the State Tax Commission must lower the levy to the maximum levy permitted by law, notify the taxing entity that the rate has been lowered and notify the county auditor (of the county in which the taxing entity is located) to implement the rate established by the State Tax Commission.

On or before July 22 of each year, the county auditors must mail to all owners of real estate shown on their assessment rolls notice of, among other things, the value of the property, itemized tax information for all taxing entities and the date their respective county boards of equalization will meet to hear complaints. Taxpayers owning property assessed by a county assessor may file an application within statutorily defined time limits based on the nature of the contest with the appropriate county board of equalization for contesting the assessed valuation of their property. The county board of equalization must render a decision on each appeal in the time frame prescribed by the Property Tax Act. Under certain circumstances, the county board of equalization must hold a hearing regarding the application, at which the taxpayer has the burden of proving that the property sustained a decrease in fair market value. Decisions of the county board of equalization may be appealed to the State Tax Commission, which must decide all appeals relating to real property by March 1 of the following year. Owners of centrally-assessed property or any county showing reasonable cause, may, on or before the later of August 1 or a day within 90 days of the date the notice of assessment is mailed by the State Tax Commission, apply to the State Tax Commission for a hearing to contest the assessment of centrally-assessed property. The State Tax Commission must render a written decision within 120 days after the hearing is completed and all post-hearing briefs are submitted. The county auditor makes a record of all changes, corrections, and orders, and delivers before November 1 the corrected assessment rolls to the county treasurers. On or before November 1, each county treasurer furnishes each taxpayer a notice containing, among other things, the kind and value of the property assessed to the taxpayer, the street address of the property, where applicable, the amount of the tax levied on the property and the year the property is subject to a detailed review.

Without an extension by a County legislative body, taxes are due November 30 (and if a Saturday, Sunday or holiday, the next business day). Each county treasurer is responsible for collecting all taxes levied on real property within that county. There are no prior claims to such taxes. As taxes are collected, each county treasurer must pay to the State and each taxing entity within the county its proportionate share of the taxes, on or before the tenth day of each month. Delinquent taxes are subject to a penalty of 2.5% of the amount of the taxes or \$10 whichever is greater (delinquent taxes paid on or before January 31 immediately following the delinquency date the penalty is 1% of the amount of the delinquent tax or \$10 whichever is greater). Unless the delinquent taxes and penalty are paid before January 31 of the following year, the amount of delinquent taxes and penalty bears interest at the federal funds rate target established by the Federal Open Market Committee plus 6% from the January 1 following the delinquency date until paid (said interest may not be less than 7% nor more than 10%). If delinquent taxes have not been paid by March 15 following the lapse of four years from the delinquency date, the affected county advertises and sells the property at a final tax sale held in May or June of the fifth year after assessment.

The process described above changes if a county or other taxing entity proposes a tax rate in excess of the certified tax rate (as described under “Public Hearing On Certain Tax Increases” below). If such an increase is proposed, the taxing entity must adopt a proposed tax rate before June 22. In addition, the county auditor must include certain information in the notices to be mailed by July 22, as described above, including information concerning the tax impact of the proposed increase on the property and the time and place of the public hearing described in “Public Hearing On Certain Tax Increases” below. In most cases, notice of the public hearing must also be advertised by publication. After the public hearing is held, the taxing entity may adopt a resolution levying a tax more than the certified tax rate. The final tax notice is then mailed by November 1.

Public Hearing on Certain Tax Increases

Each taxing entity that proposes to levy a tax rate that exceeds the “certified tax rate” may do so (by resolution) only after holding a properly noticed public hearing. Generally, the certified tax rate is the rate necessary to generate the same property tax revenue that the taxing entity budgeted for the prior year, with certain exclusions. For purposes of calculating the certified tax rate, county auditors are to use the taxable value of property on the assessment rolls, exclusive of eligible new growth. With certain exceptions, the certified tax rate for the minimum school levy, debt service voted on by the public and certain state and county assessing and collecting levies are the actual levies imposed for such purposes and no hearing is required for these levies.

Among other requirements, on or before July 22 of the year in which such an increase is proposed, the county auditor must mail to all property owners a notice of the public hearing. In most cases, the taxing entity must advertise the notice of public hearing by publication in a newspaper. Such notices must state, among other things, the value of the property, the time and place of the public hearing, and the tax impact of the proposed increase.

Property Tax Matters

The Property Tax Act provides that all taxable property is required to be assessed and taxed at a uniform and equal rate based on its “fair market value” as of January 1 of each year, unless otherwise provided by law. “Fair market value” is defined in the Property Tax Act as “the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.” Pursuant to an exemption for residential property provided for under the Property Tax Act and Article XIII of the State Constitution, the “fair market value” of residential property is reduced by 45%. The residential exemption is limited to one acre of land per residential unit and to one primary residence per household, except that an owner of multiple residential properties may exempt his or her primary residence and each residential property that is the primary residence of a tenant.

The Property Tax Act provides that the State Tax Commission shall assess certain types of property (“centrally-assessed property”), including (i) properties that operate as a unit across county lines that must be apportioned among more than one county or state, (ii) public utility (including railroad) properties, (iii) airline operating properties, (iv) geothermal resources and (v) mines, mining claims and appurtenant machinery, facilities and improvements. All other taxable property (“locally-assessed property”) is required to be assessed by the county assessor of the county in which such locally-assessed property is located. Each county assessor must update property values annually based upon a systematic review of current market data by using a State mandated mass appraisal system and must also complete a detailed review of property characteristics for each parcel of property at least once every five years. The Property Tax Act requires that the State Tax Commission conduct an annual investigation in each county to determine whether all property subject to taxation is on the assessment rolls and whether the property is being assessed at its “fair market value.”

The State Tax Commission and the county assessors utilize various valuation methods, as determined by statute, administrative regulation, or accepted practice, to determine the “fair market value” of taxable property.

Uniform Fees. An annual statewide uniform fee is levied on tangible personal property in lieu of the ad valorem tax. The uniform fee is based on the value of motor vehicles, watercraft, recreational vehicles, and all other tangible personal property required to be registered with the State. The current uniform fee is established at 1.5% of the fair market value of motor vehicles that weigh 12,001 pounds or more; watercraft, motorcycles, recreational vehicles, and all other tangible personal property required to be registered with the State, excluding exempt property such as aircraft, commercial vehicles, and property subject to a fixed age-based fee. Motor vehicles weighing 12,000 pounds or less and certain other vehicles are subject to an age-based fee that is due each time the vehicle is registered. The revenues

collected from the various uniform fees are distributed by the county to the taxing entity in which the property is in the same proportion in which revenue collected from ad valorem real property is distributed.

Historical Property Tax Rates of the City

The maximum rate of levy applicable to the City for general fund operations authorized by Utah law is 0.007000 per dollar of taxable value of taxable property within the City *The City may levy an unlimited tax levy to pay the principal of and interest on legally issued general obligation bonds.*

	Tax Rate (Calendar Year)					
	Maximum Limit	2023	2022	2021	2020	2019
General operations.....	0.007000	0.001330	0.001273	0.001522	0.001403	0.001441
Total levy.....		0.001330	0.001273	0.001522	0.001403	0.001441

(Source: Information taken from reports of the Utah State Tax Commission. Compiled by the Municipal Advisor.)

Comparative Ad Valorem Total Property Tax Rates

This table reflects property tax rates within the County. Municipal entities included in the City are highlighted in italics.

Tax Levying Entity ⁽¹⁾	Total Tax Rate Withing Taxing Area (Calendar Year)				
	2023	2022	2021	2020	2019
Davis School District:					
Bountiful City	0.010061	0.010158	0.011987	0.011960	0.010254
Centerville City	0.010453	0.010391	0.012189	0.012310	0.010609
Clearfield City	0.010974	0.011159	0.013429	0.013522	0.011703
Clinton City	0.010366	0.010304	0.012634	0.012795	0.011112
Farmington City	0.009980	0.096650	0.011804	0.012108	0.010487
Fruit Heights City	0.010150	0.010083	0.012402	0.012860	0.011045
Kaysville City	0.010096	0.009898	0.012115	0.012499	0.009158
Layton City	0.009755	0.009880	0.012045	0.012555	0.009158
North Salt Lake City	0.010126	0.010142	0.012161	0.012318	0.010635
<i>The City</i>	<i>0.009911</i>	<i>0.009904</i>	<i>0.011795</i>	<i>0.012108</i>	<i>0.008965</i>
Sunset City	0.010931	0.011107	0.012850	0.013066	0.010745
Syracuse City	0.010273	0.010306	0.012105	0.012503	0.009158
West Bountiful City	0.010472	0.010343	0.012240	0.012351	0.010566
West Point City	0.010700	0.010425	0.013069	0.013272	0.010560
Woods Cross City	0.010421	0.010425	0.011909	0.012038	0.010331
Unincorporated areas ⁽²⁾	0.010150	0.010142	0.012402	0.013522	0.010388

(1) These tax rates represent a taxing district within the city or town with the highest combined total tax rates of all overlapping taxing districts.

(2) These tax rates represent a taxing district within the unincorporated areas within the County with the highest combined total tax rates of all overlapping taxing districts.

(Source: Reports from the Utah State Tax Commission, compiled by the Municipal Advisor.)

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Taxable and Fair Market/Market Value Of Property in the City

Calendar Year	Taxable Value	% Change over Prior Year	Fair Market/Market Value ⁽¹⁾	% Change over Prior Year
2023*	\$864,144,639	(5.1)	\$1,451,288,165	(4.8)
2022	910,811,453	38.6	1,524,255,519	39.3
2021	657,377,039	14.3	1,094,485,373	16.3
2020	575,312,574	10.7	941,159,566	10.1
2019	519,833,759	12.9	855,065,633	13.2

* Preliminary; subject to change. Fair Market/Market Value calculated by the Municipal Advisor.

(1) Estimated fair market values were calculated by dividing the taxable value of primary residential property by 55%, which eliminates the 45% exemption on primary residential property granted under the Property Tax Act. Does not include market valuation for SCME.

(Source: Information taken from reports of the State Tax Commission. Compiled by the Municipal Advisor.)

Historical Summaries Of Taxable Value of Property in the City

	Calendar Year					
	2023*		2022	2021	2020	2019
	Taxable Value	% of T.V.	Taxable Value	Taxable Value	Taxable Value	Taxable Value
Set by State Tax Commission <i>(centrally assessed)</i>						
Total centrally assessed	\$87,048,133	10.1	\$99,367,229	\$75,553,119	\$77,005,567	\$63,393,473
Set by County Assessor <i>(locally assessed)</i>						
Real property (land and buildings)						
Primary residential	717,619,865	83.0	749,764,969	534,243,519	447,146,323	409,727,846
Secondary residential	8,022,683	0.9	8,382,051	6,643,178	5,456,777	3,498,831
Commercial and industrial	26,486,329	3.1	27,672,759	17,870,511	18,090,394	16,194,013
FAA (greenbelt)	204,978	0.0	214,160	208,192	216,074	235,459
Unimproved non-FAA (vacant)	14,201,739	1.6	14,837,893	14,037,528	19,557,801	19,494,101
Agricultural	256,283	0.0	267,763	270,237	221,985	279,665
Total real property	766,791,877	88.7	801,139,595	573,273,165	490,689,354	449,429,915
Personal property						
Primary mobile homes	0	0.0	0	0	0	0
Secondary mobile homes	0	0.0	0	0	0	0
Other business	10,304,629	1.2	10,304,629	8,550,755	7,617,653	7,010,371
SCME	0	0.0	0	0	0	0
Total personal property	10,304,629	1.2	10,304,629	8,550,755	7,617,653	7,010,371
Total locally assessed	777,096,506	89.9	811,444,224	581,823,920	498,307,007	456,440,286
Total taxable value	\$864,144,639	100.0	\$910,811,453	\$657,377,039	\$575,312,574	\$519,833,759

* Preliminary; subject to change.

(Source: Information taken from reports of the State Tax Commission. Compiled by the Municipal Advisor.)

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Tax Collection Record of the City

Ad valorem property taxes are due on November 30 of each year. *For Calendar Year 2023, ad valorem property tax payments are due November 30, 2023 and paid to the City in mid-December 2023. Final tax payments for Fiscal Year 2023 are not available.*

Tax Year End 12/31 ⁽¹⁾	Total Taxes Levied ⁽²⁾	Treasurer's Relief ⁽³⁾	Net Taxes Assessed	Current Collections	Delinquent, Personal Property, and Miscellaneous Collections ⁽⁴⁾	Total Collections	% of Current Collections to Net Taxes Assessed	% of Total Collections to Net Taxes Assessed
2022	\$1,162,029	\$43,055	\$1,118,974	\$1,090,979	\$54,718	\$1,145,696	97.5%	102.4%
2021	999,512	42,341	957,171	931,574	27,442	959,017	97.3	100.2
2020	807,453	33,327	774,126	752,639	20,205	772,844	97.2	99.8
2019	744,369	32,666	711,703	692,873	25,337	718,211	97.4	100.9
2018	354,517	14,830	339,687	330,649	2,412	333,061	97.3	98.0

(1) In addition to the Total Collections indicated above, the City also collected Uniform Fees (fees-in-lieu payments) for tax year 2022 of \$64,683; for tax year of 2021 of \$67,585; for tax year of 2020 of \$55,932; for tax year of 2019 of \$58,278; and for tax year 2018 of \$32,111; from tax equivalent property associated with motor vehicles, watercraft, recreational vehicles, and all other tangible personal property required to be registered with the State.

(2) Excludes redevelopment agencies valuation.

(3) Treasurer's Relief includes abatements established by statute to low-income, elderly and for hardship situations. These Treasurer's Relief items are levied against the property but are never collected and paid to the entity.

(4) Delinquent Collections include interest; sales of real and personal property; and miscellaneous delinquent collections.

(Source: Information taken from Utah State Tax Commission reports and compiled by the Municipal Advisor.)

Some of the Largest Property Tax Taxpayers within the City

Taxpayer	Type of Business	2022 Taxable Value ⁽¹⁾	% of the City's 2022 Taxable Value
Staker & Parson Companies & Jack B Parson Companies	General construction	\$ 59,413,151	6.5
Geneva Rock Products	General construction	15,915,636	1.7
Questar Gas / Questar Pipeline Company	Natural gas distribution	10,430,686	1.1
SLC Pipeline LLC	Oil and gas pipeline	6,483,229	0.7
PacifiCorp	Gas utility	6,152,251	0.7
Cambridge Crossing Apartments LLC	Lessors of residential buildings	5,558,850	0.6
Elite Training Centers LLC	Fitness and recreational sports center	5,177,386	0.6
Riverside RV Park LLC	Parks and campgrounds	3,630,837	0.4
NS Group Holding & NS Group Holdings LLC	Offices of other holding companies	2,990,498	0.3
Murray Family Holdings LLC	Lessors of residential buildings	2,347,373	0.3
Total Top 10 Taxpayers		\$118,099,897	13.0
All other Taxpayers		792,711,556	87.0
The City's 2022 Taxable Value		\$910,811,453	100.0

(1) Taxable Value used in this table excludes the taxable value used to determine Uniform Fees on tangible personal property. See "Taxable and Fair Market/Market Value Of Property in the City" above.

(Source: the Office of the Davis County Auditor, compiled by the Municipal Advisor.)

LEGAL MATTERS

Absence Of Litigation Concerning The 2023 Bonds

There is no litigation pending or threatened against the 2023 Bonds questioning or in any manner relating to or affecting the validity of the 2023 Bonds.

On the date of the execution and delivery of the 2023 Bonds, certificates will be delivered by the Authority and the City to the effect that to the knowledge of the Authority and the City, there is no action, suit, proceeding or litigation pending or threatened against the Authority or the City, which in any way materially questions or affects the validity or enforceability of the 2023 Bonds or any proceedings or transactions relating to their authorization, execution, authentication, marketing, sale or delivery or which materially adversely affects the existence or powers of the Authority or the City.

A non-litigation opinion issued by James Blakesley of Hayes Godfrey Bell, P.C., Holladay, Utah, dated the date of closing, will be provided stating, among other things, that there is not now pending, or to their knowledge threatened, any action, suit, proceeding, inquiry, or any other litigation or investigation, at law or in equity, before or by any court, public board or body, challenging the creation, organization or existence of the Authority or the City, or the titles of their respective officers to their respective offices, or the ability of the Authority, the City or their respective officers to authenticate, execute or deliver the 2023 Bonds or such other documents as may be required in connection with the issuance and sale of the 2023 Bonds, or to comply with or perform their respective obligations thereunder, or seeking to restrain or enjoin the issuance, sale or delivery of the 2023 Bonds, or directly or indirectly contesting or affecting the proceedings or the authority by which the 2023 Bonds are issued, the legality of the purpose for which the 2023 Bonds are issued, or the validity of the 2023 Bonds or the issuance and sale thereof.

General

All legal matters incident to the authorization and issuance of the 2023 Bonds are subject to the approval of Farnsworth Johnson, PLLC, Bond Counsel to the Authority. Certain legal matters regarding this OFFICIAL STATEMENT will be passed on for the Authority by Farnsworth Johnson, PLLC, Disclosure Counsel. Certain legal matters will be passed upon for the Authority and the City by James Blakesley of Hayes Godfrey Bell, P.C., Holladay, Utah. The approving opinion of Bond Counsel will be delivered with the 2023 Bonds. A copy of the opinion of Bond Counsel in substantially the form set forth in “APPENDIX C—FORM OF OPINION OF BOND COUNSEL” of this OFFICIAL STATEMENT will be made available upon request from the contact persons as indicated under “INTRODUCTION—Contact Persons” above.

TAX MATTERS

Federal Income Taxation Of 2023 Bonds

In the opinion of Farnsworth Johnson PLLC (“Bond Counsel”), based upon an analysis of existing laws, regulations, rulings, and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2023 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”). *In the further opinion of Bond Counsel, interest on the 2023 Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax.* Bond Counsel expects to deliver an opinion at the time of issuance of the 2023 Bonds substantially in the form set forth in “APPENDIX B—PROPOSED FORM OF OPINION OF BOND COUNSEL”.

To the extent the issue price of any maturity of the 2023 Bonds is less than the amount to be paid at maturity of such 2023 Bonds (excluding amounts stated to be interest and payable at least annually over the term of such 2023 Bonds), the difference constitutes “original issue discount,” the accrual of which, to the extent properly allocable to each Beneficial Owner thereof, is treated as interest on the 2023 Bonds which is excluded from gross income for federal income tax purposes. For this purpose, the issue price of a particular maturity of the 2023 Bonds is the first price at which a substantial amount of such maturity of the 2023 Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the 2023 Bonds accrues daily over the term to maturity of such 2023 Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations

between compounding dates). The accruing original issue discount is added to the adjusted basis of such 2023 Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such 2023 Bonds. Beneficial Owners of the 2023 Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2023 Bonds with original issue discount, including the treatment of Beneficial Owners who do not purchase such 2023 Bonds in the original offering to the public at the first price at which a substantial amount of such 2023 Bonds is sold to the public.

2023 Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) (“Premium Bonds”) will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, the amount of tax-exempt interest received, and a Beneficial Owner’s basis in a Premium Bond, will be reduced by the amount of amortizable bond premium properly allocable to such Beneficial Owner. Beneficial Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

The Code imposes various restrictions, conditions, and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the 2023 Bonds. The Board has made certain representations and covenanted to comply with certain restrictions, conditions, and requirements designed to ensure that interest on the 2023 Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the 2023 Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the 2023 Bonds. The opinion of Bond Counsel assumes the accuracy of these representations and compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken), or events occurring (or not occurring), or any other matters coming to Bond Counsel’s attention after the date of issuance of the 2023 Bonds may adversely affect the value of, or the tax status of interest on, the 2023 Bonds.

Although Bond Counsel is of the opinion that interest on the 2023 Bonds is excluded from gross income for federal income tax purposes, the ownership or disposition of, or the accrual or receipt of interest on, the 2023 Bonds may otherwise affect a Beneficial Owner’s federal, state, or local tax liability. The nature and extent of these other tax consequences depends upon the particular tax status of the Beneficial Owner or the Beneficial Owner’s other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law, clarification of the Code, or court decisions may cause interest on the 2023 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such future legislative proposals, clarification of the Code, or court decisions may also affect the market price for, or marketability of, the 2023 Bonds. Prospective purchasers of the 2023 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel’s judgment as to the proper treatment of the 2023 Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service (“IRS”) or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the Board or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The Board has covenanted, however, to comply with the requirements of the Code.

Bond Counsel’s engagement with respect to the 2023 Bonds ends with the issuance of the 2023 Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Board or the Beneficial Owners regarding the tax-exempt status of the 2023 Bonds in the event of an audit examination by the IRS. Under current procedures, parties (such as the Beneficial Owners) other than the Board and its appointed counsel would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the Board legitimately disagrees may not be practicable. Any action of the IRS, including but not limited to selection of the 2023 Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the 2023 Bonds, and may cause the Board or the Beneficial Owners to incur significant expense.

Utah Income Taxation

In the opinion of Bond Counsel, under the existing laws of the State of Utah, as presently enacted and construed, interest on the Bonds is exempt from taxes imposed by the Utah Individual Income Tax Act. Bond Counsel expresses no opinion with respect to any other taxes imposed by the State of Utah or any other political subdivision thereof. Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state or local taxes.

Qualified Tax–Exempt Obligations

The Authority intends to designate the 2023 Bonds as “qualified tax–exempt obligations” pursuant to the small issuer exception provided by Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, which affords banks and thrift institutions purchasing the 2023 Bonds more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code for taxable years of such financial institutions ending after December 31, 1986.

MISCELLANEOUS

Bond Ratings

As of the date of this OFFICIAL STATEMENT, the 2023 Bonds have been rated “___” by Moody’s. An explanation of this rating may be obtained from Moody’s. The Authority did not apply for a rating from Fitch Ratings or S&P Global Rating Service.

Such rating does not constitute a recommendation by the rating agency to buy, sell or hold the 2023 Bonds. Such rating reflects only the views of Moody’s and any desired explanation of the significance of such rating should be obtained from the rating agency. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own.

There is no assurance that the rating given the 2023 Bonds will continue for any given period of time or that the rating will not be revised downward or withdrawn entirely by the rating agency if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the 2023 Bonds.

Trustee

The obligations and duties of the Trustee are described in the Indenture and the Trustee has undertaken only those obligations and duties that are expressly set out in the Indenture. The Trustee has not independently passed upon the validity of the 2023 Bonds, the security therefor, the adequacy of the provisions for payment thereof or the exclusion from gross income for federal tax purposes of the interest on the 2023 Bonds. The Trustee may resign or be removed or replaced as provided in the Indenture. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE.”

Municipal Advisor

The Authority has requested, and the Authority has entered into an agreement with the Municipal Advisor whereunder the Municipal Advisor provides financial recommendations and guidance to the Authority with respect to preparation for sale of the 2023 Bonds, timing of sale, tax–exempt bond market conditions, costs of issuance and other factors related to the sale of the 2023 Bonds. The Municipal Advisor has read and participated in the drafting of certain portions of this OFFICIAL STATEMENT and has supervised the completion and editing thereof. The Municipal Advisor has not audited, authenticated or otherwise verified the information set forth in the OFFICIAL STATEMENT, or any other related information available to the Authority, with respect to accuracy and completeness of disclosure of such information, and the Municipal Advisor makes no guaranty or warranty respecting the accuracy and completeness of the OFFICIAL STATEMENT or any other matter related to the OFFICIAL STATEMENT.

Independent Auditors

The financial statements of the City as of June 30, 2022 and for the year then ended, included in this OFFICIAL STATEMENT, have been audited by K&C, Certified Public Accountants, Salt Lake City, Utah (“K&C”), as stated in their report in “APPENDIX B— FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022.” K&C has not been engaged to perform and has not performed, since the date of their report included in the financial statements, any procedures on the financial statements.

K&C has not participated in the preparation or review of this OFFICIAL STATEMENT. Based upon their non-participation, they have not consented to the use of their name in this OFFICIAL STATEMENT.

Additional Information

All quotations contained herein from and summaries and explanations of the State Constitution, statutes, programs, laws of the State, court decisions, the Indenture and the Master Lease do not purport to be complete, and reference is made to said State Constitution, statutes, programs, laws, court decisions, Indenture and the Master Lease for full and complete statements of their respective provisions.

Any statements in this OFFICIAL STATEMENT involving matters of opinion, whether or not expressly so stated, are intended as such and not as a representation of fact.

The appendices attached hereto are an integral part of this OFFICIAL STATEMENT and should be read in conjunction with the foregoing material.

This PRELIMINARY OFFICIAL STATEMENT is in a form deemed final by the Authority and the City for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission.

This OFFICIAL STATEMENT and its distribution and use have been duly authorized by the Authority and the City.

Local Building Authority of South Weber City, Utah

South Weber City, Utah

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APPENDIX A

EXTRACTS OF THE INDENTURE AND THE MASTER LEASE

The following are certain of the definitions contained in the Indenture and the Master Lease and extracts of certain provisions of the Indenture and the Master Lease. Reference is hereby made to the actual Indenture and the Master Lease for a complete recital of their terms.

APPENDIX B

FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022

The financial statements for Fiscal Year 2022 are contained herein. Copies of current and prior financial statements are available upon request from the City’s contact person as indicated under “INTRODUCTION—Contact Persons” above.

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APPENDIX C

FORM OF OPINION OF BOND COUNSEL

Upon the delivery of the 2023 Bonds, Farnsworth Johnson PLLC, Bond Counsel to the Authority, proposes to issue its final approving opinion in substantially the following form:

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APPENDIX D

FORM OF CONTINUING DISCLOSURE UNDERTAKING

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APPENDIX E

BOOK-ENTRY SYSTEM

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has an S&P rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at <http://www.dtcc.com>.

Purchases of 2023 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2023 Bonds on DTC's records. The ownership interest of each actual purchaser of each 2023 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2023 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 2023 Bonds, except in the event that use of the book-entry system for the 2023 Bonds is discontinued.

To facilitate subsequent transfers, all 2023 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2023 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2023 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2023 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of 2023 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2023 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of 2023 Bonds may wish to ascertain that the nominee holding the 2023 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the 2023 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to 2023 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns

Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2023 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the 2023 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the Authority or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

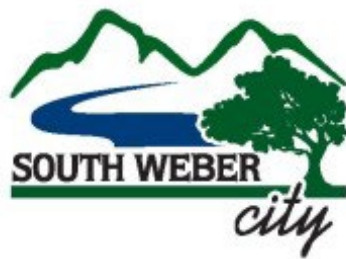
DTC may discontinue providing its services as depository with respect to the 2023 Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, 2023 Bond certificates are required to be printed and delivered.

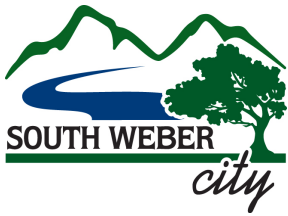
The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2023 Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority believes to be reliable, but the Authority takes no responsibility for the accuracy thereof.

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4 Employees
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

October 10, 2023

PREPARED BY

Mark Larsen

Public Works Director

ITEM TYPE

NA

ATTACHMENTS

NA

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

New Employee Introductions – Chaylee Olson & Nate Robinson

PURPOSE

To introduce new staff to the Council and public

RECOMMENDATION

NA

BACKGROUND

Chaylee started as our new Parks Manager on 9/18/2023. She comes to us with great knowledge and experience. We are very excited to have her on board. We think she will be a great asset in the parks department.

Nate has worked for South Weber as a seasonal summer parks employee for 2 summers and has been a great employee. He has taken initiative, proved he's a self-starter and been a great asset to the crew. We are excited for him to move into a full-time position.

ANALYSIS

NA

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 12 September 2023

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

Hayley Alberts (excused)
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist

CITY MANAGER:

David Larson

FINANCE DIRECTOR:

Mark McRae

COMMUNITY SERVICES DIR:

Trevor Cahoon

COMMUNITY SERVICES ASSIST:

Shaelee King

PUBLIC WORKS DIRECTOR:

Mark Larsen

CITY ATTORNEY:

Jayme Blakesley

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Loreen Poff, Emily Poff, Paul Sturm, Chris Pope, Elizabeth Pinto, Kathy Poll, Lynn Poll, S. Simpson, Kelly Sparks, Damian Kapasta, Karl Debrah, Traci Wiese, Kenzie Esplin, Michael Grant, Keith Kap, and Bill Petty.

1. Pledge of Allegiance: Councilman Soderquist

2. Prayer: Councilwoman Petty

Mayor Westbroek excused Councilwoman Alberts who is home ill.

3. Public Comment: Please respectfully follow these guidelines.

- 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).

Lynn Poll of South Weber City thanked those Council Members who are not running for office for their time and service. He voiced his concern with dust coming into South Weber City from Evergreen Soils located at 1510 E 4200 N in Layton City. He urged the South Weber City Code Enforcer monitor city parks more frequently for dog violations as this is a continual problem. He also encouraged the Council to reduce the 70' wide street code requirement.

McKenzie Esplin of South Weber City expressed safety concerns with the new traffic pattern for South Weber City Elementary School and 1250 East which has caused parking problems. She met with Davis County Sheriff's Office and was told they cannot enforce it because it is not marked; therefore, she encouraged the city to paint the curb red or install "no parking" signs.

Bill Petty of South Weber City presented pictures of his property and the problems that have taken place because of the installation of a city waterline. He requested the city's help with a solution as his sons have been working hard to divert the water.

PRESENTATIONS

4. Country Fair Days' Committee Appreciation

Mayor Westbrook thanked all those who volunteered with this year's Country Fair Days celebration. He handed out gifts and recognized the following for their hard work in their respective events shown below.

Toni & Tracy Harper	Golf Tournament
Matt Wren	Pickleball Tournament
Michael & Amy Poff family	Monday Night Dinner
Dale Ukena family	Let's Make a Deal
Alex Keetch & Lisa Carter family	Little Buckaroo
Natalie Browning	Kid's K
Jill Kap & Jeni Poll	Old Timer's Baseball
Youth City Council	Movie Night
Chris Buckway	3 on 3 Basketball
Marty & Lisa Harwood	Boucher Memorial Race
Lacee Loveless	Parade
Kenzie Esplin	Booths
Vikki Christensen	Entertainment
Colton Auger	Disc Jockey
Cody & Krista Stauffer	Eating Contest
Josh & Heidi Nilson	Car Show
Stacy King	Pepsi Wagon
Candace Mikesell	Sweet Shoppe

He also extended gratitude for the wonderful public works staff who was always on scene for every activity to ensure everything was set up and ready for the day's event, Shaelee King for photographing all the events, and Curtis Brown who arranged the swim night on Wednesday evening. He acknowledged the Davis County Sheriff's department and South Weber Fire Department who were on scene to keep everyone safe and gave a heartfelt thanks to Tani Lynch and Traci Weiss who served as the chairpersons.

5. Davis County Sheriff's Office Quarterly Report

Sergeant Chris Pope presented the Davis County Sheriff's Office Quarterly Report from May 22, 2023 to September 10, 2023 reporting 1,431.8 total patrol hours in the city. Elizabeth Pinto provided a breakdown of types of incidents and reviewed citation types. She noted detectives worked approximately 48 investigative hours with 28 new cases and forgery/fraud investigations being the highest percentage at 25.0%. She expressed DCSO is now providing victim services to a total number of 19 victims served with a total number of 181 services provided, and 22.75 hours of services.

Councilman Dills indicated there are vehicles parking across the street from Highmark Charter School in the "no parking" zones. Councilwoman Petty asked about a crosswalk for Highmark. Councilman Halverson replied UDOT is aware of the situation but does not install crosswalks for charter schools. The Council requested DCSO document violations in front of Highmark.

ACTION ITEMS

6. Consent Agenda

- a. 22 August 2023 Minutes
- b. August Checks
- c. July Budget to Actual

Finance Director Mark McRae summarized the July budget to actual.

Councilman Soderquist moved to approve the consent agenda. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 23-38: Public Works Facility Design-Build Project Award

Councilwoman Petty related the history of this project and then shared the bid process. The city published a Request for Proposal (RFP) on July 11, 2023. Eight bids were received from the following: Big D, Cinnamon Creek, Eckman, Gramoll, JMCS, Lundahl, SIRQ, and VDC and bids were evaluated based on qualifications, similar project experience, risk mitigation, cost, and project completion schedule. The Municipal Utilities Committee (MUC) chose to interview the top four candidates and recommended awarding the contract to Valley Design & Construction (VDC) with Ridgeline Design Architects. The MUC felt that VDC provides the best overall value with their total cost of design and construction of the three buildings for \$4,365,703.

Because the city is yet to finalize the exact bond amount and receive bond proceeds, the MUC recommendation includes awarding the entire project, but initially only issuing a notice to proceed (NTP) on the design portion, with the NTP for the construction to be given once design is far enough along that a total bond amount has been finalized. Other remaining costs that will be included in the final bond are all utilities and site elements, furniture and fixtures, equipment, security systems, and audio/visual equipment. These costs need to be evaluated and understood prior to finalizing the bond amount.

Councilman Halverson thanked City Engineer Bandon Jones for his work in helping the city save a significant amount on this project.

Councilman Soderquist moved to approve Resolution 23-38: Awarding the Public Works Facility Design-Build Project VDC and issuing a Notice to Proceed. Councilman Dills seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

8. Resolution 23-39: Final Acceptance of Riverside Place Phase 4

Riverside Place Phase 4 was granted conditional acceptance on July 1, 2022. This started the one-year guarantee period. Public improvements have been inspected and found to be in good working order and meeting the adopted City Standards.

Councilwoman Petty moved to approve Resolution 23-39: Final Acceptance of Riverside Place Phase 4. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. Approve Toro Mower Lease

During the budget process the Parks Committee discussed replacing three old mowers with two new mowers. The oldest of these are 11 and 14 years old. The decision was made to lease the mowers and replace them on a 3-to-5-year rotation. The intent is to keep them for the warranty period and then replace them. This 144" deck mower will replace two of the existing smaller mowers. Various financing options were considered, and the staff recommends a 5-year lease with the extended 2-year warranty. The capital lease is through The Bancorp which quoted the best financial option to the city. The annual lease payment is \$17,392. The budgeted amount is \$35,000.

Councilman Soderquist moved to approve the Toro mower lease in the annual amount of \$17,392. Councilman Halverson seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

REPORTS

10. New Business

Councilman Dills announced a citizen approached him about the property east of 2700 East and queried if a silt fence is required to help with dust. Public Works Director Mark Larsen explained the purpose is to strain the water and not mitigate blowing dust. He will have city staff investigate their compliance with their Storm Water Pollution Prevention Plan (SWPPP).

Councilman Halverson thanked city staff for all their hard work on Country Fair Days.

11. Council & Staff

Councilman Soderquist: reported the University of Utah has removed all their dust sensors in the city. He will meet with them tomorrow to review the results and update everyone next month. Discussion took place regarding the public comment made concerning Evergreen Soils located on the hillside above South Weber City. Mayor Westbroek affirmed he has discussed this ongoing problem with the County Commissioners who said they are looking into it.

Shaelee King: attended a communication conference and learned about reaching out to residents. During a workshop she produced the motto: “We are Better Together”. She announced to celebrate American Founders and Constitution Month the city is hosting a Trivia Night on Thursday, September 21st at 7 pm. September 28th will be the last Concert in the Park at 6 pm.

City Manager David Larson: requested the City Council review the city flag email from Trevor Cahoon.

CLOSED SESSION held pursuant to the provision of UCA section 52-4-205 (1)(e)

12. Discuss the Sale of Real Property

Councilwoman Petty moved to 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 at 6:59 p.m. Councilman Soderquist seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED: _____ **Date 10-10-2023**
Mayor: Rod Westbroek

Transcriber: Michelle Clark

Attest: _____
Deputy Recorder: Kimberli Guill

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 26 September, 2023

TIME COMMENCED: 6:08 p.m.

LOCATION: South Weber City Office @ 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR: Rod Westbroek (excused)

MAYOR PRO TEMPORE: Quin Soderquist

COUNCIL MEMBERS: Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty

COMMUNITY SERVICES ASST: Shaelee King

CITY ATTORNEY: Jayme Blakesley

CITY ENGINEER: Brandon Jones

RECORDER: Lisa Smith

Minutes: Lisa Smith

ATTENDEES: Wayne Winsor, Jeremy Davis, Paul Sturm, Ashley Wendt, Michael Grant, Nate Reeves, Kevin Schonscheck, Joe DeLong, Lilian DeLong, Robin Ahrenstorff, Preston Klenda, Karen Ware, Lyle Jorgenson, Xanna DeGooyer, Michael Cox, Sarah Davis, Trevor Schenck

Mayor Pro-Tem Quin Soderquist called the meeting to order and welcomed those in attendance.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Councilman Halverson
2. Prayer: Mayor Pro Tempore Quin Soderquist
3. **Public Comment:** Please respectfully follow these guidelines.
 - 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).

Ashley Wendt, South Weber, reviewed that she contacted the city after its purchase of the public works property and expressed the desire to purchase the property at 104 E South Weber Drive which abuts her home.

ACTION ITEMS

4. Public Hearing for Proposed Disposition of Surplus Property at Approximately 1075 E Lester Dr

City Manager David Larson explained the city bought property in 2018 for a future right of way. The City is aware both 925 E and 7375 S will need to be widened and Council has prioritized those projects for the next budget cycle. He reviewed a home is currently being built so one can be demolished to allow the road, but these proceedings will not have bearing on that project. There are many pieces of the project including surplus property declaration, rezone, development agreement, and final plat approval.

Council Member Petty moved to open the public hearing. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

*****PUBLIC HEARING OPEN*****

No comments were made.

Council Member Alberts moved to close the public hearing. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

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

The City Council discussed the entire project before voting on each element. Councilwoman Alberts reviewed new state legislature regarding street widths. City Attorney Jayme Blakesley responded cities are limited on road width requirements, but the widths vary by street type. The developer and city can negotiate through a development agreement as in this case. City Engineer Brandon Jones shared that the city could have any right of way size they want, but they cannot require developers to widths beyond legal limits. Cities can pay for upgrades or put the road in themselves. He stated there is some money in trust that will go toward the widening projects for 925 East and 7375 South. Councilman Dills lamented that the city would donate the land instead of selling it to the developer. He did not agree the road was essential. Councilwoman Petty reviewed the process leading to this point and the critical need for a second egress especially during school drop-off and pickup times. She averred the price to build the road far exceeds the land value. She conveyed it was the developer that approached the city with a way to make it work. City Manager David Larsen added previous developers were not interested because the project is not profitable enough. Nate Reeves spoke on behalf of the developer. He reviewed the Uintah fire and the difficulty getting kids evacuated. Mr. Kap and his family are only willing to tackle this project because they have ties to the community.

5. Resolution 23-40: Declaring City-Owned Real Property at 1075 E Lester Dr. as Surplus

Council Member Petty moved to approve resolution 23-40 declaring city-owned real property at 1075 E Lester Drive as surplus. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. Councilman Dills voted nay. The motion carried 4 to 1.

6. Ordinance 2023-13: Kastlecove Phase 1 Rezone from Agriculture and Residential Moderate to Residential Moderate

Council Member Alberts moved to approve ordinance 2023-13 Kastlecove Phase 1 rezone from agriculture and residential moderate to residential moderate. Council Member Dills seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 23-41: Development Agreement for Kastlecove Phase 1

Councilman Halverson referenced section 8 of the agreement and verified with Mr. Jones that it covers the process and steps for the city to deed the property.

Council Member Alberts moved to approve resolution 23-41 development agreement for Kastlecove Phase 1. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Halverson, Petty, and Soderquist voted aye. Councilman Dills voted nay. The motion carried 4-1.

8. Resolution 23-42: Final Plat for Kastlecove Phase 1 at 1050 E Lester Drive

Councilwoman Alberts verified the plat includes 11 lots. She questioned why two plats were needed. Mr. Jones explained that they are completely different subdivisions, not two phases of one project. Mayor Pro Tem Soderquist queried why the road curves allowing faster speeds rather than a stop. Mr. Jones explained Lester is intended as a collector to funnel cars to South Weber Drive. He confirmed the design is safe.

Council Member Petty moved to approve resolution 23-42 final plat for Kastlecove Phase 1 at 1050 E Lester. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. Resolution 23-43: Final Plat for Kastlecove Phase 2 at 7550 S 1160 E

Council Member Alberts moved to approve resolution 23-43 final plat for Kastlecove Phase 2 at 7550 S 1160 E. Council Member Petty seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

10. Public Hearing for Proposed Disposition of Surplus Property at Approximately 104 E South Weber Dr

Mr. Larson reviewed that these items were before the City Council in August but were not noticed properly so it was considered null and the notice was re-issued.

Council Member Alberts moved to open the public hearing. Council Member Halverson seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

*****PUBLIC HEARING*****

Robin Ahrenstorff, SWC, referenced the upcoming property sale offer from an unknown buyer and wondered why the Wendts were not allowed to make a formal offer.

Trevor Schenck, SWC, was unaware the property was for sale. He proposed the sale be opened to the Wendts and anyone else who has a desire to bid in order to get the best deal for the city. He also wanted the Council to carefully consider the zoning.

Council Member Halverson moved to close the public hearing. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried

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

The City Council chose to discuss the project as a whole before voting on each item. Councilwoman Petty thanked the citizens for coming and getting involved. She explained both the Wendts and General RV approached the city about purchasing the property outside of a public meeting. She shared discussions of real estate are in a closed session to protect the process to provide the best value for the taxpayers' money. The Council was aware of both offers and must decide what is best for the entire city. She explained tax revenue is desperately needed in the city and will benefit all residents, not just a select few. Councilwoman Alberts concurred that this sell would have a huge impact to entire city. The Council has received many proposals on the Stephens' property which always included multi-family residences. Citizens and Council were opposed to those proposals. General RV required additional property, or they would be unable to locate here, and the tax revenue will be significant. Mr. Blakesley cited the city code that states Council decides the value of the property. Open bidding is not required, and the value does not necessarily equate to the highest amount paid. The Council must look at short- and long-term use of the property. Councilman Halverson avowed that the Wendt's offer was discussed with the Council in closed session. The long-term benefit to the city with the commercial proposal far outweighs residential use.

11. Resolution 23-44: Declaring a Portion of City-Owned Real Property at 104 E South Weber Dr. as Surplus

Council Member Petty moved to approve resolution 23-44 declaring a portion of city-owned property at 104 E South Weber Drive as surplus. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

12. Offer to Purchase 5.33 Acres of Real Property at 104 E South Weber Drive

Council Member Alberts moved to accept the offer to purchase 5.33 acres of real property at 104 E South Weber Drive. Council Member Dills seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

13. Resolution 23-45: Cancelling the 2023 Municipal Election and Declaring Each Unopposed Candidate Elected

Council Member Petty moved to approve resolution 23-45 cancelling the 2023 municipal election and declaring each unopposed candidate elected. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a roll call vote. Council Members Alberts, Dills, Petty, and Soderquist voted aye. Councilman Halverson abstained. The motion carried.

REPORTS

14. New Business

Youth City Council (YCC) Councilwoman Petty reviewed the current situation and asked for input on proceeding. Councilwoman Alberts explained YCC are integral to the success of four events each year namely the Halloween Bash, Breakfast with Santa, Easter Egg Hunt, and Country Fair Days Movie Night. Councilman Dills suggested citizen involvement and possibly a volunteer list. The Council directed staff to solicit residents for an event committee and monitor the response.

Citizen Slow Down Sign: Councilman Dills shared that his neighbor has placed a sign in his yard requesting drivers slow down. He begged for support to enforce speed limits. He wanted law enforcement to monitor 1900 and 2100 and cite the high speeders. Discussion continued that the speeders slow down when they see the Sheriff's cars. The mobile speed trailers show that the majority of speeders are around ten miles over the limit. Staff will contact Sargeant Pope and ask for increased presence in those areas. The Council also requested additional data from law enforcement and the speed trailers. Mr. Larson will provide monthly reports

15. Council & Staff

Councilman Dills mentioned the new parks manager will bring leadership. He conveyed another staff member has quit. Admin Finance committee is trying to find funding to make public works pay more competitive. The contractor has started work at Cherry Farms and should be substantially done by mid - October with some working waiting until spring. The bike track is getting finalized and it is time to approach the Army Corps of Engineers to inspect wetlands. Mr. Jones informed the Council a new supreme court ruling regarding the Army Corps may be in city's favor, so some research needs to be done before pursuing the inspection. Councilwoman Petty asked if a light for the basketball court will be coming soon, and Councilman Dills replied he was not aware that was a need.

Councilwoman Alberts announced a Public Relations meeting is pending. She acknowledged Code Committee meeting was cancelled since Mayor Westbrook and Trevor Cahoon were both unavailable. Mr. Larson shared that the conditional use permits, and accessory dwelling units are still in process and Mr. Cahoon has been reviewing the full code with Title 11 as a priority.

Councilman Soderquist shared the University of Utah presented findings from the dust monitoring. They were unaware of the landfill and Evergreen Soil which contribute dust. They are re-evaluating to include wind direction. He confirmed the Admin Finance Committee will be bringing Public Works funding ideas forward to the Council.

Councilwoman Petty pronounced the Public Works building design has been awarded and Mr. Jones has begun working with them. The bid for the site work will be prepared as soon as the necessary design portion is completed.

Councilman Halverson voiced Public Safety met with Chief Tolman and discussed the wildlands' program. Farmington city has an engine boss but not wildland equipment so South Weber Fire is working on a partnership agreement. Meanwhile department staff will work toward certification. He stated new signs at the UDOT park and ride lot noticing there is not overnight without a permit. The permitting process is being modified to allow web application. Chief Tolman was tasked with reminding Highmark they agreed to change their pickup routing behind the building easing congestion on South Weber Drive. Councilwoman Alberts asked the committee to consider a crosswalk around 1900 E on South Weber

Drive. The lack of sidewalk on the south side forces Highmark students to cross to the north side and then back to the south. Mr. Jones explained the city has applied for UDOT funding for sidewalk in that location and will continue trying. It was noted UDOT refuses to lower the speed limit which would help. Sargeant Pope is gathering statistics to support a crosswalk. If the city were to place a crossing on a state road, the city would assume full liability.

City Manager David Larson recounted the city is working with Zions Public Finance and the bond council to draft the preliminary official statement which will come forward at the next meeting. The Council will need to decide on market or direct placement bonding. Staff is narrowing the total project cost for the full bond amount. He confirmed ARPA money has not all been allocated. Councilwoman Petty suggested flashing speed limit signs be considered.

Community Services Assistant Shaelee King announced that Thursday September 28th will be a fun packed night at Central Park. Connexxt will begin celebrating completion of fiber installation in the city with games at 4:00 pm (chances to win free fiber service) and a ribbon cutting ceremony. Fire prevention activities will be held from 5-8 pm. The final concert of the year will be by the Heavy Bucket Band at 6 pm. Mr. Larson invited everyone to attend this end of summer bash. Councilwoman Alberts requested a report on trivia night. Ms. King divulged 15 people were involved.

16. Adjourn

Council Member Halverson moved to adjourn the meeting at 8:11 p.m. Council Member Alberts seconded the motion. Mayor Pro Tem Soderquist called for a vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:

Date 10-10-2023

Mayor: Rod Westbroek

Attest:

Deputy Recorder: Kimberli Guill

Report Criteria:

Report type: GL detail

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/14/23	46143	Alberts, Hayley	09/11/23	Reimbursement for CFD pie eating contest	1041494	57.19	Alberts, Hayley
Total 46143:						57.19	
09/08/23	46107	American Legal Publishing Corporation	08/31/23	Supplement Pages 2023-04 through 2023-08	1043314	802.31	American Legal Publishing Corporation
Total 46107:						802.31	
09/08/23	46108	APPARATUS EQUIPMENT & SERVICE	08/28/23	Firecom headsets to repair	1057250	290.06	APPARATUS EQUIPMENT & SERVICE
Total 46108:						290.06	
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	1057280	148.92	AT&T MOBILITY
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	5140280	124.43	AT&T MOBILITY
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	1070280	112.94	AT&T MOBILITY
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	1060280	66.47	AT&T MOBILITY
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	5440280	79.71	AT&T MOBILITY
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	1058280	128.76	AT&T MOBILITY
09/28/23	46181	AT&T MOBILITY	09/02/23	Telecom Service - Aug 2023	1043280	43.23	AT&T MOBILITY
Total 46181:						704.46	
09/28/23	46182	Birt, Logan	09/11/23	Referee 9/11	2071483	33.00	Birt, Logan
Total 46182:						33.00	
09/08/23	46109	Blomquist Hale Consulting Inc.	09/01/23	EAP Coverage - Sept 2023	1043135	201.65	Blomquist Hale Consulting Inc.
Total 46109:						201.65	
09/08/23	46110	Blue Stakes of Utah	08/31/23	Blue Stakes - Aug 2023	5140490	119.70	BLUE STAKES OF UTAH
Total 46110:						119.70	
09/08/23	46111	Bound Tree Medical LLC	08/24/23	Medical Supplies - Zoll Stat Padz (5)	1057450	289.80	Bound Tree Medical LLC
09/08/23	46111	Bound Tree Medical LLC	08/28/23	Medical Supplies, C2 Fentanyl with Safety Seal	1057450	111.99	Bound Tree Medical LLC

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46111:						401.79	
09/28/23	46183	Burtts, Madison	09/06/23	Referee 9/6, 9/11, 9/18, 9/20	2071483	108.00	Burtts, Madison
Total 46183:						108.00	
09/08/23	46112	C & C Construction Containers	08/12/23	Portable Restroom at Canyon Meadows Park	1070261	113.77	C & C Construction Containers
09/08/23	46112	C & C Construction Containers	08/12/23	Portable Restroom at Cedar Cove Park	1070261	113.77	C & C Construction Containers
09/08/23	46112	C & C Construction Containers	08/12/23	Portable Restroom at Veterans Memorial Park	1070261	113.77	C & C Construction Containers
Total 46112:						341.31	
09/14/23	46144	C & C Construction Containers	09/08/23	Portable Restroom at Canyon Meadows Park	1070261	113.77	C & C Construction Containers
09/14/23	46144	C & C Construction Containers	09/08/23	Portable Restroom at Cedar Cove Park	1070261	113.77	C & C Construction Containers
09/14/23	46144	C & C Construction Containers	09/08/23	Portable Restroom at Veterans Memorial Park	1070261	113.77	C & C Construction Containers
Total 46144:						341.31	
09/14/23	46145	Cabrera-Anderson, Ericka	09/07/23	Interpreter(1 Hour)	1042610	40.00	Cabrera-Anderson, Ericka
Total 46145:						40.00	
09/28/23	46184	Cabrera-Anderson, Ericka	09/21/23	Interpreter(1 Hour)	1042610	40.00	Cabrera-Anderson, Ericka
Total 46184:						40.00	
09/28/23	46185	C-A-L Ranch Stores	09/21/23	Cat Supplies (Litter and Food)	1060260	37.98	C-A-L Ranch Stores
Total 46185:						37.98	
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	1042350	74.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	1042350	74.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	1043350	223.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	1057350	74.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	1060350	74.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	1070350	74.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	2071350	74.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	5140350	223.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	5240350	223.50	CASELLE INC

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	5340350	223.50	CASELLE INC
09/20/23	10803245	CASELLE INC	V 07/01/23	Software Support/Maint.	5440350	223.50	CASELLE INC
Total 108032451:						1,564.50	
09/21/23	46163	CenturyLink	09/10/23	SCADA Data Iline - Sept 2023	5140280	71.43	CenturyLink
Total 46163:						71.43	
09/14/23	46146	Chemtech-Ford Laboratories	09/07/23	Sampling - 3rd Quarter Disinfection Byproducts	5140480	550.00	Chemtech-Ford Laboratories
Total 46146:						550.00	
09/14/23	46147	CHRISTOPHER F ALLRED	08/31/23	Prosecution Services - Aug 2023	1042313	600.00	CHRISTOPHER F ALLRED
Total 46147:						600.00	
09/08/23	46113	Cintas Corporation	08/15/23	First Aid - FAC - Aug 2023	2071240	52.27	Cintas Corporation
09/08/23	46113	Cintas Corporation	09/01/23	Zoll plus (defibrillator) agreement City Hall Aug	1043250	108.00	Cintas Corporation
Total 46113:						160.27	
09/14/23	46148	Cintas Corporation	09/07/23	First Aid - Shops - Sept 2023	1060260	197.40	Cintas Corporation
09/14/23	46148	Cintas Corporation	09/11/23	First Aid - City Office - Sept 2023	1043262	35.75	Cintas Corporation
Total 46148:						233.15	
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	Uniform Service-08/23/2023	5240140	11.13	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	Uniform Service-08/23/2023 and 6 missing unifo	5140140	196.28	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	Uniform Service-08/23/2023	5440140	11.13	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	Uniform Service-08/23/2023	1060140	22.28	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	Uniform Service-08/23/2023	1070140	44.55	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/23/23	Uniform Service-08/23/2023	1058140	22.30	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	Uniform Service-08/30/2023	5240140	11.13	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	Uniform Service-08/30/2023	5140140	22.28	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	Uniform Service-08/30/2023	5440140	11.13	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	Uniform Service-08/30/2023	1060140	22.28	Cintas Corporation LOC 180
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	Uniform Service-08/30/2023	1070140	44.55	Cintas Corporation LOC 180

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/08/23	46114	Cintas Corporation LOC 180	08/30/23	Uniform Service-08/30/2023	1058140	22.30	Cintas Corporation LOC 180
Total 46114:						479.60	
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	Uniform Service-09/06/2023	5240140	11.13	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	Uniform Service-09/06/2023	5140140	22.28	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	Uniform Service-09/06/2023	5440140	11.13	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	Uniform Service-09/06/2023	1060140	22.28	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	Uniform Service-09/06/2023	1070140	44.55	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/06/23	Uniform Service-09/06/2023	1058140	22.30	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	Uniform Service-09/13/2023	5240140	20.94	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	Uniform Service-09/13/2023	5140140	41.91	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	Uniform Service-09/13/2023	5440140	20.94	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	Uniform Service-09/13/2023	1060140	41.91	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	Uniform Service-09/13/2023	1070140	83.79	Cintas Corporation LOC 180
09/14/23	46149	Cintas Corporation LOC 180	09/13/23	Uniform Service-09/13/2023	1058140	41.90	Cintas Corporation LOC 180
Total 46149:						423.32	
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	Uniform Service-09/20/2023	5240140	10.69	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	Uniform Service-09/20/2023	5140140	21.39	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	Uniform Service-09/20/2023	5440140	10.69	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	Uniform Service-09/20/2023	1060140	21.39	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	Uniform Service-09/20/2023	1070140	42.77	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/20/23	Uniform Service-09/20/2023	1058140	21.38	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	Uniform Service-09/27/2023	5240140	10.69	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	Uniform Service-09/27/2023	5140140	21.39	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	Uniform Service-09/27/2023	5440140	10.69	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	Uniform Service-09/27/2023	1060140	21.39	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	Uniform Service-09/27/2023	1070140	42.77	Cintas Corporation LOC 180
09/28/23	46186	Cintas Corporation LOC 180	09/27/23	Uniform Service-09/27/2023	1058140	21.38	Cintas Corporation LOC 180
Total 46186:						294.88	
09/08/23	46115	Core and Main	08/21/23	Octave Meter Encoder W/5' Nicor	5140490	667.62	Core and Main

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46115:						667.62	
09/28/23	46187	Core and Main	09/14/23	20 520 Flat lid R&C Meter Pit (5)	5140490	1,123.45	Core and Main
09/28/23	46187	Core and Main	09/13/23	Allegro Mag Mount Antenna	5140490	171.69	Core and Main
09/28/23	46187	Core and Main	09/15/23	Water valve box	5140490	134.67	Core and Main
Total 46187:						1,429.81	
09/08/23	46116	Custom Lighting Services LLC	08/31/23	Streetlight Maintenance (1.75 Hours)	1060416	195.79	Custom Lighting Services LLC
Total 46116:						195.79	
09/08/23	46117	Davis County Government	09/01/23	Fire Dispatch Fees - Sept 2023	1057370	1,052.68	Davis County Government
Total 46117:						1,052.68	
09/21/23	46164	Davis County Government	09/19/23	Law Enforcement Services - July 2023	1054310	25,089.71	Davis County Government
09/21/23	46164	Davis County Government	09/19/23	Law Enforcement Services - Aug 2023	1054310	25,089.71	Davis County Government
09/21/23	46164	Davis County Government	09/19/23	Baliff Services - Aug 2023	1042317	289.50	Davis County Government
09/21/23	46164	Davis County Government	09/19/23	Law Enforcement Services - Sept 2023	1054310	25,089.71	Davis County Government
09/21/23	46164	Davis County Government	09/19/23	Baliff Services - July 2023	1042317	352.00	Davis County Government
Total 46164:						75,910.63	
09/21/23	46165	DAVIS SCHOOL DISTRICT	09/12/23	Utilities-FAC Summer 2023	2071270	5,241.67	DAVIS SCHOOL DISTRICT
Total 46165:						5,241.67	
09/28/23	46188	De Lage Landen Financial Services, Inc.	09/23/23	COPIER MAINT AGREEMENT - SHARP	1042240	21.57	De Lage Landen Financial Services, Inc.
09/28/23	46188	De Lage Landen Financial Services, Inc.	09/23/23	COPIER MAINT AGREEMENT - SHARP	1043240	50.32	De Lage Landen Financial Services, Inc.
09/28/23	46188	De Lage Landen Financial Services, Inc.	09/23/23	COPIER MAINT AGREEMENT - SHARP	5140240	35.95	De Lage Landen Financial Services, Inc.
09/28/23	46188	De Lage Landen Financial Services, Inc.	09/23/23	COPIER MAINT AGREEMENT - SHARP	5240240	35.94	De Lage Landen Financial Services, Inc.
Total 46188:						143.78	
09/08/23	46118	DEPT OF ENVIRONMENTAL QUALITY	08/10/23	ANNUAL MUNICIPAL STORM WATER PERMIT	5440493	1,250.00	UTAH DIVISION OF WATER QUALITY
Total 46118:						1,250.00	

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/13/23	45679	DuraEdge Products	V 05/15/23	50% downpayment on Cherry Hills Ballfield inst	4570730	5,978.00	DuraEdge Products
Total 45679:						5,978.00	
09/14/23	46150	Durk's Plumbing Supply Inc.	09/02/23	Harris MD Torch, 12" plier, Structron s600 shove	1070250	149.69	Durk's Plumbing Supply Inc.
Total 46150:						149.69	
09/21/23	46166	Durk's Plumbing Supply Inc.	09/12/23	Structron s600 Round Mouth 14 gauge fiberglas	1070261	65.64	Durk's Plumbing Supply Inc.
09/21/23	46166	Durk's Plumbing Supply Inc.	09/14/23	3" PVC Pro-Span Coupling, 3" PVC 40 Pipe, 71	1070261	122.35	Durk's Plumbing Supply Inc.
09/21/23	46166	Durk's Plumbing Supply Inc.	09/14/23	3" PVC Coupling (3), 3" PVC Male Adapter	1070261	26.61	Durk's Plumbing Supply Inc.
09/21/23	46166	Durk's Plumbing Supply Inc.	09/14/23	3" PVC Pro-Span Coupling, 1 1/2" Brass Gate V	1070261	135.68	Durk's Plumbing Supply Inc.
Total 46166:						350.28	
09/28/23	46189	Durk's Plumbing Supply Inc.	09/15/23	3" PVC Comp Coupling, 3" Ram Bit, 725 Wet R	1070261	109.77	Durk's Plumbing Supply Inc.
Total 46189:						109.77	
09/14/23	46151	Edwards, Carson Scott	09/11/23	Cash bail refund for case #225400808	1021350	110.00	Edwards, Carson Scott
Total 46151:						110.00	
09/21/23	46167	Ellis Printing LLC	06/30/23	Truck Vinyl Stickers	1060250	224.51	Ellis Printing LLC
Total 46167:						224.51	
09/28/23	46190	Eriks North America, Inc.	09/21/23	Nylon Air Brake Tubing and Dot Push snowplow	1060411	33.90	Eriks North America, Inc.
Total 46190:						33.90	
09/14/23	46152	Executech	09/01/23	IT Services - Sept 2023	1043308	768.00	EXECUTECH
09/14/23	46152	Executech	08/31/23	IT Services - Overage Hours (2) Aug 2023	1043308	276.00	EXECUTECH
09/14/23	46152	Executech	08/31/23	Firewall Project Labor (5.25 hrs)	1043308	866.25	EXECUTECH
09/14/23	46152	Executech	08/31/23	Recurring Products Monthly Billing for August	1043350	1,452.70	EXECUTECH
Total 46152:						3,362.95	
09/14/23	46153	Freedom Mailing Services Inc.	09/02/23	UTILITY BILLING	5140370	641.76	Freedom Mailing Services Inc.
09/14/23	46153	Freedom Mailing Services Inc.	09/02/23	UTILITY BILLING	5240370	446.44	Freedom Mailing Services Inc.

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/14/23	46153	Freedom Mailing Services Inc.	09/02/23	UTILITY BILLING	5340370	209.27	Freedom Mailing Services Inc.
09/14/23	46153	Freedom Mailing Services Inc.	09/02/23	UTILITY BILLING	5440370	97.67	Freedom Mailing Services Inc.
Total 46153:						1,395.14	
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Admin	1057256	213.88	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Fire	1057256	776.66	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Parks	1070256	406.90	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Planning	1058256	185.01	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Sewer	5240256	143.30	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Storm Drain	5440256	91.85	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Streets	1060256	196.83	Fuel Network - UTAH DGO Fleet Operations
09/28/23	46191	Fuel Network - UTAH DGO Fleet Operations	08/13/23	Water	5140256	484.93	Fuel Network - UTAH DGO Fleet Operations
Total 46191:						2,499.36	
09/28/23	46192	GOVCONNECTION INC	09/13/23	iPad for City Council/ laptop to Parks	1070740	422.06	GOVCONNECTION INC
Total 46192:						422.06	
09/21/23	46168	GRAINGER	09/18/23	Parking Curbs for City Hall	4543740	598.62	GRAINGER
09/21/23	46168	GRAINGER	09/18/23	Parking Curbs for City Hall	4543740	718.19	GRAINGER
Total 46168:						1,316.81	
09/21/23	46169	Great Basin Turf Products	08/02/23	Fertilizer and Weed Killer on the parks	1070261	588.07	Great Basin Turf Products
Total 46169:						588.07	
09/21/23	46170	Hansen & Associates	09/12/23	Amend PW Subdivision property	4560730	979.81	Hansen & Associates
Total 46170:						979.81	
09/14/23	46154	Hayes Godfrey Bell, PC	08/31/23	Attorney Services - Aug 2023	1043313	5,772.00	Hayes Godfrey Bell, PC
Total 46154:						5,772.00	
09/08/23	46119	IWORQ SYSTEMS	09/01/23	Annual Fee - Fleet and Work Managment 10/23	5140350	2,200.00	IWORQ SYSTEMS

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46119:						2,200.00	
09/08/23	46120	JOHNSON ELECTRIC	08/02/23	Wiring and repair broken GFCI's at Central Park	1070261	470.24	JOHNSON ELECTRIC
Total 46120:						470.24	
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	General Information related to Potential Develo	1058312	447.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	General Engineering Assistance	1058312	147.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	General Meetings with City Staff	1058312	409.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Development Review Meetings	1058312	558.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	State Code Development Compliance	1058312	1,299.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Weber Basin Aqueduct - Relocation Project	1058312	757.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	New Public Works Facility - Site Design	4560730	641.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	New Public Works Facility - Building Design & R	4560730	6,141.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	UDOT Class C Milage Update	5676312	223.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	US-89: Farmington to I-84 (UDOT)	1058312	74.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	2022 STP Application - WFRC Funding (Cotton	1060312	22.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	2023 Capital Facilities Plan - Transportation (CF	5676730	37.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	2023 Street Maintenance Projects	5676730	5,799.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Lead and Copper Rul Revision	5140312	935.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Water Projects Coordination Meetings	5140312	834.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	EBRWR -Construction Management	5140730	1,391.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Cornia Dr Waterline Replace Project- Construnc	5140730	149.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	CWSID Agreement (O&M Responsibilities)	5240312	461.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	2023 Capital Facilities Plan (Update) -Sewer (C	5240690	3,752.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Base Map and Database Management	1058325	26.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Utility Maps - General	5140325	105.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Utility Maps - Culinary Water	5140325	2,061.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Utility Maps - Storm Drain	5440325	3,753.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Utility Maps - Sewer	5240325	813.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Riverside Place Subdivision - Phases 1 & 2	1058319	209.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Riverside Place Subdivision - Phases 3	1058319	209.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Riverside Place Subdivision - Phase 4	1058319	691.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Harvest Park Subdivision - Phase 1	1058319	460.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Harvest Park Subdivision - Phase 2	1058319	57.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Harvest Park Subdivision - Phase 3	1058319	690.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Petersen Farms Subdivision	1058319	856.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Poll Gateway Development	1058319	1,725.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Riverwood Subdivision - Phase 1	1058319	37.25	JONES AND ASSOCIATES

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Kastlecove Subdivision - Phase 1 (Lester Dr)	1058319	260.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Kastlecove Subdivision - Phase 2	1058319	894.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Belnap Estates	1058319	301.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	South Weber General RV	1058319	1,476.25	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Crosswinds (Wasatch Dermatology)	1058319	260.75	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Peak View Subdivision (Dygart)	1058319	115.00	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Deer Run Townhomes	1058319	2,443.50	JONES AND ASSOCIATES
09/21/23	46171	JONES AND ASSOCIATES	08/31/23	Snow Bench Meadows	1058319	1,005.75	JONES AND ASSOCIATES
Total 46171:						42,540.00	
09/08/23	46121	KEYES ADMINISTRATORS	09/01/23	HRA Fee - July, August, Sept 2023	1043136	75.00	KEYES ADMINISTRATORS
Total 46121:						75.00	
09/08/23	46122	King, Shaelee	08/31/23	Reimbursement for lunch	1043329	17.42	King, Shaelee
09/08/23	46122	King, Shaelee	06/30/23	Uber Transportation 2022 3CMA Conference	1058230	78.47	King, Shaelee
Total 46122:						95.89	
09/28/23	46193	Larson, David	09/27/23	per diem ICMA Conference	1043230	576.00	Larson, David
Total 46193:						576.00	
09/14/23	46155	LAYTON CITY CORPORATION	09/07/23	Metro Strike Force Fees: 2023-2024	1054310	6,922.96	LAYTON CITY CORPORATION
Total 46155:						6,922.96	
09/28/23	46194	Lemons, Cory	09/20/23	Referee 9/20	2071483	24.00	Lemons, Cory
Total 46194:						24.00	
09/08/23	46123	Linde Gas & Equipment Inc	08/21/23	Medical Oxygen	1057450	226.73	Linde Gas & Equipment Inc
Total 46123:						226.73	
09/08/23	46124	LOWES PROX	08/31/23	Bug Spray	1070250	13.26	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Galv Hex bolts (4)	1070250	19.88	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	189-PC Mech Tool Set	1070250	217.55	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Chain and links for Tractor	1070250	13.75	LOWES PROX

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/08/23	46124	LOWES PROX	08/31/23	Dial 6500 Dura cool pad	1060250	55.11	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Misc Nuts and Sockets	1070250	52.73	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	580 FL oz Valspar paint, paint supplies for Centr	1070250	696.05	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Graco Spray Tip, Helix mixer	1070250	52.18	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	2-4-8 Douglas Fir wood (5)	1070250	17.45	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	8 in Pony Clip (2), Irwin blades (7)	1070250	70.50	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Graco 50 Mesh Gun Filter	1070250	18.96	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	12 oz Satin Apple Red Spray Paint	1070250	18.48	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	27-Gal Tote, gorilla grip contact	1070250	31.89	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	33 FL oz Sika Post Fix (10)	1060250	156.50	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	16-gauge wire (316 ft), Pliers (3)	1070250	106.22	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	24 in Steel post driver, 5 Gal bucket, Gatorade (5140490	117.60	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Leather Gloves (2)	5240490	44.60	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	KB 6 In Bench grinding wheel returned	1070250	7.58	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	KB 8 in Bench grinding wheel	1070250	8.54	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	KB 6 In Bench grinding wheel, Gatorage (9 pks)	1070250	80.09	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Misc fitting and union supplies	1070250	106.78	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Hisense Window AC for Shop	1070250	303.05	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	5 ft White Pex, brass unions and fittings	1070250	60.97	LOWES PROX
09/08/23	46124	LOWES PROX	08/31/23	Misc fitting and union supplies returned	1070250	144.64	LOWES PROX
Total 46124:						2,109.92	
09/14/23	46156	Mitel	09/01/23	Telecom service - October 2023	1043280	885.53	Mitel
Total 46156:						885.53	
09/08/23	46125	Mortys Car Wash LLC	08/01/23	Car Wash - Aug 2023	1060250	16.75	Mortys Car Wash LLC
09/08/23	46125	Mortys Car Wash LLC	08/01/23	Car Wash - Aug 2023	1070250	9.50	Mortys Car Wash LLC
09/08/23	46125	Mortys Car Wash LLC	08/01/23	Car Wash - Aug 2023	5440250	12.50	Mortys Car Wash LLC
09/08/23	46125	Mortys Car Wash LLC	08/01/23	Car Wash - Aug 2023	5140250	32.00	Mortys Car Wash LLC
Total 46125:						70.75	
09/28/23	46195	Mortys Car Wash LLC	09/01/23	Car Wash - Sept 2023	5140250	32.00	Mortys Car Wash LLC
09/28/23	46195	Mortys Car Wash LLC	09/01/23	Car Wash - Sept 2023	1060250	16.75	Mortys Car Wash LLC
09/28/23	46195	Mortys Car Wash LLC	09/01/23	Car Wash - Sept 2023	1070250	9.50	Mortys Car Wash LLC
09/28/23	46195	Mortys Car Wash LLC	09/01/23	Car Wash - Sept 2023	5440250	12.50	Mortys Car Wash LLC

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46195:						70.75	
09/08/23	46126	North Davis Cabinet & Design	08/29/23	Council Room cabinets, Finish	4543730	206.72	North Davis Cabinet and Design
Total 46126:						206.72	
09/14/23	46157	ODP Business Solutions, LLC	08/29/23	City Hall Office Supplies-Brochure holder	1043240	22.99	ODP Business Solutions, LLC
09/14/23	46157	ODP Business Solutions, LLC	08/26/23	City Hall Office Supplies-Frame adhesive	1043240	14.14	ODP Business Solutions, LLC
09/14/23	46157	ODP Business Solutions, LLC	09/06/23	City Hall Office Supplies-Frame for Wall Sign	1043240	20.29	ODP Business Solutions, LLC
Total 46157:						57.42	
09/28/23	46196	ODP Business Solutions, LLC	09/13/23	City Hall Supplies-Front Office	1043240	18.23	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	07/13/23	City Hall Office Supplies-Sign holder	1043240	24.19	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	09/14/23	City Hall Office Supplies-Frame for Wall Sign	1043240	20.29	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	09/14/23	City Hall Office Supplies-Pens	1043240	10.83	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	09/14/23	City Hall Office Supplies-Highlighters and Pens	1043240	33.33	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	07/13/23	City Hall Supplies-Filing Cabinet	1043240	437.41	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	08/18/23	Printer toner ink, Code Enforcer	1058240	181.84	ODP Business Solutions, LLC
09/28/23	46196	ODP Business Solutions, LLC	08/22/23	City Hall Office Supplies-Paper	1043240	27.99	ODP Business Solutions, LLC
Total 46196:						754.11	
09/28/23	46197	PEHP LTD PAYMENTS	08/31/23	LTD Premium - Aug 2023	1043135	579.00	PEHP LTD PAYMENTS
Total 46197:						579.00	
09/08/23	46127	Peterson, Maryn	08/31/23	Mileage Reimbursement (105.4)	1043230	69.04	Peterson, Maryn
Total 46127:						69.04	
09/21/23	46172	Peterson, Maryn	09/19/23	Team Appreciation Lunch	1043610	58.10	Peterson, Maryn
Total 46172:						58.10	
09/14/23	46158	Pitney Bowes Inc	08/30/23	Qrtrly Contract Lease- postage machine July 20	1043250	424.26	PITNEY BOWES CREDIT CORP
Total 46158:						424.26	

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/08/23	46128	Precision Power	08/24/23	Generator - Semi-annual Service and Inspectio	5140490	239.93	Precision Power
09/08/23	46128	Precision Power	08/21/23	Generator - Semi-annual Service and Inspectio	5140250	235.00	Precision Power
09/08/23	46128	Precision Power	08/21/23	Semi-annual service - Fire Station generator	1057260	514.95	Precision Power
09/08/23	46128	Precision Power	08/21/23	Semi-annual service - City Hall Generator	1043262	235.00	Precision Power
Total 46128:						1,224.88	
09/21/23	46173	Precision Power	09/01/23	Semi-annual service - Church St Booster	5140490	549.95	Precision Power
Total 46173:						549.95	
09/08/23	46129	PROTECT YOUTH SPORTS	08/31/23	Background Checks (3)	1057137	64.20	PROTECT YOUTH SPORTS
Total 46129:						64.20	
09/08/23	46130	Quench USA, Inc	09/01/23	Ice Machine Lease - Sept 2023	1057260	331.00	Quench USA Inc
Total 46130:						331.00	
09/14/23	46159	ROBINSON WASTE SERVICES INC	07/31/23	Front Load Trash-Temporary	1057260	78.00	ROBINSON WASTE SERVICES INC
09/14/23	46159	ROBINSON WASTE SERVICES INC	08/31/23	Front Load Trash-Temporary Inactivity Fee	1057260	93.00	ROBINSON WASTE SERVICES INC
09/14/23	46159	ROBINSON WASTE SERVICES INC	08/31/23	Garbage Collection - Aug 2023	5340492	14,595.22	ROBINSON WASTE SERVICES INC
Total 46159:						14,766.22	
09/28/23	46198	SAFETY SUPPLY & SIGN COMPANY	09/19/23	Parking Ordinance Signs (6) Steel Drive rivets (1060410	821.46	SAFETY SUPPLY & SIGN COMPANY
Total 46198:						821.46	
09/21/23	46174	Shums Coda Associates	09/18/23	Building Inspector - Aug 2023	1058326	1,085.00	Shums Coda Associates
Total 46174:						1,085.00	
09/08/23	46131	SMASH ATHLETICS	08/21/23	Jerseys for Soccer(60)	2071482	822.95	SMASH ATHLETICS
Total 46131:						822.95	
09/21/23	46175	Solid Custom Floor Coatings	06/30/23	Men's Bathroom, Women's Bathroom, Patios-O	1070261	2,500.00	Solid Custom Floor Coatings

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Total 46175:						2,500.00	
09/08/23	46132	Stake Center Locating Inc.	09/05/23	Blue Staking of street lights (16)	1060416	240.00	Stake Center Locating Inc.
Total 46132:						240.00	
09/14/23	46160	STAKER PARSON MATERIALS AND CONS	09/07/23	Road Base (21.83 Ton) Canyon Meadows	1070261	336.19	STAKER PARSON MATERIALS AND CONSTRUCT
Total 46160:						336.19	
09/28/23	46199	STAKER PARSON MATERIALS AND CONS	09/13/23	Screened Floor Sand (8.31 Ton)	1054320	80.20	STAKER PARSON MATERIALS AND CONSTRUCT
09/28/23	46199	STAKER PARSON MATERIALS AND CONS	09/14/23	Washed Rock (6.59 ton) Road base (21.95 ton)	5140490	482.13	STAKER PARSON MATERIALS AND CONSTRUCT
09/28/23	46199	STAKER PARSON MATERIALS AND CONS	08/16/23	2023 Street Maintenance Est #3	5676730	748,744.44	STAKER PARSON MATERIALS AND CONSTRUCT
09/28/23	46199	STAKER PARSON MATERIALS AND CONS	09/20/23	2023 Street Maintenance Est #4	5676730	106,865.91	STAKER PARSON MATERIALS AND CONSTRUCT
Total 46199:						856,172.68	
09/28/23	46200	Stott, Ryan	09/22/23	Refund overpayment from trust for Ryan Stott 2	1021350	125.00	Stott, Ryan
Total 46200:						125.00	
09/14/23	46161	T J TRAILERS	09/07/23	Receiver Pin, Hitch Reducer	1070250	47.28	T J TRAILERS
Total 46161:						47.28	
09/28/23	46201	Teleflex	09/15/23	Medical Supplies-EZ-IO 25MM Needle (5), EZ-I	1057450	1,115.50	Teleflex
Total 46201:						1,115.50	
09/08/23	46133	Terry, Taysha	09/06/23	Ref: 6 games	2071480	60.00	Terry, Taysha
Total 46133:						60.00	
09/14/23	46162	The Bancorp Bank	08/31/23	Code Enforcement-2023 Ford F150 Supercrew	6060960	6,695.01	The Bancorp Bank
Total 46162:						6,695.01	
09/21/23	46176	Toncco Inc	09/05/23	East Bench Water Line project #6	5140730	39,111.50	Toncco Inc
09/21/23	46176	Toncco Inc	09/05/23	Cornia Drive & Fire hydrants project #6	5140730	1,322.87	Toncco Inc

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Total 46176:						40,434.37	
09/08/23	46134	TURNER, ALEX	08/31/23	Ref: 8/31	2071482	20.00	TURNER, ALEX
Total 46134:						20.00	
09/08/23	46135	UniFirst Corporation	07/28/23	Mats and Towels for FAC	2071241	39.65	UNIFIRST CORPORATION
09/08/23	46135	UniFirst Corporation	08/04/23	Mats and Towels for FAC	2071241	97.89	UNIFIRST CORPORATION
09/08/23	46135	UniFirst Corporation	08/11/23	Mats and Towels for FAC	2071241	44.41	UNIFIRST CORPORATION
09/08/23	46135	UniFirst Corporation	08/18/23	Mats and Towels for FAC	2071241	110.79	UNIFIRST CORPORATION
09/08/23	46135	UniFirst Corporation	08/25/23	Mats and Towels for FAC	2071241	44.41	UNIFIRST CORPORATION
09/08/23	46135	UniFirst Corporation	09/01/23	Mats and Towels for FAC	2071241	110.79	UNIFIRST CORPORATION
Total 46135:						447.94	
09/08/23	46136	UPPERCASE PRINTING INK	08/25/23	UTILITY FORMS & ENVELOPES	5140370	931.16	UPPERCASE PRINTING INK
09/08/23	46136	UPPERCASE PRINTING INK	08/25/23	UTILITY FORMS & ENVELOPES	5240370	662.15	UPPERCASE PRINTING INK
09/08/23	46136	UPPERCASE PRINTING INK	08/25/23	UTILITY FORMS & ENVELOPES	5340370	206.92	UPPERCASE PRINTING INK
09/08/23	46136	UPPERCASE PRINTING INK	08/25/23	UTILITY FORMS & ENVELOPES	5440370	144.85	UPPERCASE PRINTING INK
Total 46136:						1,945.08	
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Breakroom supplies	1043240	163.73	Walmart
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Breakroom supplies	1043240	189.56	SAMS CLUB/SYNCHRONY BANK
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Paint: Equipment, Tape, Rollers	2071262	34.26	LOWES PROX
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Fuel for side by side	2071256	33.77	SAMS CLUB/SYNCHRONY BANK
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Masking tape for painting	2071262	9.65	HOME DEPOT CREDIT SERVICES
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Paint marking for field, Soccer	2071482	90.19	LOWES PROX
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Paint marking for field, Flag Football	2071483	90.20	LOWES PROX
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Senior lunch	2071486	37.31	SAMS CLUB/SYNCHRONY BANK
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Senior lunch, tablecloths	2071486	12.61	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Senior lunch, salad	2071486	47.67	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Senior lunch, main dish	2071486	240.00	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Sasquatch	1058740	29.95	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Airtags for Sasquatch	1058740	84.99	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Plants for City Hall	4543730	50.46	HOME DEPOT CREDIT SERVICES
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Candy for Parade	1041620	631.80	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Lens for Camera	1058740	1,898.00	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Kudos Coin Gift Cards	1043329	361.40	Walmart

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09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	ICMA Membership	1058210	200.00	ICMA
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Mousepad for Admin	1043240	14.99	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	No Parking Signs	1058620	429.66	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	UT APA Planning Commision & Community Ser	1058230	710.00	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	36.24	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	129.99	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	574.82	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	A-Frames	1058740	153.27	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058240	50.56	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058240	7.58	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	34.14	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	17.99	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	254.90	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	50.98	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Halloween Party	1058620	217.68	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Constitution Trivia Night	1058620	103.15	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Phone Bill	1057280	425.61	AT&T MOBILITY
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Cookies for Employee Birthday	1058620	40.15	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Concert in the Park	1058620	18.79	Walmart
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Thank you dinner for PW	5140230	250.95	Walmart
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	City Website plugin Annual Amt	1043350	24.00	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	ULCT Conference	1043230	495.00	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	August Lunch on us	1043329	264.99	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Staff Appreciation	1043329	12.35	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Constant Contact Subscription	1043350	66.50	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Membership Renewal	1043210	324.00	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Air Freshners and batteries for bathrooms	1043240	43.77	HOME DEPOT CREDIT SERVICES
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	File Rack for front counter	1043240	73.85	HOME DEPOT CREDIT SERVICES
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Country Fair Days parade and Candy drop	1057230	470.53	COSTCO WHOLESALE
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Country Fair Days parade and Candy drop	1057230	108.09	COSTCO WHOLESALE
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Recorders Lunch order	1043230	284.38	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Lt. Governor Entity Registration for LBA	1043210	25.00	LT. GOVERNOR'S OFFICE/NOTARY
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Recorders lunch	1043230	23.90	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Service Camry	1057250	13.93	OREILLY AUTOMOTIVE, INC.
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Service Camry	1057250	185.50	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	HDMI cord	1057250	8.55	Amazon.com
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Pizza training	1057230	37.29	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Standard top soil	1070261	74.16	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Standard top soil	1070261	74.16	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Water, Drinks, Misc supplies	5140490	169.52	SAM'S CLUB

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Pizza	5140490	128.66	Generic Visa Purchase
09/11/23	10803246	US BANK-VISA PAYMENT	08/15/23	Audible Subscription	1058230	16.03	Generic Visa Purchase
Total 108032468:						10,651.16	
09/08/23	46137	USA BLUEBOOK	08/23/23	Tuffguy Shorlite System 6' x 6' Trench Box	5240690	9,290.43	USA BLUEBOOK
Total 46137:						9,290.43	
09/21/23	46177	UTAH DEPT WORKFORCE SERVICES	09/01/23	Unemployment Reimbursement	1022410	1,343.11	UTAH DEPT WORKFORCE SERVICES
Total 46177:						1,343.11	
09/08/23	46138	UTAH STATE TREASURER	09/01/23	Court Surcharge Remittance - Aug 2023	1035100	7,037.80	UTAH STATE TREASURER
Total 46138:						7,037.80	
09/08/23	46139	VANGUARD CLEANING SYSTEMS OF U	09/01/23	Janitorial service - Sept 2023	1043262	430.00	VANGUARD CLEANING SYSTEMS OF U
Total 46139:						430.00	
09/28/23	46202	Vehicle Lighting Solutions	07/31/23	Light Bar and Siren Installation for 2013 Camry	1057250	3,028.80	VEHICLE LIGHTING SOLUTIONS
Total 46202:						3,028.80	
09/21/23	46178	VERIZON WIRELESS	09/08/23	Public Works Air Card - Aug 2023	5140280	80.02	VERIZON WIRELESS
Total 46178:						80.02	
09/21/23	46163	Void Check	V				
Total 46163:						.00	
09/21/23	46164	Void Check	V				
Total 46164:						.00	
09/21/23	46165	Void Check	V				

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46165:						.00	
09/21/23	46166	Void Check	V				
Total 46166:						.00	
09/21/23	46167	Void Check	V				
Total 46167:						.00	
09/21/23	46168	Void Check	V				
Total 46168:						.00	
09/21/23	46169	Void Check	V				
Total 46169:						.00	
09/21/23	46170	Void Check	V				
Total 46170:						.00	
09/21/23	46171	Void Check	V				
Total 46171:						.00	
09/21/23	46172	Void Check	V				
Total 46172:						.00	
09/21/23	46173	Void Check	V				
Total 46173:						.00	
09/21/23	46174	Void Check	V				
Total 46174:						.00	
09/21/23	46175	Void Check	V				

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46175:						.00	
09/21/23	46176	Void Check	V				
Total 46176:						.00	
09/21/23	46177	Void Check	V				
Total 46177:						.00	
09/21/23	46178	Void Check	V				
Total 46178:						.00	
09/21/23	46179	Void Check	V				
Total 46179:						.00	
09/21/23	46180	Void Check	V				
Total 46180:						.00	
09/28/23	46203	WASATCH INTEGRATED WASTE MGMT	09/01/23	Garbage Collection - Aug 2023	5340492	23,774.40	WASATCH INTEGRATED WASTE MGMT
Total 46203:						23,774.40	
09/08/23	46140	Weldon, Quaid	09/06/23	Ref: 7/20	2071480	30.00	Weldon, Quaid
09/08/23	46140	Weldon, Quaid	09/06/23	Ref: 7/25, 7/25, 7/27	2071484	77.50	Weldon, Quaid
09/08/23	46140	Weldon, Quaid	09/06/23	Ref: 9/5	2071482	20.00	Weldon, Quaid
Total 46140:						127.50	
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Riverside RV Park- Unit C1 (Non structural) 3rd	1058312	380.00	West Coast Code Consultants Inc.
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Riverside RV Park- Unit C1 (Fire Plan Review)	1058312	95.00	West Coast Code Consultants Inc.
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Military Springs Pump Station (Structural) 1st re	1058312	240.00	West Coast Code Consultants Inc.
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Military Springs Pump Station (Non Structural) 1	1058312	380.00	West Coast Code Consultants Inc.
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Military Springs Pump Station (Fire Plan Review)	1058312	95.00	West Coast Code Consultants Inc.
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Area 30 Pump Station Plan (Structural) 1st revie	1058312	240.00	West Coast Code Consultants Inc.
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Area 30 Pump Station Plan (Non Structural) 1st	1058312	475.00	West Coast Code Consultants Inc.

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
09/21/23	46179	West Coast Code Consultants Inc.	09/05/23	Area 30 Pump Station Plan (Fire Plan Review)	1058312	95.00	West Coast Code Consultants Inc.
Total 46179:						2,000.00	
09/08/23	46141	WILKINSON SUPPLY	09/01/23	Exmark mower repair	1070250	704.97	WILKINSON SUPPLY
Total 46141:						704.97	
09/21/23	46180	WILKINSON SUPPLY	09/06/23	Ryan Renovaire Tow 72" Aerator	1070740	8,923.05	WILKINSON SUPPLY
Total 46180:						8,923.05	
09/28/23	46204	WILKINSON SUPPLY	09/15/23	18" tiller maintenance	1070250	213.60	WILKINSON SUPPLY
09/28/23	46204	WILKINSON SUPPLY	09/15/23	Troy-Bilt Pony Tiller Maintenance-replace engin	1070250	1,349.29	WILKINSON SUPPLY
09/28/23	46204	WILKINSON SUPPLY	09/26/23	18" dual direction tine, 190cc Honda Eng	1070250	127.82	WILKINSON SUPPLY
Total 46204:						1,690.71	
09/08/23	46142	WORKFORCE QA	07/31/23	Drug Screen - Fire (2)	1057137	100.00	WORKFORCE QA
09/08/23	46142	WORKFORCE QA	07/31/23	Drug Screen - Community Services (1)	1058137	50.00	WORKFORCE QA
Total 46142:						150.00	
09/20/23	10803245	XPRESS BILL PAY	V 07/01/23	Online Payment Charges	5140370	501.06	XPRESS BILL PAY
09/20/23	10803245	XPRESS BILL PAY	V 07/01/23	Online Payment Charges	5240370	348.56	XPRESS BILL PAY
09/20/23	10803245	XPRESS BILL PAY	V 07/01/23	Online Payment Charges	5340370	163.39	XPRESS BILL PAY
09/20/23	10803245	XPRESS BILL PAY	V 07/01/23	Online Payment Charges	5440370	76.25	XPRESS BILL PAY
Total 108032456:						1,089.26	
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	1042550	20.44	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	1043550	20.44	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	1057550	20.44	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	1060550	20.44	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	1070550	20.44	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	2071550	20.44	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	5140550	143.05	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	5240550	81.74	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	5340550	40.87	ZIONS BANK-SVS&TRANSACTION FEE
09/20/23	10803245	ZIONS BANK-SVS&TRANSACTION FEE	V 07/01/23	Banking Fees	5440550	20.44	ZIONS BANK-SVS&TRANSACTION FEE

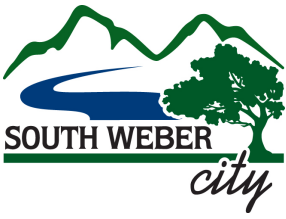
M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
						<u>408.74</u>	
						<u>1,176,031.32</u>	

Approval Date: _____

Mayor _____

City Recorder: _____



5d August Budget
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

October 10, 2023

PREPARED BY

Mark McRae
Finance Director

ITEM TYPE

Administrative

ATTACHMENTS

August 2023 Budget to Actual

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

August Budget to Actual

PURPOSE

Highlights of August 2023 Budget to Actual

RECOMMENDATION

Staff recommends approval.

BACKGROUND

NA

ANALYSIS

The highlights and analysis of the July 2023 staff report are still pertinent to this month's Budget to Actual. The following are additional accounts to be noted for August.

Highlights:

10-36-900 SUNDRY REVENUE Refund by Davis County for duplicate 2021 election payment of \$8,728.13 266.0%

10-42-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP Annual membership payment for Judge Memmott 36.4%

10-58-319 SUBDIVIDER REVIEW FEES Four major development reviews 83.1%

10-58-740 EQUIPMENT Camera lens 99.1%

51-40-325 PROF & TECH-MAPS Culinary Water utility maps 53.8%

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100	6,346.54	6,346.54	1,071,500.00	1,065,153.46	.6
10-31-120	14.46	14.46	1,500.00	1,485.54	1.0
10-31-200	4,904.56	4,904.56	55,000.00	50,095.44	8.9
10-31-300	.00	.00	1,300,000.00	1,300,000.00	.0
10-31-305	.00	.00	.00	.00	.0
10-31-309	.00	.00	10,000.00	10,000.00	.0
10-31-310	.00	14,886.08	468,000.00	453,113.92	3.2
	<u>11,265.56</u>	<u>26,151.64</u>	<u>2,906,000.00</u>	<u>2,879,848.36</u>	<u>.9</u>
<u>LICENSES AND PERMITS</u>					
10-32-100	.00	.00	8,000.00	8,000.00	.0
10-32-210	150.00	1,339.57	50,000.00	48,660.43	2.7
10-32-290	197.00	801.47	22,000.00	21,198.53	3.6
10-32-310	.00	.00	.00	.00	.0
	<u>347.00</u>	<u>2,141.04</u>	<u>80,000.00</u>	<u>77,858.96</u>	<u>2.7</u>
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-400	.00	.00	.00	.00	.0
10-33-500	.00	.00	30,000.00	30,000.00	.0
10-33-550	.00	.00	214,000.00	214,000.00	.0
10-33-560	.00	.00	114,000.00	114,000.00	.0
10-33-580	.00	.00	7,000.00	7,000.00	.0
	<u>.00</u>	<u>.00</u>	<u>365,000.00</u>	<u>365,000.00</u>	<u>.0</u>
<u>CHARGES FOR SERVICES</u>					
10-34-100	3,132.02	4,312.02	10,000.00	5,687.98	43.1
10-34-105	.00	.00	20,000.00	20,000.00	.0
10-34-250	535.00	470.00	.00	(470.00)	.0
10-34-254	.00	.00	.00	.00	.0
10-34-270	.00	.00	.00	.00	.0
10-34-560	3,623.61	3,623.61	63,000.00	59,376.39	5.8
10-34-760	.00	.00	.00	.00	.0
10-34-910	.00	.00	280,000.00	280,000.00	.0
	<u>7,290.63</u>	<u>8,405.63</u>	<u>373,000.00</u>	<u>364,594.37</u>	<u>2.3</u>

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITURES</u>					
10-35-100 FINES	18,365.50	28,925.20	135,000.00	106,074.80	21.4
TOTAL FINES AND FORFEITURES	18,365.50	28,925.20	135,000.00	106,074.80	21.4
<u>MISCELLANEOUS REVENUE</u>					
10-36-100 INTEREST EARNINGS	68,768.94	134,444.31	40,000.00	(94,444.31)	336.1
10-36-300 NEWSLETTER SPONSORS	.00	.00	.00	.00	.0
10-36-400 SALE OF ASSETS	.00	.00	.00	.00	.0
10-36-900 SUNDRY REVENUES	10,386.96	11,969.27	4,500.00	(7,469.27)	266.0
10-36-901 FARMERS MARKET	.00	.00	.00	.00	.0
10-36-905 MISC - COURT CONV FEE	381.00	774.00	5,000.00	4,226.00	15.5
TOTAL MISCELLANEOUS REVENUE	79,536.90	147,187.58	49,500.00	(97,687.58)	297.4
<u>CONTRIBUTIONS AND TRANSFERS</u>					
10-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
10-39-100 FIRE AGREEMENT/JOB CORPS	.00	.00	3,500.00	3,500.00	.0
10-39-110 FIRE AGREEMENT/COUNTY	.00	.00	3,000.00	3,000.00	.0
10-39-800 TFR FROM IMPACT FEES	.00	.00	2,000.00	2,000.00	.0
10-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
10-39-910 TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	8,500.00	8,500.00	.0
TOTAL FUND REVENUE	116,805.59	212,811.09	3,917,000.00	3,704,188.91	5.4

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-005 SALARIES - COUNCIL & COMMISSIO	1,200.00	2,400.00	28,000.00	25,600.00	8.6
10-41-131 EMPLOYEE BENEFIT-EMPLOYER FICA	91.80	183.60	2,200.00	2,016.40	8.4
10-41-133 EMPLOYEE BENEFIT - WORK. COMP.	27.40	54.80	1,000.00	945.20	5.5
10-41-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-41-140 UNIFORMS	.00	.00	.00	.00	.0
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	5,046.31	6,000.00	953.69	84.1
10-41-230 TRAVEL & TRAINING	.00	.00	13,000.00	13,000.00	.0
10-41-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	200.00	200.00	.0
10-41-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
10-41-494 YOUTH CITY COUNCIL	.00	.00	5,000.00	5,000.00	.0
10-41-620 MISCELLANEOUS	631.80	631.80	5,100.00	4,468.20	12.4
10-41-740 EQUIPMENT	.00	.00	.00	.00	.0
10-41-925 TRANSFER TO COUNTRY FAIR DAYS	.00	7,500.00	7,500.00	.00	100.0
TOTAL LEGISLATIVE	1,951.00	15,816.51	68,000.00	52,183.49	23.3
<u>JUDICIAL</u>					
10-42-004 JUDGE SALARY	1,475.31	2,138.90	18,000.00	15,861.10	11.9
10-42-110 EMPLOYEE SALARIES	876.56	1,216.96	.00	(1,216.96)	.0
10-42-130 EMPLOYEE BENEFIT - RETIREMENT	346.28	346.28	4,000.00	3,653.72	8.7
10-42-131 EMPLOYEE BENEFIT-EMPLOYER FICA	183.74	262.45	2,000.00	1,737.55	13.1
10-42-133 EMPLOYEE BENEFIT - WORK. COMP.	36.13	52.36	500.00	447.64	10.5
10-42-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-42-135 EMPLOYEE BENEFIT - HEALTH INS.	.00	.00	.00	.00	.0
10-42-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	86.40	86.40	100.00	13.60	86.4
10-42-230 TRAVEL & TRAINING	.00	100.00	3,000.00	2,900.00	3.3
10-42-240 OFFICE SUPPLIES & EXPENSE	21.57	104.75	500.00	395.25	21.0
10-42-243 COURT REFUNDS	.00	.00	.00	.00	.0
10-42-280 TELEPHONE	50.00	75.00	600.00	525.00	12.5
10-42-313 PROFESSIONAL/TECH. - ATTORNEY	1,200.00	1,375.00	10,000.00	8,625.00	13.8
10-42-317 PROFESSIONAL/TECHNICAL-BAILIFF	.00	.00	5,000.00	5,000.00	.0
10-42-350 SOFTWARE MAINTENANCE	.00	74.50	1,000.00	925.50	7.5
10-42-550 BANKING CHARGES	424.89	718.97	2,000.00	1,281.03	36.0
10-42-610 MISCELLANEOUS	40.00	130.00	1,000.00	870.00	13.0
10-42-740 EQUIPMENT	.00	.00	300.00	300.00	.0
TOTAL JUDICIAL	4,740.88	6,681.57	48,000.00	41,318.43	13.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE</u>					
10-43-110 FULL-TIME EMPLOYEE SALARIES	30,829.74	46,613.74	395,000.00	348,386.26	11.8
10-43-120 PART-TIME EMPLOYEE SALARIES	1,623.30	2,772.21	81,000.00	78,227.79	3.4
10-43-125 EMPLOYEE INCENTIVE	.00	.00	.00	.00	.0
10-43-130 EMPLOYEE BENEFIT - RETIREMENT	9,504.28	9,504.28	91,000.00	81,495.72	10.4
10-43-131 EMPLOYEE BENEFIT-EMPLOYER FICA	2,484.16	3,754.07	37,000.00	33,245.93	10.2
10-43-133 EMPLOYEE BENEFIT - WORK. COMP.	438.29	657.98	8,000.00	7,342.02	8.2
10-43-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-43-135 EMPLOYEE BENEFIT - HEALTH INS.	12,651.85	19,332.09	90,000.00	70,667.91	21.5
10-43-136 HRA REIMBURSEMENT - HEALTH INS	.00	.00	3,500.00	3,500.00	.0
10-43-137 EMPLOYEE TESTING	.00	.00	.00	.00	.0
10-43-140 UNIFORMS	.00	.00	.00	.00	.0
10-43-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	349.00	349.00	3,500.00	3,151.00	10.0
10-43-220 PUBLIC NOTICES	100.00	100.00	6,000.00	5,900.00	1.7
10-43-230 TRAVEL & TRAINING	2,056.24	2,496.48	25,000.00	22,503.52	10.0
10-43-240 OFFICE SUPPLIES & EXPENSE	1,218.48	3,075.10	10,000.00	6,924.90	30.8
10-43-250 EQUIPMENT - SUPPLIES AND MAINT	424.26	749.61	6,500.00	5,750.39	11.5
10-43-252 EQUIPMENT MAINT. - CASELLE	.00	.00	.00	.00	.0
10-43-253 EQUIPMENT MAINT. - SOFTWARE	.00	.00	.00	.00	.0
10-43-256 FUEL EXPENSE	.00	.00	.00	.00	.0
10-43-262 GENERAL GOVERNMENT BUILDINGS	1,046.04	2,483.53	10,500.00	8,016.47	23.7
10-43-270 UTILITIES	324.69	340.90	6,000.00	5,659.10	5.7
10-43-280 TELEPHONE	1,682.82	3,170.23	19,000.00	15,829.77	16.7
10-43-308 PROFESSIONAL & TECH - I.T.	1,910.25	4,344.50	33,000.00	28,655.50	13.2
10-43-309 PROFESSIONAL & TECH - AUDITOR	.00	.00	15,000.00	15,000.00	.0
10-43-310 PROFESSIONAL/TECH. - PLANNER	.00	.00	.00	.00	.0
10-43-311 PRO & TECH - ECO DEVELOPMENT	.00	.00	.00	.00	.0
10-43-312 PROFESSIONAL & TECH. - ENGINEER	.00	.00	.00	.00	.0
10-43-313 PROFESSIONAL/TECH. - ATTORNEY	5,772.00	9,304.50	60,000.00	50,695.50	15.5
10-43-314 ORDINANCE CODIFICATION	802.31	802.31	5,000.00	4,197.69	16.1
10-43-316 ELECTIONS	.00	.00	20,000.00	20,000.00	.0
10-43-319 PROF./TECH. -SUBD. REVIEWS	.00	.00	.00	.00	.0
10-43-329 CITY MANAGER FUND	655.80	1,010.96	5,000.00	3,989.04	20.2
10-43-350 SOFTWARE MAINTENANCE	5,731.20	7,786.86	30,000.00	22,213.14	26.0
10-43-510 INSURANCE & SURETY BONDS	.00	58,855.06	48,000.00	(10,855.06)	122.6
10-43-550 BANKING CHARGES	19.00	39.44	1,000.00	960.56	3.9
10-43-610 MISCELLANEOUS	.00	33.48	4,000.00	3,966.52	.8
10-43-620 MISCELLANEOUS	.00	.00	.00	.00	.0
10-43-621 CONTRIBUTIONS & DONATIONS	.00	.00	.00	.00	.0
10-43-625 CASH OVER AND SHORT	(.10)	(.10)	.00	.10	.0
10-43-720 BUILDINGS	.00	.00	.00	.00	.0
10-43-740 EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
10-43-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-43-841 TRANSFER TO RECREATION FUND	.00	.00	.00	.00	.0
10-43-900 ADDITION TO FUND BALANCE	.00	.00	.00	.00	.0
10-43-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
TOTAL ADMINISTRATIVE	79,623.61	177,576.23	1,023,000.00	845,423.77	17.4

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-54-310 SHERIFF'S DEPARTMENT	.00	.00	312,000.00	312,000.00	.0
10-54-311 ANIMAL CONTROL	.00	.00	.00	.00	.0
10-54-320 EMERGENCY PREPAREDNESS	.00	.00	12,000.00	12,000.00	.0
10-54-321 LIQUOR LAW ENFORCEMENT	.00	.00	7,000.00	7,000.00	.0
TOTAL PUBLIC SAFETY	.00	.00	331,000.00	331,000.00	.0
<u>FIRE PROTECTION</u>					
10-57-110 FULL-TIME EMPLOYEE SALARIES	8,407.70	12,738.67	110,000.00	97,261.33	11.6
10-57-120 PART-TIME EMPLOYEE SALARIES	44,733.69	66,592.52	634,000.00	567,407.48	10.5
10-57-130 EMPLOYEE BENEFIT - RETIREMENT	2,392.62	2,392.62	22,000.00	19,607.38	10.9
10-57-131 EMPLOYEE BENEFIT-EMPLOYER FICA	4,086.94	6,057.33	57,000.00	50,942.67	10.6
10-57-133 EMPLOYEE BENEFIT - WORK. COMP.	2,196.87	3,266.55	34,000.00	30,733.45	9.6
10-57-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-57-135 EMPLOYEE BENEFIT - HEALTH INS.	4,343.44	6,533.51	28,000.00	21,466.49	23.3
10-57-137 EMPLOYEE TESTING	64.20	205.65	1,000.00	794.35	20.6
10-57-140 UNIFORMS	262.77	521.03	12,000.00	11,478.97	4.3
10-57-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	1,000.00	1,000.00	.0
10-57-230 TRAVEL & TRAINING	596.22	620.69	44,000.00	43,379.31	1.4
10-57-240 OFFICE SUPPLIES & EXPENSE	.00	.00	2,500.00	2,500.00	.0
10-57-250 EQUIPMENT SUPPLIES & MAINT.	795.50	4,876.14	24,000.00	19,123.86	20.3
10-57-256 FUEL EXPENSE	990.54	990.54	10,000.00	9,009.46	9.9
10-57-260 BUILDINGS & GROUNDS MAINT.	1,085.69	4,639.42	22,000.00	17,360.58	21.1
10-57-270 UTILITIES	828.04	1,316.71	7,000.00	5,683.29	18.8
10-57-280 TELEPHONE	925.77	1,716.22	10,000.00	8,283.78	17.2
10-57-350 SOFTWARE MAINTENANCE	.00	74.50	8,500.00	8,425.50	.9
10-57-370 PROFESSIONAL & TECH. SERVICES	1,052.68	4,464.21	23,000.00	18,535.79	19.4
10-57-375 PARAMEDIC SERVICES	.00	.00	.00	.00	.0
10-57-450 SPECIAL PUBLIC SAFETY SUPPLIES	1,065.40	1,286.36	38,000.00	36,713.64	3.4
10-57-530 INTEREST EXPENSE	.00	1,626.57	5,000.00	3,373.43	32.5
10-57-550 BANKING CHARGES	19.00	39.44	500.00	460.56	7.9
10-57-622 HEALTH & WELLNESS EXPENSES	.00	.00	1,500.00	1,500.00	.0
10-57-740 EQUIPMENT	.00	.00	15,000.00	15,000.00	.0
10-57-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-57-811 BOND PRINCIPAL	.00	.00	27,000.00	27,000.00	.0
TOTAL FIRE PROTECTION	73,847.07	119,958.68	1,137,000.00	1,017,041.32	10.6

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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5d August Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY SERVICES</u>					
10-58-004 SUPERVISOR SALARIES	.00	.00	.00	.00	.0
10-58-110 FULL-TIME EMPLOYEE SALARIES	24,911.21	36,294.58	296,000.00	259,705.42	12.3
10-58-120 PART-TIME EMPLOYEE SALARIES	350.00	700.00	5,000.00	4,300.00	14.0
10-58-130 EMPLOYEE BENEFIT - RETIREMENT	7,132.20	7,132.20	59,000.00	51,867.80	12.1
10-58-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,969.38	2,858.72	23,000.00	20,141.28	12.4
10-58-132 EMPLOYEE BENEFIT - 401K PLAN	.00	.00	.00	.00	.0
10-58-133 EMPLOYEE BENEFIT - WORK. COMP.	502.88	722.61	7,000.00	6,277.39	10.3
10-58-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-58-135 EMPLOYEE BENEFIT - HEALTH INS.	8,535.89	13,252.47	59,000.00	45,747.53	22.5
10-58-137 EMPLOYEE TESTING	.00	50.00	.00	(50.00)	.0
10-58-140 UNIFORMS	124.54	218.78	3,200.00	2,981.22	6.8
10-58-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	200.00	600.00	1,000.00	400.00	60.0
10-58-230 TRAVEL & TRAINING	984.78	2,392.46	12,500.00	10,107.54	19.1
10-58-240 OFFICE SUPPLIES	239.98	354.94	10,000.00	9,645.06	3.6
10-58-250 EQUIPMENT SUPPLIES & MAINT.	295.71	311.71	5,000.00	4,688.29	6.2
10-58-255 VEHICLE LEASE	.00	.00	15,000.00	15,000.00	.0
10-58-256 FUEL EXPENSE	185.01	185.01	3,000.00	2,814.99	6.2
10-58-280 TELEPHONE	339.76	445.26	1,800.00	1,354.74	24.7
10-58-310 PROFESSIONAL & TCH. - PLANNER	.00	.00	.00	.00	.0
10-58-311 PROFESSIONAL & TECH - ECODEV	.00	.00	.00	.00	.0
10-58-312 PROFESSIONAL & TECH. - ENGINR	8,129.25	9,767.25	55,000.00	45,232.75	17.8
10-58-319 PROF./TECH. -SUBD. REVIEWS	11,695.75	16,616.00	20,000.00	3,384.00	83.1
10-58-325 PROFESSIONAL/TECHICAL - MAPS/G	26.25	26.25	8,000.00	7,973.75	.3
10-58-326 PROF. & TECH. - INSPECTIONS	.00	1,785.00	40,000.00	38,215.00	4.5
10-58-350 SOFTWARE MAINTENANCE	.00	.00	17,000.00	17,000.00	.0
10-58-370 PROFESSIONAL & TECH. SERVICES	.00	.00	.00	.00	.0
10-58-380 ABATEMENTS	.00	.00	10,000.00	10,000.00	.0
10-58-620 MISCELLANEOUS	1,870.58	3,154.40	14,000.00	10,845.60	22.5
10-58-740 EQUIPMENT	2,166.21	2,326.20	2,500.00	173.80	93.1
TOTAL COMMUNITY SERVICES	69,659.38	99,193.84	667,000.00	567,806.16	14.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-110 FULL-TIME EMPLOYEE SALARIES	3,610.76	5,346.40	48,000.00	42,653.60	11.1
10-60-120 PART-TIME EMPLOYEE SALARIES	.00	.00	30,000.00	30,000.00	.0
10-60-130 EMPLOYEE BENEFIT - RETIREMENT	1,035.79	1,035.79	10,000.00	8,964.21	10.4
10-60-131 EMPLOYEE BENEFIT-EMPLOYER FICA	273.36	400.76	6,000.00	5,599.24	6.7
10-60-133 EMPLOYEE BENEFIT - WORK. COMP.	108.62	162.26	3,000.00	2,837.74	5.4
10-60-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-60-135 EMPLOYEE BENEFIT - HEALTH INS.	1,590.08	2,395.86	11,000.00	8,604.14	21.8
10-60-137 EMPLOYEE TESTING	.00	.00	300.00	300.00	.0
10-60-140 UNIFORMS	124.50	218.78	1,800.00	1,581.22	12.2
10-60-230 TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
10-60-250 EQUIPMENT SUPPLIES & MAINT.	600.35	720.59	10,000.00	9,279.41	7.2
10-60-255 VEHICLE LEASE	.00	.00	7,000.00	7,000.00	.0
10-60-256 FUEL EXPENSE	196.83	196.83	5,600.00	5,403.17	3.5
10-60-260 BUILDINGS & GROUNDS MAINT.	274.15	771.12	.00	(771.12)	.0
10-60-271 UTILITIES - STREET LIGHTS	2,761.89	2,867.17	45,000.00	42,132.83	6.4
10-60-280 TELEPHONE	116.47	141.47	.00	(141.47)	.0
10-60-312 PROFESSIONAL & TECH. - ENGINR	22.25	22.25	5,000.00	4,977.75	.5
10-60-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	1,706.25	5,000.00	3,293.75	34.1
10-60-350 SOFTWARE MAINTENANCE	.00	74.50	3,000.00	2,925.50	2.5
10-60-370 PROFESSIONAL & TECH. SERVICES	.00	.00	.00	.00	.0
10-60-410 SPECIAL HIGHWAY SUPPLIES	.00	.00	25,000.00	25,000.00	.0
10-60-411 SNOW REMOVAL SUPPLIES	.00	.00	45,000.00	45,000.00	.0
10-60-415 MAILBOXES & STREET SIGNS	.00	277.50	10,000.00	9,722.50	2.8
10-60-416 STREET LIGHTS	345.79	961.12	30,000.00	29,038.88	3.2
10-60-420 WEED CONTROL	.00	.00	2,000.00	2,000.00	.0
10-60-422 CROSSWALK/STREET PAINTING	.00	.00	5,000.00	5,000.00	.0
10-60-424 CURB & GUTTER RESTORATION	.00	.00	.00	.00	.0
10-60-550 BANKING CHARGES	19.00	39.44	300.00	260.56	13.2
TOTAL STREETS	11,079.84	17,338.09	310,000.00	292,661.91	5.6

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-70-110 FULL-TIME EMPLOYEE SALARIES	6,332.92	9,603.01	94,000.00	84,396.99	10.2
10-70-120 PART-TIME EMPLOYEE SALARIES	4,686.29	5,329.89	10,000.00	4,670.11	53.3
10-70-130 EMPLOYEE BENEFIT - RETIREMENT	1,872.97	1,872.97	17,000.00	15,127.03	11.0
10-70-131 EMPLOYEE BENEFIT-EMPLOYER FICA	862.23	1,159.92	8,000.00	6,840.08	14.5
10-70-133 EMPLOYEE BENEFIT - WORK. COMP.	338.44	465.23	3,000.00	2,534.77	15.5
10-70-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-70-135 EMPLOYEE BENEFIT - HEALTH INS.	4,738.60	7,323.83	33,000.00	25,676.17	22.2
10-70-137 EMPLOYEE TESTING	.00	.00	400.00	400.00	.0
10-70-140 UNIFORMS	248.95	437.43	4,000.00	3,562.57	10.9
10-70-230 TRAVEL & TRAINING	.00	.00	4,000.00	4,000.00	.0
10-70-250 EQUIPMENT SUPPLIES & MAINT.	4,010.28	4,603.97	25,000.00	20,396.03	18.4
10-70-255 VEHICLE LEASE	.00	.00	71,000.00	71,000.00	.0
10-70-256 FUEL EXPENSE	406.90	406.90	6,000.00	5,593.10	6.8
10-70-260 BUILDINGS & GROUNDS MAINT.	.00	.00	.00	.00	.0
10-70-261 GROUNDS SUPPLIES & MAINTENANCE	6,425.60	18,804.94	77,500.00	58,695.06	24.3
10-70-270 UTILITIES	711.15	1,025.22	10,000.00	8,974.78	10.3
10-70-280 TELEPHONE	212.94	262.94	1,800.00	1,537.06	14.6
10-70-312 PROFESSIONAL & TECH. - ENGINR	.00	52.50	.00	(52.50)	.0
10-70-350 SOFTWARE MAINTENANCE	.00	74.50	1,000.00	925.50	7.5
10-70-430 TRAILS	.00	.00	.00	.00	.0
10-70-431 TREE PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-70-435 SAFETY INCENTIVE PROGRAM	.00	.00	.00	.00	.0
10-70-550 BANKING CHARGES	19.00	39.44	300.00	260.56	13.2
10-70-626 UTA PARK AND RIDE	.00	.00	15,000.00	15,000.00	.0
10-70-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	.00	.00	.0
10-70-735 ENHANCEMENTS - RAP	.00	.00	10,000.00	10,000.00	.0
10-70-740 EQUIPMENT	.00	.00	12,000.00	12,000.00	.0
10-70-960 TRRR FROM STORM DRAIN - REIMB.	.00	.00	(80,000.00)	(80,000.00)	.0
TOTAL PARKS	30,866.27	51,462.69	333,000.00	281,537.31	15.5
TOTAL FUND EXPENDITURES	271,768.05	488,027.61	3,917,000.00	3,428,972.39	12.5
NET REVENUE OVER EXPENDITURES	(154,962.46)	(275,216.52)	.00	275,216.52	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

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RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION REVENUE</u>					
20-34-720 RENTAL - ACTIVITY CENTER	670.00	1,890.00	11,000.00	9,110.00	17.2
20-34-751 MEMBERSHIP FEES	532.00	1,431.00	21,000.00	19,569.00	6.8
20-34-752 COMPETITION LEAGUE FEES	.00	98.00	20,000.00	19,902.00	.5
20-34-753 MISC REVENUE	(20.41)	66.00	1,000.00	934.00	6.6
20-34-754 COMPETITION BASEBALL	.00	.00	500.00	500.00	.0
20-34-755 BASKETBALL	2,475.00	3,553.00	14,000.00	10,447.00	25.4
20-34-756 BASEBALL & SOFTBALL	.00	.00	8,000.00	8,000.00	.0
20-34-757 SOCCER	3,984.00	6,460.00	16,000.00	9,540.00	40.4
20-34-758 FLAG FOOTBALL	1,483.00	3,283.00	4,000.00	717.00	82.1
20-34-759 VOLLEYBALL	421.00	1,061.00	1,500.00	439.00	70.7
20-34-760 WRESTLING	.00	.00	.00	.00	.0
20-34-761 PICKLEBALL	125.00	275.00	.00	(275.00)	.0
20-34-811 SALES TAX BOND PMT-RESTRICTED	.00	.00	.00	.00	.0
20-34-841 GRAVEL PIT FEES	.00	.00	100,000.00	100,000.00	.0
TOTAL RECREATION REVENUE	9,669.59	18,117.00	197,000.00	178,883.00	9.2
<u>SOURCE 36</u>					
20-36-895 RENTAL OF UNIFORMS AND EQUIP	.00	.00	.00	.00	.0
TOTAL SOURCE 36	.00	.00	.00	.00	.0
<u>SOURCE 37</u>					
20-37-100 INTEREST EARNINGS	.00	.00	2,000.00	2,000.00	.0
TOTAL SOURCE 37	.00	.00	2,000.00	2,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>					
20-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
20-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
20-39-800 TRANSFER FROM IMPACT FEE FUND	.00	.00	10,000.00	10,000.00	.0
20-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	159,000.00	159,000.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	169,000.00	169,000.00	.0
TOTAL FUND REVENUE	9,669.59	18,117.00	368,000.00	349,883.00	4.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION EXPENDITURES</u>					
20-71-110 FULL-TIME EMPLOYEE SALARIES	4,408.40	6,617.14	61,000.00	54,382.86	10.9
20-71-120 PART-TIME EMPLOYEE SALARIES	3,976.24	6,188.59	64,000.00	57,811.41	9.7
20-71-130 EMPLOYEE BENEFIT - RETIREMENT	1,265.78	1,265.78	12,000.00	10,734.22	10.6
20-71-131 EMPLOYEE BENEFIT-EMPLOYER FICA	672.14	1,023.86	9,000.00	7,976.14	11.4
20-71-133 EMPLOYEE BENEFIT - WORK. COMP.	121.02	185.41	3,000.00	2,814.59	6.2
20-71-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
20-71-135 EMPLOYEE BENEFIT - HEALTH INS.	585.40	1,091.96	11,000.00	9,908.04	9.9
20-71-137 EMPLOYEE TESTING	.00	21.50	500.00	478.50	4.3
20-71-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
20-71-230 TRAVEL & TRAINING	.00	.00	1,500.00	1,500.00	.0
20-71-240 OFFICE SUPPLIES AND EXPENSE	52.27	157.17	1,000.00	842.83	15.7
20-71-241 MATERIALS & SUPPLIES	297.50	572.58	3,000.00	2,427.42	19.1
20-71-250 EQUIPMENT SUPPLIES & MAINT.	.00	.00	1,000.00	1,000.00	.0
20-71-256 FUEL EXPENSE	33.77	77.01	500.00	422.99	15.4
20-71-262 GENERAL GOVERNMENT BUILDINGS	40.92	40.92	12,000.00	11,959.08	.3
20-71-270 UTILITIES	30.50	46.51	7,000.00	6,953.49	.7
20-71-280 TELEPHONE	437.53	714.51	4,000.00	3,285.49	17.9
20-71-331 PROMOTIONS	.00	.00	.00	.00	.0
20-71-340 PROGRAM OFFICIALS	.00	.00	.00	.00	.0
20-71-350 SOFTWARE MAINTENANCE	.00	74.50	1,000.00	925.50	7.5
20-71-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
20-71-480 REC BASKETBALL	.00	1,081.04	12,000.00	10,918.96	9.0
20-71-481 BASEBALL & SOFTBALL	.00	257.60	8,000.00	7,742.40	3.2
20-71-482 SOCCER	926.90	2,196.74	5,000.00	2,803.26	43.9
20-71-483 FLAG FOOTBALL	68.95	583.87	3,000.00	2,416.13	19.5
20-71-484 VOLLEYBALL	.00	96.60	2,000.00	1,903.40	4.8
20-71-485 SUMMER FUN	.00	246.70	2,000.00	1,753.30	12.3
20-71-486 SR LUNCHEON	334.15	334.15	2,000.00	1,665.85	16.7
20-71-488 COMPETITION BASKETBALL	.00	.00	12,000.00	12,000.00	.0
20-71-489 COMPETITION BASEBALL	.00	.00	500.00	500.00	.0
20-71-491 ADULT PROGRAMS	.00	.00	500.00	500.00	.0
20-71-492 PICKLEBALL/ WRESTLING	.00	.00	.00	.00	.0
20-71-510 INSURANCE & SURETY BONDS	.00	.00	.00	.00	.0
20-71-530 INTEREST EXPENSE	.00	4,182.61	16,000.00	11,817.39	26.1
20-71-550 BANKING CHARGES	344.92	497.53	2,000.00	1,502.47	24.9
20-71-610 MISCELLANEOUS	.00	213.00	1,500.00	1,287.00	14.2
20-71-625 CASH OVER AND SHORT	.00	.00	.00	.00	.0
20-71-740 EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
20-71-811 BOND PRINCIPAL	.00	.00	65,000.00	65,000.00	.0
20-71-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
20-71-915 TRANSFER TO ADMIN. SERVICES	.00	.00	35,000.00	35,000.00	.0
TOTAL RECREATION EXPENDITURES	13,596.39	27,767.28	368,000.00	340,232.72	7.6
TOTAL FUND EXPENDITURES	13,596.39	27,767.28	368,000.00	340,232.72	7.6
NET REVENUE OVER EXPENDITURES	(3,926.80)	(9,650.28)	.00	9,650.28	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
21-37-100	INTEREST EARNINGS	.00	.00	3,000.00	3,000.00	.0
21-37-200	IMPACT FEES	.00	.00	20,000.00	20,000.00	.0
	TOTAL REVENUE	.00	.00	23,000.00	23,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
21-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	23,000.00	23,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
21-40-760	SEWER IMPACT FEE PROJECTS	.00	.00	4,000.00	4,000.00	.0
21-40-800	SEWER FUND BALANCE	.00	.00	19,000.00	19,000.00	.0
	TOTAL EXPENDITURES	.00	.00	23,000.00	23,000.00	.0
<u>DEPARTMENT 80</u>						
21-80-800	TRANSFERS	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	23,000.00	23,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

STORM SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
22-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
22-37-200	IMPACT FEES	.00	.00	15,000.00	15,000.00	.0
	TOTAL REVENUE	.00	.00	15,000.00	15,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
22-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	15,000.00	15,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

STORM SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
22-40-760 PROJECTS	.00	.00	.00	.00	.0
22-40-799 FACILITIES	.00	.00	.00	.00	.0
22-40-800 STORM SEWER FUND BALANCE	.00	.00	10,000.00	10,000.00	.0
TOTAL EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
<u>DEPARTMENT 80</u>					
22-80-800 TRANSFERS	.00	.00	5,000.00	5,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	5,000.00	5,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

PARK IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
23-37-100	INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
23-37-200	IMPACT FEES	.00	.00	10,000.00	10,000.00	.0
	TOTAL REVENUE	.00	.00	11,000.00	11,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
23-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	11,000.00	11,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
23-40-760 PROJECTS	.00	.00	11,000.00	11,000.00	.0
23-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

ROAD IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
24-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
24-37-200	IMPACT FEES	.00	.00	40,000.00	40,000.00	.0
TOTAL REVENUE		.00	.00	40,000.00	40,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
24-39-500	CONTRIBUTION FROM FUND BAL	.00	.00	146,000.00	146,000.00	.0
24-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS		.00	.00	146,000.00	146,000.00	.0
TOTAL FUND REVENUE		.00	.00	186,000.00	186,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
24-40-760 PROJECTS	.00	.00	186,000.00	186,000.00	.0
24-40-799 FACILITIES	.00	.00	.00	.00	.0
24-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	186,000.00	186,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	186,000.00	186,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

COUNTRY FAIR DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
25-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
TOTAL SOURCE 37	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	.00	.00	.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

WATER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
26-37-100	INTEREST EARNINGS	.00	.00	2,000.00	2,000.00	.0
26-37-200	IMPACT FEES	.00	.00	10,000.00	10,000.00	.0
	TOTAL REVENUE	.00	.00	12,000.00	12,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
26-39-900	FND BALANCE TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	12,000.00	12,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

WATER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 40</u>					
26-40-760 PROJECTS	.00	.00	.00	.00	.0
26-40-799 FACILITIES	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 40	.00	.00	.00	.00	.0
<u>TRANSFERS</u>					
26-80-800 TRANSFERS	.00	.00	12,000.00	12,000.00	.0
26-80-900 CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL TRANSFERS	.00	.00	12,000.00	12,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	12,000.00	12,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

RECREATION IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
27-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
27-37-200	IMPACT FEES	.00	.00	10,000.00	10,000.00	.0
	TOTAL REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>						
27-39-470	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
27-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	10,000.00	10,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

RECREATION IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
27-40-760 PROJECTS	.00	.00	.00	.00	.0
27-40-799 FACILITIES	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>					
27-80-800 TRANSFERS	.00	.00	10,000.00	10,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	10,000.00	10,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

PUBLIC SAFETY IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
29-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
29-37-200 IMPACT FEES	.00	.00	2,000.00	2,000.00	.0
TOTAL REVENUE	.00	.00	2,000.00	2,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>					
29-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
29-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	.00	2,000.00	2,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

PUBLIC SAFETY IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
29-40-760	PROJECTS	.00	.00	.00	.00	.0
29-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
29-80-800	TRANSFERS	.00	.00	2,000.00	2,000.00	.0
	TOTAL DEPARTMENT 80	.00	.00	2,000.00	2,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	2,000.00	2,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SOURCE 31</u>					
45-31-300 SALES AND USE TAX	.00	.00	200,000.00	200,000.00	.0
TOTAL SOURCE 31	.00	.00	200,000.00	200,000.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
45-33-400 STATE GRANTS	.00	.00	.00	.00	.0
45-33-500 FEDERAL GRANT - CARES ACT/ARPA	.00	.00	.00	.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	.00	.0
<u>CHARGES FOR SERVICES</u>					
45-34-270 DEVELOPER PMTS FOR IMPROV.	.00	.00	.00	.00	.0
45-34-435 DONATIONS - CMP RAIL ROAD	.00	.00	.00	.00	.0
45-34-440 CONTRIBUTIONS	.00	.00	.00	.00	.0
45-34-445 CONTRIBUTIONS - RESTRICTED	.00	.00	.00	.00	.0
TOTAL CHARGES FOR SERVICES	.00	.00	.00	.00	.0
<u>MISCELLANEOUS REVENUE</u>					
45-36-100 INTEREST EARNINGS	.00	.00	48,000.00	48,000.00	.0
45-36-110 SALE OF PROPERTY	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	48,000.00	48,000.00	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>					
45-39-380 FUND SURPLUS-UNRESTRICTED	.00	.00	.00	.00	.0
45-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
45-39-500 FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
45-39-800 TRANSFER FROM IMPACT FEES	.00	.00	186,000.00	186,000.00	.0
45-39-810 TRANSFER FROM CLASS "C"	.00	.00	.00	.00	.0
45-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	186,000.00	186,000.00	.0
TOTAL FUND REVENUE	.00	.00	434,000.00	434,000.00	.0

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
45-43-730 ADMIN - IMPROV OTHER THAN BLDG	291.30	6,108.25	2,000.00	(4,108.25)	305.4
45-43-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 43	291.30	6,108.25	2,000.00	(4,108.25)	305.4
 <u>DEPARTMENT 57</u>					
45-57-720 BUILDINGS	.00	.00	.00	.00	.0
45-57-730 IMPROV. OTHER THAN BLDGS.	.00	.00	.00	.00	.0
45-57-740 EQUIPMENT	.00	.00	185,000.00	185,000.00	.0
TOTAL DEPARTMENT 57	.00	.00	185,000.00	185,000.00	.0
 <u>DEPARTMENT 58</u>					
45-58-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 58	.00	.00	.00	.00	.0
 <u>DEPARTMENT 60</u>					
45-60-710 LAND	.00	.00	.00	.00	.0
45-60-720 1040BUILDINGS	.00	.00	.00	.00	.0
45-60-730 STREETS-IMP OTHER THAN BLDG	6,783.50	11,357.50	225,000.00	213,642.50	5.1
45-60-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 60	6,783.50	11,357.50	225,000.00	213,642.50	5.1
 <u>DEPARTMENT 70</u>					
45-70-710 LAND	.00	.00	.00	.00	.0
45-70-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	.00	.00	.0
45-70-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 70	.00	.00	.00	.00	.0
 <u>DEPARTMENT 90</u>					
45-90-850 TRANSFER TO TRANS. UTIL. FUND	.00	.00	.00	.00	.0
45-90-900 TRANSFER TO FUND BALANCE	.00	.00	22,000.00	22,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	22,000.00	22,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	7,074.80	17,465.75	434,000.00	416,534.25	4.0
NET REVENUE OVER EXPENDITURES	(7,074.80)	(17,465.75)	.00	17,465.75	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
51-33-500 FEDERAL GRANT - CARES ACT	.00	.00	.00	.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	.00	.0
<u>SOURCE 34</u>					
51-34-270 DEVELOPER PMTS FOR IMPROVMNTS	.00	.00	.00	.00	.0
TOTAL SOURCE 34	.00	.00	.00	.00	.0
<u>MISCELLANEOUS REVENUE</u>					
51-36-100 INTEREST EARNINGS	.00	.00	60,000.00	60,000.00	.0
51-36-300 MISC UTILITY REVENUE	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	60,000.00	60,000.00	.0
<u>WATER UTILITIES REVENUE</u>					
51-37-100 WATER SALES	151,073.34	285,364.22	1,650,000.00	1,364,635.78	17.3
51-37-105 WATER CONNECTION FEE	.00	.00	5,000.00	5,000.00	.0
51-37-130 PENALTIES	3,429.15	7,278.49	42,000.00	34,721.51	17.3
TOTAL WATER UTILITIES REVENUE	154,502.49	292,642.71	1,697,000.00	1,404,357.29	17.2
<u>SOURCE 38</u>					
51-38-820 CONTRIBUTIONS FROM IMPACT FEES	.00	.00	12,000.00	12,000.00	.0
51-38-900 SUNDRY REVENUES	.00	.00	.00	.00	.0
51-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
51-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	12,000.00	12,000.00	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>					
51-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
51-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	1,521,000.00	1,521,000.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,521,000.00	1,521,000.00	.0
TOTAL FUND REVENUE	154,502.49	292,642.71	3,290,000.00	2,997,357.29	8.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

WATER UTILITY FUND

EXPENDITURES	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-40-110 FULL-TIME EMPLOYEE SALARIES	7,766.41	12,417.98	129,000.00	116,582.02	9.6
51-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
51-40-130 EMPLOYEE BENEFIT - RETIREMENT	2,587.70	2,587.70	27,000.00	24,412.30	9.6
51-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	625.53	1,011.61	10,000.00	8,988.39	10.1
51-40-133 EMPLOYEE BENEFIT - WORK. COMP.	241.40	396.13	5,000.00	4,603.87	7.9
51-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
51-40-135 EMPLOYEE BENEFIT - HEALTH INS.	669.35	1,631.26	13,000.00	11,368.74	12.6
51-40-137 EMPLOYEE TESTING	.00	.00	.00	.00	.0
51-40-140 UNIFORMS	298.50	392.78	2,000.00	1,607.22	19.6
51-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	3,000.00	3,000.00	.0
51-40-230 TRAVEL & TRAINING	240.45	240.45	4,000.00	3,759.55	6.0
51-40-240 OFFICE SUPPLIES & EXPENSE	35.95	174.58	1,000.00	825.42	17.5
51-40-250 EQUIPMENT SUPPLIES & MAINT.	267.00	724.15	10,000.00	9,275.85	7.2
51-40-255 VEHICLE LEASE	.00	.00	84,000.00	84,000.00	.0
51-40-256 FUEL EXPENSE	484.93	484.93	9,000.00	8,515.07	5.4
51-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	5,000.00	5,000.00	.0
51-40-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	.00	.00	.0
51-40-270 UTILITIES	2,269.09	3,324.49	20,000.00	16,675.51	16.6
51-40-280 TELEPHONE	553.20	1,061.63	4,000.00	2,938.37	26.5
51-40-312 PROFESSIONAL & TECH. - ENGINR	1,769.00	5,295.75	60,000.00	54,704.25	8.8
51-40-318 PROFESSIONAL TECHNICAL	.00	.00	2,000.00	2,000.00	.0
51-40-325 PROFESSIONAL/TECHICAL - MAPS/G	2,166.25	2,688.75	5,000.00	2,311.25	53.8
51-40-350 SOFTWARE MAINTENANCE	.00	223.50	9,500.00	9,276.50	2.4
51-40-370 UTILITY BILLING	1,578.82	2,724.02	14,000.00	11,275.98	19.5
51-40-480 SPECIAL WATER SUPPLIES	.00	748.75	6,500.00	5,751.25	11.5
51-40-481 WATER PURCHASES	.00	.00	390,000.00	390,000.00	.0
51-40-483 EMERGENCY LEAKS & REPAIRS	.00	.00	.00	.00	.0
51-40-485 FIRE HYDRANT UPDATE	.00	.00	65,000.00	65,000.00	.0
51-40-490 O & M CHARGE	1,426.48	3,104.42	100,000.00	96,895.58	3.1
51-40-495 METER REPLACEMENTS	.00	.00	200,000.00	200,000.00	.0
51-40-530 INTEREST EXPENSE	.00	.00	121,000.00	121,000.00	.0
51-40-540 CUSTOMER ASSISTANCE PROGRAM	280.78	280.78	.00	(280.78)	.0
51-40-550 BANKING CHARGES	481.60	968.20	6,000.00	5,031.80	16.1
51-40-650 DEPRECIATION	.00	.00	325,000.00	325,000.00	.0
51-40-730 IMPROVEMENTS OTHER THAN BLDGS	292,839.39	293,406.84	1,404,000.00	1,110,593.16	20.9
51-40-740 EQUIPMENT	.00	.00	60,000.00	60,000.00	.0
51-40-750 CAPITAL OUTLAY - VEHICLES	.00	.00	.00	.00	.0
51-40-811 BOND PRINCIPAL	.00	.00	95,000.00	95,000.00	.0
51-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
51-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	101,000.00	101,000.00	.0
51-40-950 CONTRI. TO FUND BALANCE - RSRV	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	316,581.83	333,888.70	3,290,000.00	2,956,111.30	10.2

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 80</u>					
51-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	316,581.83	333,888.70	3,290,000.00	2,956,111.30	10.2
NET REVENUE OVER EXPENDITURES	(162,079.34)	(41,245.99)	.00	41,245.99	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-36-100 INTEREST EARNINGS	.00	.00	60,000.00	60,000.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	60,000.00	60,000.00	.0
<u>SEWER UTILITIES REVENUE</u>					
52-37-300 SEWER SALES	95,875.97	192,835.96	1,148,000.00	955,164.04	16.8
52-37-360 CWDIS 5% RETAINAGE	.00	.00	3,000.00	3,000.00	.0
52-37-400 CWSID SEWER CONN FEES PAYABLE	.00	.00	.00	.00	.0
TOTAL SEWER UTILITIES REVENUE	95,875.97	192,835.96	1,151,000.00	958,164.04	16.8
<u>SOURCE 38</u>					
52-38-820 CONTRIBUTION FROM IMPACT FEES	.00	.00	4,000.00	4,000.00	.0
52-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
52-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	4,000.00	4,000.00	.0
<u>SOURCE 39</u>					
52-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	95,875.97	192,835.96	1,215,000.00	1,022,164.04	15.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-40-110 FULL-TIME EMPLOYEE SALARIES	11,108.79	13,549.50	62,000.00	48,450.50	21.9
52-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
52-40-130 EMPLOYEE BENEFIT - RETIREMENT	2,830.37	2,830.37	14,000.00	11,169.63	20.2
52-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	830.70	995.71	5,000.00	4,004.29	19.9
52-40-133 EMPLOYEE BENEFIT - WORK. COMP.	327.84	398.56	3,000.00	2,601.44	13.3
52-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
52-40-135 EMPLOYEE BENEFIT - HEALTH INS.	4,333.73	6,514.09	28,000.00	21,485.91	23.3
52-40-140 UNIFORMS	62.21	109.33	1,000.00	890.67	10.9
52-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
52-40-230 TRAVEL & TRAINING	.00	.00	3,000.00	3,000.00	.0
52-40-240 OFFICE SUPPLIES & EXPENSE	35.94	174.56	1,500.00	1,325.44	11.6
52-40-250 EQUIPMENT SUPPLIES & MAINT.	352.59	352.59	4,000.00	3,647.41	8.8
52-40-255 VEHICLE LEASE	.00	.00	8,000.00	8,000.00	.0
52-40-256 FUEL EXPENSE	143.30	143.30	2,500.00	2,356.70	5.7
52-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	.00	.00	.0
52-40-270 UTILITIES	.00	.00	1,000.00	1,000.00	.0
52-40-280 TELEPHONE	50.00	75.00	.00	(75.00)	.0
52-40-312 PROFESSIONAL & TECH. - ENGINR	461.50	461.50	6,000.00	5,538.50	7.7
52-40-325 PROFESSIONAL/TECHICAL - MAPS/G	813.75	813.75	3,000.00	2,186.25	27.1
52-40-350 SOFTWARE MAINTENANCE	.00	223.50	3,000.00	2,776.50	7.5
52-40-370 UTILITY BILLING	1,112.70	1,909.36	9,000.00	7,090.64	21.2
52-40-490 O & M CHARGE	44.60	437.75	50,000.00	49,562.25	.9
52-40-491 SEWER TREATMENT FEE	153,408.00	153,408.00	593,000.00	439,592.00	25.9
52-40-496 CONNECTION FEE - CWSID	.00	.00	.00	.00	.0
52-40-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
52-40-550 BANKING CHARGES	318.50	639.23	4,000.00	3,360.77	16.0
52-40-650 DEPRECIATION	.00	.00	175,000.00	175,000.00	.0
52-40-690 PROJECTS	13,042.93	13,042.93	90,000.00	76,957.07	14.5
52-40-900 TRANSFER TO FUND BALANCE	.00	.00	88,000.00	88,000.00	.0
52-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	61,000.00	61,000.00	.0
52-40-950 CONTRI. TO FUND BALANCE - RSRV	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	189,277.45	196,079.03	1,215,000.00	1,018,920.97	16.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	189,277.45	196,079.03	1,215,000.00	1,018,920.97	16.1
NET REVENUE OVER EXPENDITURES	(93,401.48)	(3,243.07)	.00	3,243.07	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
53-36-100 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	10,000.00	10,000.00	.0
<u>SANITATION UTILITIES REVENUE</u>					
53-37-700 SANITATION FEES	46,140.96	92,647.65	546,000.00	453,352.35	17.0
TOTAL SANITATION UTILITIES REVENUE	46,140.96	92,647.65	546,000.00	453,352.35	17.0
<u>SOURCE 38</u>					
53-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	.00	.00	.0
<u>SOURCE 39</u>					
53-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	46,140.96	92,647.65	556,000.00	463,352.35	16.7

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
53-40-110 FULL-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
53-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
53-40-130 EMPLOYEE BENEFIT - RETIREMENT	.00	.00	.00	.00	.0
53-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	.00	.00	.00	.00	.0
53-40-133 EMPLOYEE BENEFIT - WORK. COMP.	.00	.00	.00	.00	.0
53-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
53-40-135 EMPLOYEE BENEFIT - HEALTH INS.	.00	.00	.00	.00	.0
53-40-140 UNIFORMS	.00	.00	.00	.00	.0
53-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
53-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	.00	23,000.00	23,000.00	.0
53-40-251 VEHICLE MAINT & SUPPLIES	.00	.00	.00	.00	.0
53-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
53-40-256 FUEL EXPENSE	.00	.00	.00	.00	.0
53-40-280 TELEPHONE	.00	.00	.00	.00	.0
53-40-350 SOFTWARE MAINTENANCE	.00	223.50	3,000.00	2,776.50	7.5
53-40-370 UTILITY BILLING	418.11	791.55	4,000.00	3,208.45	19.8
53-40-492 SANITATION FEE CHARGES	38,276.02	52,547.15	477,000.00	424,452.85	11.0
53-40-550 BANKING CHARGES	151.68	304.58	2,000.00	1,695.42	15.2
53-40-650 DEPRECIATION	.00	.00	.00	.00	.0
53-40-900 CONTRIBUTION TO FUND BALANCE	.00	.00	9,000.00	9,000.00	.0
53-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	38,000.00	38,000.00	.0
TOTAL EXPENDITURES	38,845.81	53,866.78	556,000.00	502,133.22	9.7
TOTAL FUND EXPENDITURES	38,845.81	53,866.78	556,000.00	502,133.22	9.7
NET REVENUE OVER EXPENDITURES	7,295.15	38,780.87	.00	(38,780.87)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<hr/>					
54-33-400 STATE GRANT	.00	.00	.00	.00	.0
TOTAL SOURCE 33	.00	.00	.00	.00	.0
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SOURCE 34					
54-34-270 DEVELOPER PMTS FOR IMPROVEMENT	.00	.00	.00	.00	.0
TOTAL SOURCE 34	.00	.00	.00	.00	.0
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MISCELLANEOUS REVENUE					
54-36-100 INTEREST EARNINGS	.00	.00	10,000.00	10,000.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	10,000.00	10,000.00	.0
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STORM SEWER UTILITIES REVENUE					
54-37-450 STORM SEWER REVENUE	46,796.92	93,341.76	555,000.00	461,658.24	16.8
TOTAL STORM SEWER UTILITIES REVENUE	46,796.92	93,341.76	555,000.00	461,658.24	16.8
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SOURCE 38					
54-38-820 TFR FROM STORM SWR IMPACT FEE	.00	.00	5,000.00	5,000.00	.0
54-38-900 SUNDRY REVENUES	.00	.00	.00	.00	.0
54-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
54-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	5,000.00	5,000.00	.0
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SOURCE 39					
54-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
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TOTAL FUND REVENUE	46,796.92	93,341.76	570,000.00	476,658.24	16.4

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
54-40-110 FULL-TIME EMPLOYEE SALARIES	4,288.26	6,718.86	59,000.00	52,281.14	11.4
54-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
54-40-130 EMPLOYEE BENEFIT - RETIREMENT	1,403.90	1,403.90	13,000.00	11,596.10	10.8
54-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	313.73	482.77	5,000.00	4,517.23	9.7
54-40-133 EMPLOYEE BENEFIT - WORK. COMP.	127.44	198.78	2,000.00	1,801.22	9.9
54-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
54-40-135 EMPLOYEE BENEFIT - HEALTH INS.	4,333.10	6,512.83	28,000.00	21,487.17	23.3
54-40-140 UNIFORMS	62.21	109.33	1,000.00	890.67	10.9
54-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
54-40-230 TRAVEL & TRAINING	.00	.00	1,000.00	1,000.00	.0
54-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
54-40-250 EQUIPMENT SUPPLIES & MAINT.	12.50	21.50	1,200.00	1,178.50	1.8
54-40-255 VEHICLE LEASE	.00	.00	10,000.00	10,000.00	.0
54-40-256 FUEL EXPENSE	91.85	91.85	1,500.00	1,408.15	6.1
54-40-260 BUILDINGS & GROUNDS MAINT.5240	.00	.00	80,000.00	80,000.00	.0
54-40-270 UTILITIES	.00	.00	300.00	300.00	.0
54-40-280 TELEPHONE	129.71	154.71	.00	(154.71)	.0
54-40-312 PROFESSIONAL & TECH. - ENGINR	.00	.00	1,000.00	1,000.00	.0
54-40-325 PROFESSIONAL/TECHICAL - MAPS/G	3,753.75	3,753.75	4,000.00	246.25	93.8
54-40-331 PROMOTIONS	.00	1,257.00	1,200.00	(57.00)	104.8
54-40-350 SOFTWARE MAINTENANCE	.00	223.50	4,800.00	4,576.50	4.7
54-40-370 UTILITY BILLING	243.41	417.66	2,000.00	1,582.34	20.9
54-40-493 STORM SEWER O & M	1,250.00	1,250.00	30,000.00	28,750.00	4.2
54-40-550 BANKING CHARGES	72.03	144.72	1,000.00	855.28	14.5
54-40-650 DEPRECIATION	.00	.00	225,000.00	225,000.00	.0
54-40-690 PROJECTS	.00	.00	40,000.00	40,000.00	.0
54-40-900 CONTRIBUTION TO FUND BALANCE	.00	.00	16,000.00	16,000.00	.0
54-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	43,000.00	43,000.00	.0
TOTAL EXPENDITURES	16,081.89	22,741.16	570,000.00	547,258.84	4.0
<u>DEPARTMENT 80</u>					
54-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	16,081.89	22,741.16	570,000.00	547,258.84	4.0
NET REVENUE OVER EXPENDITURES	30,715.03	70,600.60	.00	(70,600.60)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

PENALTIES UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
55-36-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	.00	.00	.0
<u>SOURCE 37</u>						
55-37-130	PENALTIES	.00	.00	.00	.00	.0
	TOTAL SOURCE 37	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	.00	.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT	
<hr/>						
56-31-305	TRANSPORTATION - LOCAL OPTION	.00	.00	110,000.00	110,000.00	.0
	TOTAL SOURCE 31	.00	.00	110,000.00	110,000.00	.0
<hr/>						
SOURCE 33						
56-33-560	CLASS "C" ROAD ALLOTMENT	.00	.00	80,000.00	80,000.00	.0
	TOTAL SOURCE 33	.00	.00	80,000.00	80,000.00	.0
<hr/>						
SOURCE 34						
56-34-270	DEVELOPER PMTS FOR IMPROV.	.00	.00	186,000.00	186,000.00	.0
	TOTAL SOURCE 34	.00	.00	186,000.00	186,000.00	.0
<hr/>						
SOURCE 36						
56-36-100	INTEREST EARNINGS	.00	.00	8,000.00	8,000.00	.0
	TOTAL SOURCE 36	.00	.00	8,000.00	8,000.00	.0
<hr/>						
SOURCE 37						
56-37-800	TRANSPORATION UTILITY FEE	38,677.74	77,041.08	450,000.00	372,958.92	17.1
	TOTAL SOURCE 37	38,677.74	77,041.08	450,000.00	372,958.92	17.1
<hr/>						
CONTRIBUTIONS AND TRANSFERS						
56-39-091	TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
56-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	633,000.00	633,000.00	.0
56-39-910	TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	633,000.00	633,000.00	.0
<hr/>						
	TOTAL FUND REVENUE	38,677.74	77,041.08	1,467,000.00	1,389,958.92	5.3

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-76-312 PROFESSIONAL & TECH. - ENGINR	223.50	223.50	18,000.00	17,776.50	1.2
56-76-424 CURB, GUTTER & SIDEWALK REPAIR	.00	.00	250,000.00	250,000.00	.0
56-76-425 STREET SEALING	.00	.00	.00	.00	.0
56-76-730 STREET PROJECTS	754,580.94	857,357.53	1,199,000.00	341,642.47	71.5
56-76-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
56-76-990 CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	<u>754,804.44</u>	<u>857,581.03</u>	<u>1,467,000.00</u>	<u>609,418.97</u>	<u>58.5</u>
TOTAL FUND EXPENDITURES	<u>754,804.44</u>	<u>857,581.03</u>	<u>1,467,000.00</u>	<u>609,418.97</u>	<u>58.5</u>
NET REVENUE OVER EXPENDITURES	<u>(716,126.70)</u>	<u>(780,539.95)</u>	<u>.00</u>	<u>780,539.95</u>	<u>.0</u>

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

FLEET MANAGEMENT

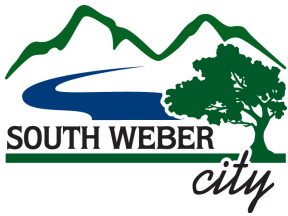
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
60-34-981 INTERFUND CHARGE - ADMIN	.00	.00	.00	.00	.0
60-34-982 INTERFUND CHARGE - FIRE	.00	.00	185,000.00	185,000.00	.0
60-34-983 INTERFUND CHARGE - COMM SVS	.00	.00	15,000.00	15,000.00	.0
60-34-984 INTERFUND CHARGE - STREETS	.00	.00	7,000.00	7,000.00	.0
60-34-985 INTERFUND CHARGE - PARKS	.00	.00	71,000.00	71,000.00	.0
60-34-986 INTERFUND CHARGE - RECREATION	.00	.00	5,000.00	5,000.00	.0
60-34-987 INTERFUND CHARGE - WATER	.00	.00	84,000.00	84,000.00	.0
60-34-988 INTERFUND CHARGE - SEWER	.00	.00	8,000.00	8,000.00	.0
60-34-989 INTERFUND CHARGE - STORM DRAIN	.00	.00	10,000.00	10,000.00	.0
TOTAL SOURCE 34	.00	.00	385,000.00	385,000.00	.0
 SOURCE 36					
60-36-100 INTEREST EARNINGS	.00	.00	7,000.00	7,000.00	.0
60-36-400 SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 36	.00	.00	7,000.00	7,000.00	.0
 SOURCE 37					
60-37-450 TRANSFER FROM CAP .PRJ. - FIRE	.00	.00	.00	.00	.0
60-37-510 TRANSFER FROM WATER	.00	.00	.00	.00	.0
60-37-520 TRANSFER FROM SEWER	.00	.00	.00	.00	.0
60-37-540 TRANSFER FROM STORM DRAIN	.00	.00	.00	.00	.0
TOTAL SOURCE 37	.00	.00	.00	.00	.0
 TOTAL FUND REVENUE	 .00	 .00	 392,000.00	 392,000.00	 .0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING AUGUST 31, 2023

5d August Budget

FLEET MANAGEMENT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
60-60-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
60-60-740 MACHINERY & EQUIPMENT	.00	.00	.00	.00	.0
60-60-960 CAPITAL LEASES - EQUIPMENT	6,695.01	6,695.01	301,000.00	294,304.99	2.2
60-60-990 CONTRIB. TO FUND BALANCE	.00	.00	.00	.00	.0
60-60-995 CONTR. TO LG. APPAR. RSVR	.00	.00	91,000.00	91,000.00	.0
TOTAL DEPARTMENT 60	6,695.01	6,695.01	392,000.00	385,304.99	1.7
TOTAL FUND EXPENDITURES	6,695.01	6,695.01	392,000.00	385,304.99	1.7
NET REVENUE OVER EXPENDITURES	(6,695.01)	(6,695.01)	.00	6,695.01	.0



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

October 10, 2023

PREPARED BY

Maryn Peterson

Treasurer

ITEM TYPE

Administrative

ATTACHMENTS

NA

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

#10 Public Works Staffing

PURPOSE

Decide on wage increases for current and future public works employees

RECOMMENDATION

The Parks and Admin/Finance committees recommend utilizing new money received from Senate Bill 75 to increase wages for the current public works employees based on position as shown in the table below, as well as an increase in the starting wage for a new employee.

Director – increase of \$2/hour (1 position)

Manager – increase of \$5/hour (3 positions)

Lead – increase of \$4/hour (2 positions)

Technician – increase of \$2/hour (1 position)

Vacant Technician Positions – increase starting wage \$3/hour to \$20/hour (3 vacant)

BACKGROUND

Staff has identified and defined two problems within the Public Works department.

1. The turnover rate in the public works department has increased over the past year, and we need to change our focus to taking care of our current employees and improving culture and morale. Part of that includes increasing the wages of current staff to be more competitive with other nearby cities, as well as showing appreciation for the hard work these employees put in each day. The other part is creating 2 new Parks technician positions to help spread the workload more evenly throughout the department and allow employees within the enterprise funds to focus more on their duties, providing a better service to citizens.
2. The job market has increased in competitiveness, and for South Weber to be a contender and attract quality entry level employees for our 3 open positions, we need to increase our starting wage.

ANALYSIS

Analysis was performed taking the budgeted amount for current employees, and identifying how much each fund would be affected by the proposed change.

- General fund (parks/streets) – Starting July 2023 and every July hereafter, we will receive additional sales tax money from SB75. SB75 was just passed in 2023 State legislative session and it redistributes sales tax to cities that are hosts to gravel pits. The money received 2023 frees up \$233,000 in the General Fund and can be applied

to employee wages. This allows us to create 2 new parks technician positions, starting at \$20 an hour, and give a raise to the current employees in the general fund.

Current employees in the general fund include the director, 1 manager, 1 lead, 1 technician position and 2 newly created technician positions. The impact of the proposed increase in wages would be fully covered by SB75 money, with the assumption vacant positions take full family plan benefits.

- The new parks manager has a start date of 9/18. We propose a \$2 pay increase instead of the \$5.
- The below funds may require an amount taken from fund balance. That figure is shown below
 - Water –1 manager and 1 vacant technician position \$20,713
 - The recommendation for increase of wages assumes the vacant technician position takes full family benefits upon hire
 - Sewer – 1 manager position \$14,418
 - Storm – 1 lead position \$11,534

MEETING DATE

October 10, 2023

PREPARED BY

David Larson

City Manager

ITEM TYPE

Legislative

ATTACHMENTS

RES 23-46

Official Statement

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

RES 23-46: Approving the Official Statement for the Lease Revenue Bonds

PURPOSE

Review & Approve Official Statement

RECOMMENDATION

Staff recommends approval

BACKGROUND

Before the Council is an Official Statement (OS) that must be approved by the City Council to market the City's Lease Revenue Bonds for the Public Works Facility. The OS is the marketing document used if the Council decides to place the bonds through the open market. If the Council prefers the direct placement option then the OS would not be needed.

ANALYSIS

The decision before the City Council tonight is not only the amount of the bonds with current total project estimates at \$9,000,000, but also whether to place the bonds through either a market transaction or direct placement.

Our Financial Advisor will be in attendance to present the latest numbers for the Council's consideration. They are not included in this staff report because we want to have the most up-to-date information possible. They intend to pull those numbers the day of the meeting.

Below is a general comparison of the pros/cons of both types of bond placements:

Bond Placement in the Market:

Pros:

1. Liquidity: Bonds placed in the market are generally more liquid than those placed directly with a single investor. They can be traded on secondary markets, enhancing their marketability.
2. Wider Investor Base: Market placements allow access to a broader range of investors, including institutional investors, retail investors, and international buyers.
3. Price Discovery: Market placements often result in better price discovery, as bond prices are determined by supply and demand dynamics in the open market.
4. Competitive Pricing: Issuers may benefit from competitive pricing due to multiple buyers bidding on the bonds.

5. Diversification of Investors: Attracts a diverse set of investors with varying risk appetites and investment horizons.
6. Transparency: Market placements provide transparency in terms of pricing and investor demand.

Cons:

1. Costs: Issuing bonds in the market can be more expensive due to underwriting fees, legal fees, and other associated costs.
2. Market Volatility: Market conditions can impact the pricing and demand for bonds, potentially resulting in less favorable terms for issuers.
3. Timing: The process of bringing bonds to market, including regulatory approvals and documentation, can be time-consuming.
4. Regulatory Compliance: Issuers must comply with various regulatory requirements when issuing bonds in the market.

Direct Placement:

Pros:

1. Customized Terms: Allows issuers to negotiate specific terms and conditions (e.g., how soon the bonds may be refinanced) directly with the investor, providing more flexibility.
2. Lower Costs: Typically, direct placements have lower issuance costs compared to market placements because there are no underwriting fees or marketing expenses.
3. Faster Execution: The process is often faster, as there is no need to go through the regulatory and marketing steps associated with market placements.
4. Privacy: Direct placements are private transactions, so sensitive financial information may not be disclosed to the public.

Cons:

1. Limited Investor Base: Issuers may have access to only a select group of investors, potentially missing out on the diversification available in the open market.
2. Limited Price Discovery: The absence of a competitive bidding process can result in less favorable pricing for the issuer.
3. Negotiation Complexity: Negotiating terms and conditions with a single investor can be complex, and the issuer may have to offer more attractive terms to secure the placement.
4. Limited Liquidity: Bonds placed directly may have limited liquidity, as they are not typically traded on secondary markets.

In summary, the choice between a bond placement in the market and a direct placement depends on the Council's specific goals, financial situation, and risk tolerance. Market placements offer liquidity, broad investor access, and transparency but typically come with higher costs and market-related risks. Direct placements provide customization, cost savings, and quicker execution but may include higher interest rates and limit the investor base and price discovery options.

RESOLUTION 23-46**A RESOLUTION OF THE CITY COUNCIL OF SOUTH WEBER CITY, UTAH, APPROVING THE OFFICIAL STATEMENT FOR THE LOCAL BUILDING AUTHORITY OF THE SOUTH WEBER CITY, UTAH, LEASE REVENUE BONDS, SERIES 2023.**

WHEREAS, pursuant to a resolution adopted by the City Council (the “*Council*”) of South Weber City, Utah (the “*City*”) on June 27, 2023, the Council authorized and approved the issuance by the Local Building Authority of South Weber City, Utah (the “*Issuer*”) of Lease Revenue Bonds, Series 2023 (the “*Series 2023 Bonds*”); and

WHEREAS, in the opinion of the Council, it is in the best interest of the City and the Issuer that the Official Statement with respect to the Series 2023 Bonds, in substantially the form attached hereto as *Exhibit A* (the “*Official Statement*”), be approved;

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the South Weber City, Utah, as follows:

Section 1. Final Official Statement. The Official Statement of the Issuer is hereby authorized in substantially the form presented at this meeting and in the form attached hereto as *Exhibit A*, with such changes, omissions, insertions, and revisions as the City Manager shall deem advisable, including the completion thereof with the information established at the time of the sale of the Series 2023 Bonds. The City shall deliver the Official Statement for distribution to prospective purchasers of the Series 2023 Bonds and other interested persons.

Section 2. Preliminary Official Statement Deemed Final. The use and distribution of the Official Statement in preliminary form (the “*Preliminary Official Statement*”), in substantially the form presented at this meeting and in the form attached hereto as *Exhibit A*, is hereby authorized and approved, with such changes, omissions, insertions and revisions as the City Manager shall deem advisable. The Mayor, the City Manager and other officers and employees of the City are, and each of them is, hereby authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable to deem final the Preliminary Official Statement within the meaning and for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission, subject to completion thereof with the information established at the time of the sale of the Series 2023 Bonds. The Mayor, the City Manager and other officers and employees of the City are, and each of them is, hereby authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable to provide for the issuance, sale and delivery of the Series 2023 Bonds, and any actions taken thereby for purposes of deeming the Official Statement to be final for purposes of Rule 15c2-12 of the Securities and Exchange Commission are hereby authorized, ratified and confirmed.

Section 3. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of

such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

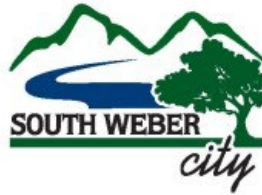
APPROVED AND ADOPTED this October 10, 2023.

By _____
Mayor Rod Westbroek

COUNTERSIGN AND ATTEST:

By _____
Deputy Recorder Kimberli Guill

EXHIBIT A
FORM OF OFFICIAL STATEMENT

PRELIMINARY OFFICIAL STATEMENT**Local Building Authority of South Weber City, Utah****\$8,885,000* Lease Revenue Bonds, Series 2023,****payable from lease payments to be made, subject to annual appropriation by****South Weber City, Utah**

On Wednesday, November 15, 2023 (up to 9:30:00 A.M., M.S.T.), electronic bids will be received by means of the **PARITY**[®] electronic bid submission system. See the “OFFICIAL NOTICE OF BOND SALE—Procedures Regarding Electronic Bidding.”

The 2023 Bonds, as defined herein, will be awarded to the successful bidder(s) and issued pursuant to resolutions of the Local Building Authority of South Weber City, Utah (the “Authority”), previously adopted on June 27, 2023 and on October 10, 2023.

*The Authority and South Weber City, Utah (the “City”) have deemed this **PRELIMINARY OFFICIAL STATEMENT** final as of the date hereof, for purposes of paragraph (b)(1) of Rule 15c2–12 of the Securities and Exchange Commission, subject to completion with certain information to be established at the time of sale of the 2023 Bonds as permitted by the Rule.*

For copies of the OFFICIAL NOTICE OF BOND SALE, the PRELIMINARY OFFICIAL STATEMENT, and other related information with respect to the 2023 Bonds, contact the Municipal Advisor:



ZIONS PUBLIC FINANCE, INC.

**One S Main St 18th Fl
Salt Lake City UT 84133–1109
801.844.7377**

mark.anderson@zionsbancorp.com

This PRELIMINARY OFFICIAL STATEMENT is dated November __, 2023, and the information contained herein speaks only as of that date.

* Preliminary; subject to change.

(This page has been intentionally left blank.)

This PRELIMINARY OFFICIAL STATEMENT and the information contained herein are subject to completion, amendment or other change without any notice. Under no circumstances shall this PRELIMINARY OFFICIAL STATEMENT constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

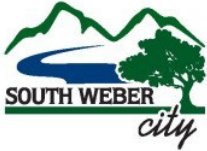
PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER 27 2023 [10/1/23] BOND

**NEW ISSUE
BOOK-ENTRY ONLY
BANK-QUALIFIED**

Ratings: Moody's "___"
See "MISCELLANEOUS—Bond Ratings" herein.

In the opinion of Farnsworth Johnson PLLC, Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2023 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from taxes imposed by the Utah Individual Income Tax Act. In the further opinion of Bond Counsel, interest on the 2023 Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the 2023 Bonds.

The 2023 Bonds are "qualified tax-exempt obligations" within the meaning of Section 265 (b)(3) of the Code. See "TAX MATTERS" herein.



Local Building Authority of South Weber City, Utah

\$8,885,000* Lease Revenue Bonds, Series 2023

payable from lease payments to be made, subject to annual appropriation by

South Weber City, Utah

The \$8,885,000* Lease Revenue Bonds, Series 2023, are issued by the Authority as fully-registered bonds and, when initially issued, will be in book-entry form, registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, which will act as securities depository for the 2023 Bonds.

Principal of and interest on the 2023 Bonds (interest payable June 15 and December 15 of each year, commencing June 15, 2024) are payable by U.S. Bank Trust Company, National Association, Salt Lake City, Utah, as Paying Agent, to the registered owners thereof, initially DTC. See "THE 2023 BONDS—Book-Entry System" herein.

The 2023 Bonds are subject to optional redemption, may be subject to mandatory sinking fund redemption at the option of the successful bidder(s), and are subject to extraordinary redemption (in the event of damage to, or destruction, seizure, or condemnation of the 2023 Project), prior to maturity. See "THE 2023 PROJECT—The 2023 Project Financed With Bonds" and "THE 2023 BONDS—Redemption Provisions For The 2023 Bonds" herein.

The 2023 Bonds are being issued to finance the completion of a fully-equipped Public Works Building, and related improvements and pay costs associated with the issuance of the 2023 Bonds. The 2023 Bonds and any future parity bonds are part of an ongoing master lease and building program whereby all Bonds issued thereunder are equally and ratably secured under the Indenture. See "THE 2023 BONDS—Sources And Uses Of Funds" and "THE 2023 PROJECT" herein.

Pursuant the Master Lease, the City has agreed to pay Base Rentals which are sufficient to pay principal of and interest on the 2023 Bonds coming due in each year, but only if and to the extent that the City annually appropriates funds sufficient to pay such Base Rentals plus such Additional Rentals as are necessary to operate and maintain the 2023 Project. The Master Lease specifically provides that nothing therein shall be construed to require the Authority to appropriate moneys to pay the Base Rentals or Additional Rentals-and the Authority shall not be obligated to pay such Rentals except to the extent appropriated. Neither the obligation of the City to pay such Rentals nor the obligation of the Authority to pay the principal of and interest on the 2023 Bonds will constitute or give rise to a debt, general obligation, or liability of, or a charge against the general credit or taxing power of the City. The issuance of the 2023 Bonds does not directly or contingently obligate the City to pay any Rentals beyond those appropriated for the City's then current Fiscal Year. The Authority has no taxing power.

The purchase of the 2023 Bonds involves certain investment risks which are discussed throughout this OFFICIAL STATEMENT. Certain of such risks are described under "INVESTMENT CONSIDERATIONS" herein.

Dated: Date of Delivery¹

Due: December 15, as shown on inside cover

See the inside front cover for the maturity schedule of the 2023 Bonds

The 2023 Bonds will be awarded pursuant to competitive bidding received by means of the *PARITY*[®] electronic bid submission system on Wednesday, November 15, 2023, as set forth in the OFFICIAL NOTICE OF BOND SALE the date of this PRELIMINARY OFFICIAL STATEMENT.

Zions Public Finance, Inc., Salt Lake City, Utah, is acting as Municipal Advisor.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire OFFICIAL STATEMENT to obtain information essential to the making of an informed investment decision.

This OFFICIAL STATEMENT is dated November __, 2023, and the information contained herein speaks only as of that date.

* Preliminary; subject to change.

¹ The anticipated date of delivery is Wednesday, December 6, 2023.

Local Building Authority of South Weber City, Utah

\$8,885,000*

Lease Revenue Bonds, Series 2023

Dated: Date of Delivery¹

Due: December 15, as shown below

Due December 15*	CUSIP®	Principal Amount*	Inter- est Rate	Yield/ Price
2024.....		\$265,000		
2025.....		280,000		
2026.....		295,000		
2027.....		310,000		
2028.....		325,000		
2029.....		340,000		
2030.....		360,000		
2031.....		380,000		
2032.....		395,000		
2033.....		420,000		
2034.....		440,000		
2035.....		460,000		
2036.....		485,000		
2037.....		510,000		
2038.....		535,000		
2039.....		560,000		
2040.....		590,000		
2041.....		615,000		
2042.....		645,000		
2043.....		675,000		

\$ _____ % Term Bond due December 15, 20__—Price of _____ %
(CUSIP® _____)

* Preliminary; subject to change.

¹ The anticipated date of delivery is Wednesday, December 6, 2023.

® CUSIP is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed by FactSet Research Systems Inc. on behalf of The American Bankers Association.

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This OFFICIAL STATEMENT does not constitute an offer to sell, or the solicitation of an offer to buy, nor shall there be any sale of, the 2023 Bonds (as defined herein), by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. No dealer, broker, salesman or other person has been authorized to give any information or to make any representations other than those contained herein, and if given or made, such other information or representations must not be relied upon as having been authorized by either the Local Building Authority of South Weber City, Utah (the “Authority”); the South Weber City, Utah; U.S. Bank Trust Company, National Association, Salt Lake City, Utah, (as Trustee, Bond Register and Paying Agent); Zions Public Finance Inc., Salt Lake City, Utah (as Municipal Advisor); the successful bidder(s); or any other entity. All information contained herein has been obtained from the Authority, The Depository Trust Company, and from other sources which are believed to be reliable. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this OFFICIAL STATEMENT nor the issuance, sale, delivery, or exchange of the 2023 Bonds, shall under any circumstance create any implication that there has been no change in the affairs of the Authority or the City, since the date hereof.

The 2023 Bonds have not been registered under the Securities Act of 1933, as amended, or any state securities laws in reliance upon exemptions contained in such act and laws. Any registration or qualification of the 2023 Bonds in accordance with applicable provisions of the securities laws of the states in which the 2023 Bonds have been registered or qualified and the exemption from registration or qualification in other states cannot be regarded as a recommendation thereof. Neither the Securities and Exchange Commission nor any state securities commission has passed upon the accuracy or adequacy of this OFFICIAL STATEMENT. Any representation to the contrary is unlawful.

The yields/prices at which the 2023 Bonds are offered to the public may vary from the initial reoffering yields/prices on the inside cover page of this OFFICIAL STATEMENT. In addition, the successful bidder(s) may allow concessions or discounts from the initial offering prices of the 2023 Bonds to dealers and others. In connection with the offering of the 2023 Bonds, the successful bidder(s) may engage in transactions that stabilize, maintain, or otherwise affect the price of the 2023 Bonds. Such transactions may include overallocments in connection with the purchase of 2023 Bonds, the purchase of 2023 Bonds to stabilize their market price and the purchase of 2023 Bonds to cover the successful bidder’s short positions. Such transactions, if commenced, may be discontinued at any time.

Forward-Looking Statements. Certain statements included or incorporated by reference in this OFFICIAL STATEMENT constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used, such as “plan,” “project,” “forecast,” “expect,” “estimate,” “budget” or other similar words. ***The achievement of certain results or other expectations contained in such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual results, performance or achievements described to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Neither the Authority nor the City plan to issue any updates or revisions to those forward-looking statements if or when its expectations, or events, conditions or circumstances on which such statements are based occur.***

The CUSIP® (the Committee on Uniform Securities Identification Procedures) identification numbers are provided on the inside cover pages of this OFFICIAL STATEMENT and are being provided solely for the convenience of bondholders. Neither the Authority, the City, the Trustee, the successful bidder(s), or the Municipal Advisor make any representation with respect to such numbers or undertake any responsibility for their accuracy. The CUSIP® number for a specific maturity is subject to being changed after the issuance of the 2023 Bonds as a result of various subsequent actions, including but not limited to a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the 2023 Bonds.

The content from websites referenced in this OFFICIAL STATEMENT has not been reviewed for accuracy and completeness. Such information has not been provided in connection with the offering of the 2023 Bonds and is not a part of this OFFICIAL STATEMENT.

Insert Map

OFFICIAL STATEMENT RELATED TO THE

Local Building Authority of South Weber City, Utah

\$8,885,000* Lease Revenue Bonds, Series 2023

payable from lease payments to be made, subject to annual appropriation by

**South Weber City, Utah
pursuant to a Master Lease**

INTRODUCTION

This introduction is only a brief description of the 2023 Bonds, as hereinafter defined, and the security and source of payment for the 2023 Bonds. The information contained herein is expressly qualified by reference to the entire OFFICIAL STATEMENT. Investors are urged to make a full review of the entire OFFICIAL STATEMENT, as well as of the documents summarized or described herein.

See the following appendices that are attached hereto and incorporated herein by reference: “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE;” “APPENDIX B—FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022;” “APPENDIX C—FORM OF OPINION OF BOND COUNSEL;” “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING;” and “APPENDIX E—BOOK-ENTRY SYSTEM.”

This OFFICIAL STATEMENT also includes summaries of the terms of the 2023 Bonds, the Indenture, the Master Lease and the Deed of Trust (all as more fully defined hereinafter). All references herein to the Indenture and the Master Lease, are qualified in their entirety by reference to such documents and references herein to the 2023 Bonds are qualified in their entirety by reference to the forms thereof and the information with respect thereto included in the Indenture, copies of which are available upon request from the contact persons as indicated under “INTRODUCTION—Contact Persons” below. Descriptions of the Indenture, the Master Lease, the Deed of Trust, and the 2023 Bonds are qualified by reference to bankruptcy laws affecting the remedies for the enforcement of the rights and security provided therein and the effect of the exercise of the police power by any entity having jurisdiction. The summaries of and references to all documents, statutes, reports, and other instruments referred to herein do not purport to be complete, comprehensive, or definitive, and each such summary and reference is qualified in its entirety by reference to each such document, statute, report, or instrument.

When used herein the terms “Fiscal Year[s] 20YY” or “Fiscal Year[s] End[ed][ing] June 30, 20YY” shall refer to the year ended or ending on June 30 of the year indicated and beginning on July 1 of the preceding calendar year. The terms “Calendar Year[s] 20YY” or “Tax Year[s] 20YY” shall refer to the year beginning on January 1 and ending on December 31 of the year indicated. Unless otherwise indicated, capitalized terms used in this OFFICIAL STATEMENT shall have the meaning established in the Master Lease and Indenture (as hereinafter defined). See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE –DEFINITIONS.”

Public Sale/Electronic Bid

The 2023 Bonds will be awarded pursuant to competitive bidding received by means of the **PARITY**[®] electronic bid submission system on Wednesday, November 15, 2023 as set forth in the OFFICIAL NOTICE OF BOND SALE (dated as of the date of this PRELIMINARY OFFICIAL STATEMENT).

See the “OFFICIAL NOTICE OF BOND SALE” above.

* Preliminary; subject to change.

The 2023 Bonds

The 2023 Bonds. This OFFICIAL STATEMENT, including the cover page, introduction, and Appendices (the “OFFICIAL STATEMENT”), provides information in connection with the issuance and sale of \$8,885,000* aggregate principal amount of Lease Revenue Bonds, Series 2023 (the “2023 Bonds” or “2023 Bond”), by the Local Building Authority of South Weber City, Utah (the “Authority”).

The Local Building Authority Of South Weber City, Utah

The Local Building Authority Of South Weber City, Utah. The Authority is a nonprofit corporation created by the City Council of South Weber City, Utah (the “City”) pursuant to the Local Building Authority Act, Title 17D, Chapter 2, Utah Code Annotated 1953, as amended (the “Building Authority Act”). The Authority was created by the City for the purpose of financing projects on behalf of the City as provided in the Building Authority Act. For additional information, see “LOCAL BUILDING AUTHORITY OF SOUTH WEBER CITY, UTAH” below.

South Weber City, Utah

The City was incorporated on August 27, 1938. The City covers an area of approximately 4.6 square miles and has an estimated 2022 population of approximately 8,124. The City is located in Davis County approximately 35 miles north of Salt Lake City, Utah, and approximately five miles south of Ogden, Utah. The City is adjacent to Hill Air Force Base. For additional information regarding the City, see “SOUTH WEBER CITY,” herein.

Authorization For And Purpose Of The 2023 Bonds; The Indenture; Master Lease

Authorization for and Purpose of the 2023 Bonds; The Indenture. The 2023 Bonds are being issued pursuant to (i) the Building Authority Act; (ii) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Local Government Bonding Act”); (iii) certain authorizing resolutions adopted by the Authority and the City on [June 27, 2023] and October 10, 2023, (the “Resolutions”); and (iii) a General Indenture of Trust, dated as of [December 1, 2023], (the “General Indenture”), as amended and supplemented by a First Supplemental Indenture of Trust, dated as of [December 1, 2023] (the “First Supplemental Indenture” and together with the General Indenture, the “Indenture”), each between the Authority and U.S. Bank Trust Company, National Association, Salt Lake City, Utah, (“U.S. Bank”) as trustee (the “Trustee”).

Purpose. The 2023 Bonds are being issued for the purpose of financing the completion of a fully equipped Public Works Building and related improvements and paying costs of issuance of the 2023 Bonds. See “THE 2023 PROJECT” below.

The land upon which the 2023 Project will be located in the City (the “Project Site”) and is owned by the City. The Project Site will be ground leased by the City to the Authority pursuant to a Ground Lease Agreement dated as of [December 1, 2023] between the City and the Authority (the “Ground Lease”).

The 2023 Bonds are the first series of bonds to be issued under the Indenture.

Master Lease. The Authority has leased and intends to lease the 2023 Project to the City, pursuant to a Master Lease Agreement dated as of [December 1, 2023] (the “Master Lease”).

Additional Parity Bonds And Additional Projects

The Authority may issue additional bonds to refund outstanding bonds of the Authority (“Refunding Bonds”) or to finance additional Projects for lease to the City (“Additional Bonds”) ranking on a parity basis with the 2023 Bonds under the Indenture on the terms and conditions specified in the Indenture and the Master Lease. Any such Refunding Bonds and Additional Bonds hereafter issued are sometimes collectively referred to herein as the “Additional Parity Bonds.” *The 2023 Bonds and any Additional Parity Bonds issued under the Indenture are sometimes collectively referred to herein as the “Bonds.”* See “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—Additional Parity Bonds And Refunding Bonds” below and “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE INDENTURE—Additional Bonds.”

* Preliminary; subject to change.

If the Authority determines to issue Additional Bonds to finance additional projects (the “Additional Projects”), they will be leased to the City pursuant to the Indenture and the Master Lease. *The Authority does not currently anticipate issuing Additional Parity Bonds for Additional Projects.* However, the Authority may determine to issue additional lease revenue bonds under documents other than the Indenture and the Master Lease.

Security For The Bonds

The 2023 Bonds are limited obligations of the Authority, solely from the revenues and other amounts received pursuant to the Master Lease and other funds or amounts held by the Trustee pursuant to the Indenture as security for the 2023 Bonds, subject to certain limitations.

The Authority has granted a security interest in the 2023 Project pursuant to a Deed of Trust, Assignment of Rents and Security Agreement dated as of [December 1, 2023], (the “Leasehold Deed of Trust”). In addition, the Authority has assigned all its rights and interest in the 2023 Project pursuant to an Assignment of Ground Lease Agreement dated as of [December 1, 2023] (the “Assignment of Ground Lease”) for the equal and proportionate benefit of the owners of the Bonds (the “Bondowners”). The Deed of Trust, the Assignment of Ground Lease, and any financing statements filed in connection therewith are sometimes collectively referred to herein as the “Security Documents.” The Security Documents are being executed for the equal and proportionate benefit of the Bondholders. The 2023 Bonds are limited obligations of the Authority payable solely from the Base Rentals (defined below) received by the Authority pursuant to the Master Lease and other funds or amounts held by the Trustee under the Indenture as security for the 2023 Bonds.

The City has agreed to make payments pursuant to the Master Lease in stated amounts which are sufficient to pay the principal of and interest on the 2023 Bonds when due in each year (the “Base Rentals”), but only if and to the extent that the City Council of the City annually appropriates sufficient funds sufficient to pay the Base Rentals coming due during each succeeding Renewal Term (as described herein) under the Master Lease plus such additional amounts (the “Additional Rentals” and collectively, with the Base Rentals, the “Rentals”) as are necessary to operate and maintain the 2023 Project during such period. The Master Lease specifically provides that the City Council of the City shall not be required to appropriate any moneys to pay any Rentals thereunder and that neither the City nor any political subdivision thereof is obligated to pay such Rentals except to the extent of funds appropriated for that purpose. *Neither the obligation of the City to pay Rentals nor the obligation of the Authority to pay the principal of and interest on the 2023 Bonds will constitute a debt, a general obligation or liability of, or a charge against the general credit or taxing power of, the City. The issuance of the 2023 Bonds does not directly or contingently obligate the City to pay any Rentals beyond those appropriated for the City’s then current Fiscal Year. The Authority has no taxing power. See “INVESTMENT CONSIDERATIONS” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS” below.*

In addition, the Authority has assigned all of its rights and interest in the 2023 Project pursuant to a Deed of Trust, Assignment of Rents and Security Agreement, dated as of [December 1, 2023] (the “Deed of Trust”) for the equal and proportionate benefit of the owners of Bonds (the “Bondowners”), subject to the release of the 2023 Project upon the terms and conditions described under “THE 2023 PROJECT—Release Of The 2023 Project Upon Payment Of Bonds” below.

Under the Master Lease, the City has covenanted and agreed to include in its annual tentative budget an appropriation for Rentals for the next succeeding Renewal Term for the 2023 Project. Alternatively, the City is entitled not to appropriate Rentals for the next succeeding Renewal Term for the 2023 Project. However, if there are multiple Projects, the City is not entitled to appropriate with respect to one or more, but not all, of the Projects. In other words, the City’s decision under the Master Lease whether to appropriate Rentals for each succeeding Renewal Term is “all or nothing” for all Projects.

No Debt Service Reserve Fund For The 2023 Bonds

The Debt Service Reserve Requirement with respect to the 2023 Bonds is \$0 and therefore no account in the Debt Service Reserve Fund has been established for the 2023 Bonds. See “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—No Debt Service Reserve Requirement For The 2023 Bonds” below.

Redemption For The 2023 Bonds

The 2023 Bonds are subject to optional redemption and are subject to extraordinary redemption in the event of damage to, or destruction, seizure, or condemnation of the 2023 Project, prior to maturity. The 2023 Bonds may be subject to mandatory sinking fund redemption at the option of the successful bidder(s). See “THE 2023 PROJECT” and “THE 2023 BONDS—Redemption Provisions For The 2023 Bonds” below.

Registration, Denominations, Manner Of Payment

The 2023 Bonds are issuable only as fully-registered bonds and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, (“DTC”). DTC will act as securities depository of the 2023 Bonds. Purchases of 2023 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any whole multiple thereof, through brokers and dealers who are, or who act through, DTC’s Participants (as defined herein). Beneficial Owners (as defined herein) of the 2023 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the 2023 Bonds. “Direct Participants,” “Indirect Participants” and “Beneficial Owners” are defined under “APPENDIX E—BOOK-ENTRY SYSTEM.”

Principal of and interest on the 2023 Bonds (interest payable June 15 and December 15 of each year, commencing June 15, 2024) are payable by U.S. Bank as Paying Agent (the “Paying Agent”) for the 2023 Bonds, to the registered owners of the 2023 Bonds. So long as Cede & Co. is the sole registered owner, it will, in turn, remit such principal and interest to its Direct Participants, for subsequent disbursements to the Beneficial Owners of the 2023 Bonds, as described under “APPENDIX E—BOOK-ENTRY SYSTEM.”

So long as DTC or its nominee is the sole registered owner of the 2023 Bonds, neither the City, the Authority, nor the Paying Agent will have any responsibility or obligation to any Direct or Indirect Participants of DTC, or the persons for whom they act as nominees, with respect to the payments to or the providing of notice for the Direct Participants, Indirect Participants or the Beneficial Owners of the 2023 Bonds. Under these same circumstances, references herein and in the Indenture to the “Bondowners” or “Registered Owners” of the 2023 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the 2023 Bonds.

Tax Matters Regarding The 2023 Bonds; Deductibility Of Interest

In the opinion of Farnsworth Johnson PLLC, Bond Counsel, based upon an analysis of existing laws, regulations, rulings and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2023 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 and is exempt from taxes imposed by the Utah Individual Income Tax Act. In the further opinion of Bond Counsel, interest on the 2023 Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the 2023 Bonds.

The 2023 Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. See “TAX MATTERS—Opinion Of Bond Counsel” herein.

Professional Services

In connection with the issuance of the 2023 Bonds, the following have served the Authority in the capacity indicated:

Trustee, Bond Registrar, and Paying Agent

U.S. Bank Trust Company, National Association
170 S Main St Ste 200
Salt Lake City UT 84101
801.534.6083 | f 801.534.6013
brandon.elzinga@usbank.com

Bond Counsel and Disclosure Counsel

Farnsworth Johnson PLLC
180 N University Ave Ste 260
Provo UT 84601
801.510.6303
brandon@farnsworthjohnson.com

Authority's and City's Attorney

Hayes Godfrey Bell, P.C.
2118 E 3900 S Ste 300
Holladay UT 84124
801.272.8998
jblakesley@hgblaw.net

Municipal Advisor

Zions Public Finance Inc
One S Main St 18th Fl
Salt Lake City UT 84133-1109
801.844.7377
mark.anderson@zionsbancorp.com

Conditions Of Delivery, Anticipated Date, Manner And Place Of Delivery For The 2023 Bonds

The 2023 Bonds are offered, subject to prior sale, when, as and if issued and received by the successful bidder(s), subject to the approval of legality by Farnsworth Johnson, PLLC, Bond Counsel to the Authority, and certain other conditions. Certain matters regarding this OFFICIAL STATEMENT will be passed on for the Authority by Farnsworth Johnson, PLLC, Disclosure Counsel. Certain legal matters will be passed on for the Authority and the City by James Blakesley of Hayes Godfrey Bell, P.C., Holladay, Utah. It is expected that the 2023 Bonds, in book-entry form, will be available for delivery to DTC or its agent on or about Wednesday, November 15, 2023.

Risks Inherent In The Ownership Of The 2023 Bonds

The purchase of the 2023 Bonds involves certain investment risks which are discussed throughout this OFFICIAL STATEMENT. Accordingly, each prospective purchaser of the 2023 Bonds should make an independent evaluation of all of the information presented in this OFFICIAL STATEMENT in order to make an informed investment decision. Certain investment risks are described under "INVESTMENT CONSIDERATIONS" below.

Continuing Disclosure Undertaking

The Authority will enter into a continuing disclosure undertaking for the benefit of the Owners of the 2023 Bonds. For a detailed discussion of this disclosure undertaking and timing of submissions see "CONTINUING DISCLOSURE UNDERTAKING" below and "APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING."

Basic Documentation

This OFFICIAL STATEMENT speaks only as of its date, and the information contained herein is subject to change. Brief descriptions of the Authority, the City, the 2023 Bonds, the Indenture and the Master Lease are included in this OFFICIAL STATEMENT. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Indenture, the Master Lease, the Ground Lease, and the Deed of Trust are qualified in their entirety by reference to such documents and references herein to the 2023 Bonds are qualified in their entirety by reference to the form thereof included in the Indenture. The "basic documentation" which includes the Resolutions, the closing documents for the 2023 Bonds, the Indenture, the Master Lease and other documentation, authorizing the issuance of the 2023 Bonds and establishing the rights and responsibilities of the Authority, the City and other parties to the transaction, may be obtained from the "contact persons" as indicated below.

Contact Persons

As of the date of this OFFICIAL STATEMENT, additional requests for information may be directed to Zions Public Finance, Inc., Salt Lake City, Utah (the "Municipal Advisor") the Municipal Advisor to the Authority and the City:

Mark Anderson, Vice President, mark.anderson@zionsbancorp.com
Cara Bertot, Vice President, cara.bertot@zionsbancorp.com

Zions Public Finance Inc
One S Main St 18th Fl
Salt Lake City UT 84133-1109
801.844.7377

As of the date of this OFFICIAL STATEMENT, the chief contact person for the Authority and the City concerning the 2023 Bonds is:

David Larson, City Manager, dlarson@southwebercity.com

South Weber City
1600 E South Weber Drive
South Weber City UT 84405
801.479.3177

CONTINUING DISCLOSURE UNDERTAKING

The City (as an “obligated person” under the below defined Rule) will execute a Continuing Disclosure Undertaking (the “Disclosure Undertaking”) for the benefit of the Beneficial Owners of the 2023 Bonds to send certain information annually and to provide certain material events to the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the requirements of paragraph (b)(5) of Rule 15c2-12 (the “Rule”) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended. The information to be provided on an annual basis, the events which will be noticed on an occurrence basis and other terms of the Disclosure Undertaking, including termination, amendment and remedies, are set forth in the proposed form of Disclosure Undertaking in “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING.”

Under the Continuing Disclosure Undertaking the City will file its annual financial statement for Fiscal Year Ending June 30 (the “Financial Statement”) and other operating and financial information on or before January 31. The City will submit the financial statements for Fiscal Year 2023 on or before January 31, 2024, and annually thereafter on or before each January 31.

A failure by the City to comply with the Disclosure Undertaking will not constitute a default under the Master Lease or Indenture and the Beneficial Owners of the 2023 Bonds are limited to the remedies described in the Disclosure Undertaking. A failure by the City to comply with the Disclosure Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the 2023 Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the 2023 Bonds and their market price.

During the five years prior to the date of this OFFICIAL STATEMENT, the City has not failed to comply in all material respects with prior undertakings pursuant to the Rule.

INVESTMENT CONSIDERATIONS

This section contains a general overview of certain risk factors which should be considered, in addition to the other matters set forth in this OFFICIAL STATEMENT, in evaluating an investment in the 2023 Bonds. This section is not meant to be a comprehensive or definitive discussion of the risks associated with an investment in the 2023 Bonds, and the order in which this information is presented does not necessarily reflect the relative importance of various risks. Potential investors in the 2023 Bonds are advised to consider the following factors, among others, and to review this entire OFFICIAL STATEMENT to obtain information essential to making of an informed investment decision. Any one or more of the investment considerations discussed below, among others, could adversely affect the financial condition of the City or its ability to make scheduled payments on the 2023 Bonds. There can be no assurance that other risks not discussed herein will not become material in the future.

Limited Obligations

The 2023 Bonds are payable from amounts due under the Master Lease on a parity basis with all other Bonds that may be outstanding under the Indenture. The City’s obligation under the Master Lease does not constitute a general obligation or other indebtedness of the City or the Authority within the meaning of any constitutional or statutory debt limitation. The Authority has no taxing power.

The term of the Master Lease will commence upon the delivery of the 2023 Bonds and will expire on June 30, 2024 (the “Initial Term”). The City has the option to extend the term of the Master Lease for consecutive

one-year Renewal Terms (as defined below). The City has the option to extend the term of the Master Lease for consecutive one-year Renewal Terms (each renewal term, and all existing renewals are referred to herein as the “Renewal Terms”). The next Renewal Term of the Master Lease will commence on July 1, 2024 and will expire on June 30, 205. *The City currently expects to appropriate moneys in June 2024 for the Renewal Term beginning July 1, 2024 through June 30, 2025.* Unless terminated sooner, this annual renewal option will continue through June 30, 2044 with a final renewal term commencing July 1, 2043 and ending December 16, 2043. Any such extension must be made with respect to all, and not less than all, of the 2023 Project with respect to which 2023 Bonds are then outstanding.

Non-Appropriation

There is no assurance the City, in its sole discretion, will exercise its option to extend the term of the Master Lease for any future Renewal Term. Accordingly, the likelihood the City will extend the term of the Master Lease for any Renewal Term and that there will be sufficient funds to pay the principal of, premium, if any, and interest on the 2023 Bonds as the same become due depends upon a number of factors, including, but not limited to:

- (a) the completion of design and construction of any future uncompleted Projects to the City’s satisfaction;
- (b) the ability of the City to generate sufficient funds from property taxes, and other taxes and other sources of revenue to pay obligations associated with the Master Lease and other obligations of the City (whether now existing or hereafter created);
- (c) the willingness of the City Council of the City in any future year to appropriate moneys to pay the Rentals, which decision of the City Council of the City could be affected by many factors, including the continuing need of the Authority for the 2023 Project; and
- (d) the value of the 2023 Project if relet or sold (to the extent authorized in the Indenture) in a foreclosure or other liquidation proceeding instituted by the Trustee in the event of the termination of the term of the Master Lease if the City Council of the City does not appropriate sufficient funds to extend the term of the Master Lease as provided therein.

Neither the Indenture nor the Master Lease limits the ability of the City to incur additional obligations against its revenues.

General Economic Conditions

The City relies on ad valorem property taxes and other fees as the primary source of funds to operate its governance and to pay its obligations. Regional and national economic conditions, such as weather-related economic effects, business cycles, unemployment, and consumer confidence, are outside of the control of the Authority and the City and can have material adverse effects on the City’s revenues, and its ability to pay Base Rentals on the 2023 Project.

No Debt Service Reserve Fund For The 2023 Bonds

No debt service reserve fund will be funded to secure the 2023 Bonds issued under the Indenture. See “SECURITY AND SOURCE OF PAYMENTS FOR THE 2023 BONDS—No Debt Service Reserve Fund For The 2023 Bonds” below.

Expiration Or Termination Of The Master Lease

If the City Council of the City does not renew the term of the Master Lease in any year by appropriating sufficient funds to pay Rentals due thereunder for the succeeding Fiscal Year, the City’s obligation to pay Rentals under the Master Lease will terminate on the 30th of June occurring at the end of the then-current Renewal Term. Upon (a) the expiration of any Renewal Term of the Master Lease during which an Event of Nonappropriation occurs or (b) an Event of Default under the Master Lease and an election by the Trustee to terminate the possessory interest of the City under the Lease, the City’s right of possession of the 2023 Project under the Master Lease will expire or be terminated, as appropriate.

A Bondowner should not anticipate that it will be possible to foreclose on the 2023 Project and liquidate, relet, or sell the 2023 Project (subject to the Ground Lease) after the occurrence of an Event of Nonappropriation or an Event

of Default for an amount equal to the aggregate principal amount of the Bonds then Outstanding plus accrued interest thereon.

Possible Difficulties In Selling Or Re-letting The 2023 Project

In the event that the City's right of possession of the 2023 Project under the Master Lease expires or is terminated for any of the reasons described in the Indenture, the obligation of the City to pay Rentals under the Master Lease will continue through the then-current Renewal Term, but not thereafter, and the 2023 Bonds will be payable from, among other sources, such moneys as may be available by way of recovery from the City of the Rentals which are due through the then-current Renewal Term. As set forth in the Building Authority Act, the Indenture and the Master Lease, if the City fails to pay any Rentals due to the Authority under the terms of the Master Lease, the City shall immediately surrender, and vacate the 2023 Project, and the rental or lease obligation under the Master Lease shall then cease. Should the Master Lease expire at the end of a Renewal Term without any extension for the next succeeding Renewal Term, or if an event occurs pursuant to which the Trustee terminates the City's right of possession of the 2023 Project under the Master Lease, the Trustee may repossess, complete construction (if applicable), and relet or sell the 2023 Project as provided in the Indenture.

No assurance can be given that the Trustee could relet or sell the 2023 Project for the amount necessary to pay the principal of and the interest due on the 2023 Bonds. The 2023 Project constitutes facilities to be used in connection with the operation of the City and may not be readily usable by other types of tenants. See "THE 2023 PROJECT" below. The net proceeds of any reletting or sale of the 2023 Project, together with certain other moneys then held by the Trustee under the Indenture, if any, are required to be used to pay the 2023 Bonds to the extent of such moneys. No assurance can be given as to the amount of funds available from any such source for the payment of the aggregate principal amount of the 2023 Bonds then outstanding plus accrued interest thereon. Furthermore, no assurance can be given that any amount realized upon any liquidation of the 2023 Project will be available to provide for the payment of the 2023 Bonds on a timely basis.

Delays In Exercising Remedies; Limitations On Enforceability

The enforceability of the Master Lease and the Indenture is subject to applicable bankruptcy laws, equitable principles affecting the enforcement of creditors' rights generally and liens securing such rights, the police powers of the State, the exercise of judicial authority by State or federal courts and the exercise by the United States of America of the powers delegated to it by the federal constitution. Because of the unique uses to which the 2023 Project may be suited and the delays inherent in obtaining foreclosure upon real property and judicial remedies, no assurance can be given that these remedies could be accomplished rapidly. Any delays in or failure on the part of the Trustee to obtain possession of or to foreclose the lien on the 2023 Project, if necessary, will likely result in delays in any payment of principal of or interest on the 2023 Bonds.

Possible Shortfall In Costs Of Construction Of The 2022 Projects

The Authority and the City believe, but there can be no assurance, that the proceeds of sale of the 2023 Bonds, together with certain investment earnings thereon and other sources of construction funds described in "THE 2023 PROJECT—The 2023 Project Financed With The 2023 Bonds—The 2023 Project" below, will be sufficient to complete the construction and equipping of the 2023 Projects. In the event such proceeds are insufficient, the Authority is authorized, pursuant to the Master Lease, to complete the construction and equipping of the 2023 Project from legally available funds and/or the issuance of Additional Parity Bonds. The Indenture provides that Additional Parity Bonds may be issued for the purpose of completing the 2023 Project or making additions or improvements to the 2023 Project or acquiring or constructing Additional Projects, subject to satisfaction of certain conditions provided in the Indenture. There can be no assurance that such Additional Parity Bonds will be authorized and issued by the Authority. If issued, Additional Parity Bonds will be secured under the Indenture on a parity with Bonds previously issued (including the 2023 Bonds).

If the possessory interest of the City under the Master Lease were to be terminated by reason of an Event of Nonappropriation or an Event of Default under the Indenture or otherwise pursuant to the Building Authority Act or the Master Lease prior to the construction of the 2023 Project, the payment of principal of, premium, if any, and interest on the 2023 Bonds would depend, in part, on the ability of the Trustee to complete any unfinished construction, foreclose on the 2023 Project, and liquidate, relet or sell one or more partially constructed Project. See

“APPENDIX A—GENERAL INDENTURE OF TRUST AND MASTER LEASE AGREEMENT—GENERAL INDENTURE OF TRUST—Limitation On Remedies” (page A-53).

Also see “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—Additional Parity Bonds And Refunding Bonds” below and “APPENDIX A—GENERAL INDENTURE OF TRUST AND MASTER LEASE AGREEMENT—THE GENERAL INDENTURE OF TRUST—Additional Bonds” (page A-30).

Destruction Of A Project

The Master Lease requires a Project to be insured by policies of insurance (including casualty and property damage insurance) as described in “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Insurance Provisions.” In the event of damage to or destruction of all or any part of the 2023 Project, the Authority is nevertheless required to continue to make payments under the Master Lease during the period for which the City Council of the City has appropriated moneys to do so. In such event, the City will decide whether the proceeds from available insurance (and any other legally available source) are sufficient to repair and rebuild the 2023 Project or whether to apply the available proceeds to redemption or payment of the 2023 Bonds. If the net proceeds from insurance or certain other sources are insufficient to repair or replace the 2023 Project, the City may terminate its obligations under the Master Lease with respect to the 2023 Project and cause such proceeds to be distributed for the redemption of the 2023 Bonds in whole or in part as provided in the Indenture. See “THE 2023 BONDS—Redemption Provisions For The 2023 Bonds—Extraordinary Redemption in the Event of Damage, Destruction or Condemnation Of The 2023 Project” below.

There can be no assurance as to the adequacy of a timely payment under property damage insurance in effect at that time. Furthermore, there can be no assurance that such insurance proceeds will be sufficient to redeem the 2023 Bonds in whole or that the Trustee will be able to realize any additional funds from the 2023 Project at that time. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Damage, Destruction And Condemnation.”

Release Of A Project Upon Payment Of Related Series Of Bonds

Pursuant to the Master Lease, the City may, by depositing with the Trustee amounts sufficient to pay or provide for the payment of the Series of Bonds issued to finance or refinance such portion of a Project, purchase the related Project, which may result in the release of the purchased Project as security for the Bonds which remain outstanding. The release of one or more Projects may diminish the amount which could be realized by the Trustee upon the occurrence of an Event of Default or an Event of Nonappropriation or the likelihood that the City will renew the Master Lease for any Renewal Term.

Depreciation And Lack Of Residual Value

Certain components of the 2023 Project may become obsolete, may depreciate in value or may wear out during the time that the 2023 Bonds are outstanding. In addition, components of the 2023 Project may be difficult or impossible to remove from their points of service or use. Consequently, following an Event of Nonappropriation, an Event of Default under the Master Lease or the termination of the Master Lease for any reason, it is possible that any revenues realized by the Trustee from a reletting or sale, as appropriate, of the Authority’s interest in the 2023 Project may not be sufficient to repay all 2023 Bonds in full.

Tax Status; Continuing Compliance With Certain Covenants

Failure by the Authority or the City with respect to any of the 2023 Bonds to comply with certain covenants in the Indenture, the Master Lease and the 2023 Bonds, on a continuing basis, so long as any of the 2023 Bonds are outstanding under the Indenture and thereafter as required by such document provisions and applicable law, could result in interest on the 2023 Bonds becoming includible in gross income for federal income tax purposes, retroactive to the date of their original issuance. See “TAX MATTERS” below. The Indenture and the 2023 Bonds do not provide for the payment of any additional interest or penalty in the event that interest on the 2023 Bonds becomes includible in gross income for federal income tax purposes.

Changes In City Governance

The obligation of the City to pay rentals under the Master Lease is subject to annual appropriation by the City Council of the City, based upon a budget annually presented to the City Council of the City by the City Manager. The decision to renew or not to renew the term of the Master Lease is to be made solely by the City Council of the City at the time it considers for adoption the final budget relating to each Renewal Term and not by any official of the City, acting in his or her individual capacity.

The six-member City Council of the City are appointed officials and serve four-year terms. Although the present City Council of the City favors the continued leasing of the 2023 Project, there can be no assurance that a future City Council of the City will support the 2023 Project or continue to make appropriations of Rentals under the Master Lease.

Other Factors Regarding The 2023 Project

Potential Environmental Risks. The continued and future ownership or operation of the 2023 Project creates a potential for environmental liability on the part of both the owner and operator of the 2023 Project as well as any party secured by mortgages, deeds of trust or other encumbrances. If future hazardous substances are discovered at the property or discovered to be emanating from the Property, the City and the Authority may be held strictly liable for all costs and liabilities relating to the disposing of or dealing with such hazardous substances. This liability could be for an amount far in excess of the value of the 2023 Project. The existence of such hazardous substances could hinder the Trustee in exercising certain of its remedies or rights under the Master Lease and the Indenture upon the occurrence of an Event of Default thereunder.

The Authority obtained an environmental report from a qualified environmental engineer which concludes that there are no known conditions with respect to the 2023 Project which would create environmental liability on the owner thereof.

The Authority has agreed and represented in the Master Lease that it has carried on, and will carry on, the business and operations at the 2023 Project in a manner that complies in all respects, and will remain in compliance with all applicable federal, state, regional, county, or local laws, statutes, rules, regulations or ordinances concerning public health, safety or the environment.

Cybersecurity. Cybersecurity incidents could result from unintentional events, or from deliberate attacks by unauthorized entities or individuals attempting to gain access to the City's systems technology for the purposes of misappropriating assets or information or causing operational disruption and damage. To mitigate the risk of business operations impact and/or damage by cybersecurity incidents or cyber-attacks, the City invests in multiple forms of cybersecurity and operational safeguards, including cybersecurity insurance coverage.

Climate Change Risk

There are potential risks to the City and its financial operation that are associated with changes to the climate over time and with increases in the frequency, timing, and severity of extreme weather events or droughts. The City cannot predict how or when various climate changes risks may occur, nor can it quantify the impact on the City or its operations.

Natural Disasters And Global Health Emergencies

Natural disasters (such as earthquakes, mudslides, heat waves, floods, windstorms, and droughts) and continued or future global health emergencies could affect the City's operations.

The City, like much of the State, is in a region of seismic activity subject to earthquakes in varying strengths. The State has identified major geologic faults running throughout the State and the most recent earthquake occurred in March 2020 in the Township of Magna, Utah (located near the City), measuring 5.7 on the Richter scale. Newer building codes throughout the State include seismic strengthening of buildings. See "SOUTH WEBER CITY, UTAH—Risk Management And Insurance; Cybersecurity; Recent Earthquake" below.

Certain areas of the State have experienced drought conditions for at last part of the year in each of the last five years. The State has experienced large wildfire/forest fire seasons in which air quality across the State has been negatively impacted (including diminished air quality from wildfires/forest fires located outside the State from drifting air currents). Wildfires/forest fires can impact the State's, the County's, and the City's economy, cause repository health problems, loss of infrastructure, homes and property and destroying forestland, wildlife habitat and its resources.

SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS

The Master Lease And The Indenture

The 2023 Bonds are payable from the Base Rentals due under the Master Lease and certain other revenues as provided in the Indenture and are secured under the Indenture. The term of the Master Lease may be extended, solely at the option of the City, beyond the termination of the Initial Term for an additional year and for consecutive Renewal Terms thereafter, each of one year in duration (except that the final Renewal Term commences on July 1, 2043 and ends on December 16, 2043). For circumstances under which the Master Lease will be terminated, see "APPENDIX A—GENERAL INDENTURE OF TRUST AND MASTER LEASE AGREEMENT—MASTER LEASE AGREEMENT—Expiration or Termination of the Term of the Lease" (page A-7). The continuation of the term of the Master Lease and the obligation of the City to pay Base Rentals after each current Renewal Term are subject to the appropriation by the City of sufficient funds to extend the term of the Master Lease for the next Renewal Term and for each succeeding Renewal Term thereafter. Neither the Master Lease nor the 2023 Bonds constitute a general obligation or indebtedness of the City within the meaning of any constitutional or statutory debt limitation. The City has not pledged its full faith and credit to the payment of the Master Lease or the 2023 Bonds, and the Board is not directly or contingently obligated to apply money from, or to levy or pledge, any form of taxation to the payment of the Master Lease or the 2023 Bonds. The Authority has no taxing power.

The Authority, as lessor under the Master Lease and pursuant to the Indenture, has assigned to the Trustee its rights to receive Base Rentals under the Master Lease, for the benefit of the Bondowners. In addition, the Authority has, for the benefit of the Bondowners, granted to the Trustee, pursuant to the Indenture, a lien on and a security interest in all of its right, title and interest in and to the 2023 Project and any additional Projects to be acquired under the Master Lease.

The continuation of the term of the Master Lease and the obligation of the City to pay Base Rentals after June 30, 2024, are subject to the appropriation by the City Council of the City of sufficient funds to extend the term of the Master Lease for each succeeding Renewal Term. Neither the Master Lease nor the 2023 Bonds constitute a general obligation or indebtedness of the City or the Authority, within the meaning of any constitutional or statutory debt limitation. Neither the City nor the Authority has pledged its credit to the payment of the Base Rentals or the 2023 Bonds, and neither the City nor the Authority is directly or contingently obligated to apply money from, or to levy or pledge, any form of taxation to the payment of the Master Lease or the 2023 Bonds. The Authority does not have any taxing power.

So long as the Master Lease remains in effect and the City Council of the City appropriates sufficient funds to extend the term of the Master Lease for each successive Renewal Term, the City is required by the provisions of the Master Lease to pay semiannually to the Trustee specified Base Rentals for the 2023 Project which are sufficient, in both time and amount, to pay, when due, the principal of and interest on the Bonds.

The City has covenanted in the Master Lease to cause to be included in its annual tentative budget submitted to the City Council of the City a request for appropriation, in accordance with applicable law, of an amount necessary (after taking into account any moneys then legally available for such purpose) to pay the Base Rentals and any reasonably anticipated Additional Rentals under the Master Lease for the 2023 Project during the next succeeding Renewal Term. See "APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Request for Appropriation."

In the event the City Council of the City does not appropriate sufficient funds to extend the term of the Master Lease, and the Master Lease thereby expires by its terms at the end of any Renewal Term, the City will have no further payment obligation under the Master Lease, except for the Base Rentals which are payable prior to the termination of the Master Lease. Upon such expiration, the Trustee may exercise one or more of the rights provided in the Master

Lease, the Indenture or the Deed of Trust, including an option to dispose of the Authority’s interest in the 2023 Project, and apply the proceeds of such disposition, if any, together with the moneys in the Bond Fund and other amounts available under the Indenture, to the payment of principal of all then outstanding Bonds and accrued interest thereon. However, due to the nature of the 2023 Project, it is unlikely that revenues from such sources would be sufficient to pay in full all then outstanding Bonds if payment were then due by acceleration or otherwise. Should a shortfall occur, the Bonds would be paid on a pro rata basis as provided in the Indenture. See “INVESTMENT CONSIDERATIONS” above.

Pursuant to the provisions of the Master Lease, the City may, in its sole discretion, purchase all or a portion of the 2023 Project by payment of the applicable Option Price as defined in the Master Lease. Neither the City nor the City Council of the City may be compelled to exercise the purchase option provided in the Master Lease. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Conveyance on Purchase of 2023 Project.”

The Ground Lease And The Security Documents

The City owns, or holds a leasehold interest in, parcels of land on which the 2023 Project is located (collectively, the “Project Site”). Pursuant to certain ground leases the City, as lessor, has leased to the Authority, as lessee, the Project Site (the “2023 Ground Leases”). See “THE 2023 PROJECTS—The 2023 Project Financed With The 2023 Bonds” below.

The Authority under the Security Documents has irrevocably warranted, granted, transferred, conveyed and assigned to the Trustee, in trust with power of sale, all of its right, title and interest in the 2023 Project, including, but not limited to real property, rents, issues, profits, royalties, income, interest in the leases or subleases, options to purchase, easements, rights of way, proceeds of insurance or condemnation and tangible personal property in order to provide additional security for the Authority’s payment obligations under the Bonds and the Indenture. The Security Documents generally provide for the procedure by which the Trustee can foreclose the lien on the Authority’s interest (which may be a leasehold interest) in the 2023 Project to pay the Authority’s payment obligations under the Bonds and the Indenture. If an Event of Default occurs under the Indenture, and if the Trustee accelerates the payment of the Bonds pursuant thereto, the Trustee shall also direct the trustee under the Security Documents to foreclose the lien created under the Security Documents, either by public sale or by proceedings in equity. The Trustee shall receive any proceeds from such sale and apply them in accordance with the Indenture. Subject to the limitation on remedies and acceleration during acquisition and construction of portions of the 2023 Project, any proceeds shall be applied to the payment of principal and interest then due and unpaid on all the 2023 Bonds, ratably, according to the amounts due respectively for principal and interest, to the Bondowners.

No deficiency judgment upon foreclosure of the lien of the Indenture or Security Documents may be entered against the City or the Authority, and no judgment requiring a payment of money may be entered against the City thereunder or under the Master Lease.

Insurance On The 2023 Project

The 2023 Project is required to be insured by policies of insurance or by self-insurance to the extent described in “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Insurance Provisions.” All Net Proceeds of performance bonds, proceeds (including any moneys derived from any self-insurance program) from policies of insurance (except the policy of public liability and property damage insurance) required by the Master Lease or condemnation awards which are received by the Trustee will be deposited into a separate trust fund under the Indenture. Such Net Proceeds will be used either to repair, restore, modify, or improve the applicable Projects or to redeem or defease the related Bonds, as more fully described in “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Insurance Provisions” “—Damage, Destruction And Condemnation” “—Maintenance and Repair” “—Representations, Covenants and Warranties of the Lessee.” Also see, “SOUTH WEBER CITY, UTAH—Risk Management And Insurance; Cybersecurity; Recent Earthquake” below.

No Debt Service Reserve Requirement For The 2023 Bonds

The Indenture provides that a separate account in the Debt Service Reserve Fund may be established for each Series of Bonds issued under the Indenture which is to be funded in an amount equal to the Debt Service Reserve

Requirement, if any. There is no Debt Service Reserve Requirement for the 2023 Bonds and no account in the Debt Service Reserve Fund will be funded with respect to the 2023 Bonds. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—Definitions—Debt Service Reserve Requirement.”

Additional Parity Bonds And Refunding Bonds

Under the Indenture, the Authority may issue Additional Parity Bonds, consisting of Additional Bonds, Refunding Bonds or a combination of both, ranking on a parity with the 2023 Bonds. All Additional Parity Bonds will be secured by the lien of the Indenture and the Deed of Trust and will rank on a parity with the 2023 Bonds. Such Additional Parity Bonds shall be payable solely from the Base Rentals and, if paid by the City, the Purchase Option Price and other amounts derived from the leasing of the 2023 Project or other Projects financed under the Indenture.

So long as the Master Lease is in effect and no Event of Default under the Indenture or the Master Lease has occurred and is continuing and so long as no Event of Nonappropriation has occurred and is continuing and certain requirements of the Indenture are satisfied, one or more series of Additional Bonds may be issued for the purpose of financing Costs of Acquisition and Construction of a Project or Projects for the use and benefit of the City and/or one or more Series of Refunding Bonds may be issued for the purpose of refunding Bonds or other obligations of the Authority.

See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE INDENTURE—Additional Parity Bonds.”

NO DEFAULTED AUTHORITY BONDS OR FAILURES BY THE CITY TO RENEW LEASE

As of the date of this OFFICIAL STATEMENT and since the execution of the Indenture and the Master Lease (as of December 1, 2023), the Authority has never failed to pay when due the principal of and interest on its bonded indebtedness and other payment obligations related thereto.

THE 2023 BONDS

General

The 2023 Bonds will be dated the date of delivery¹ thereof (the “Dated Date”) and will mature on December 15 of the years and in the amounts and pay interest on the dates and at the rates shown on the inside cover page, commencing June 15, 2024.

Interest on the 2023 Bonds shall be computed on the basis of a 360-day year of 12, 30-day months. U.S. Bank is the initial Registrar (the “Registrar”), Paying Agent, and Trustee with respect to the 2023 Bonds.

The 2023 Bonds will be issued as fully-registered bonds, initially in book-entry form, in the denomination of \$5,000 or any whole multiple thereof, not exceeding the amount of each maturity.

Registration, Denominations, Manner Of Payment

The 2023 Bonds are issuable only as fully registered bonds and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository of the 2023 Bonds. Purchases of 2023 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any whole multiple thereof, through brokers and dealers who are, or who act through, DTC Participants (as defined herein). Beneficial Owners (as defined herein) of the 2023 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the 2023 Bonds. “Direct Participants,” “Indirect Participants” and “Beneficial Owners” are defined in “APPENDIX E—BOOK-ENTRY SYSTEM” below.

¹ The anticipated date of delivery is Wednesday, December 6, 2023.

Principal of and interest on the 2023 Bonds (interest payable June 15 and December 15 of each year, commencing March 15, 2024) are payable by the Paying Agent, to the Registered Owners of the 2023 Bonds. So long as Cede & Co. is the registered owner of the 2023 Bonds, DTC will, in turn, remit such principal and interest to its Direct Participants, for subsequent disbursements to the Beneficial Owners of the 2023 Bonds, as described in “APPENDIX E—BOOK-ENTRY SYSTEM” below.

So long as DTC or its nominee is the sole registered owner of the 2023 Bonds, neither the Authority, the City, the successful bidder(s), nor the Trustee will have any responsibility or obligation to any Direct or Indirect Participants of DTC, or the persons for whom they act as nominees, with respect to the payments to or the providing of notice for the Direct Participants, Indirect Participants or the Beneficial Owners of the 2023 Bonds. *Under these same circumstances, references herein and in the Indenture to the “Bondowners” or “Registered Owners” of the 2023 Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the 2023 Bonds.*

Transfer Or Exchange Of The 2023 Bonds; Regular Record Date

The Authority shall cause books for the registration and for the transfer of the 2023 Bonds to be kept by the Trustee which is also the Bond Registrar of the Authority.

In the event the book-entry-only system is discontinued, any 2023 Bond may, in accordance with its terms, be transferred only upon the registration books kept by the Bond Registrar, by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such 2023 Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Bond Registrar, duly executed. No transfer shall be effective until entered on the registration books kept by the Bond Registrar. Upon surrender for transfer of any 2023 Bond at the principal office of the Trustee, duly endorsed for transfer or accompanied by an assignment duly executed by the Bondholder or his attorney duly authorized in writing, the Authority shall execute and the Trustee shall authenticate and deliver in the name of the transferee or transferees a new, fully registered 2023 Bond or 2023 Bonds of the same maturity for a like aggregate principal amount as the 2023 Bond surrendered for transfer. In the event the book-entry system is discontinued, 2023 Bonds may be exchanged at the designated office of the Trustee for a like aggregate principal amount of 2023 Bonds of other authorized denominations of the same maturity. The Authority and the Trustee shall not be required to transfer or exchange any 2023 Bond (i) during the period from and including any Regular Record Date, to and including the next succeeding Interest Payment Date; (ii) during the period from and including the day fifteen days prior to any Special Record Date, to and including the date of the proposed payment pertaining thereto; (iii) during the period from and including the day fifteen days prior to the mailing of notice calling any 2023 Bonds for redemption, to and including the date of such mailing; or (iv) at any time following the mailing of notice calling such 2023 Bond for redemption.

The Authority, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each 2023 Bond is registered on the registration books kept by the Bond Registrar as the holder and absolute owner thereof for the purpose of receiving payment of, or on account of, the principal or redemption price thereof and interest due thereon and for all other purposes whatsoever, and neither the Authority, nor the Bond Registrar nor the Paying Agent shall be affected by any notice to the contrary. Payment of or on account of either principal of or interest on any 2023 Bond shall be made only to or upon order of the Registered Owner thereof or such person’s legal representative, but such registration may be changed as provided in the Indenture. All such payments shall be valid and effectual to satisfy and discharge the liability upon such 2023 Bond to the extent of the sum or sums so paid.

The Trustee shall require the payment by the Bondholder requesting exchange or transfer of 2023 Bonds of any tax or other governmental charges which are required to be paid with respect to such exchange or transfer and such charges shall be paid before such new 2023 Bond shall be delivered.

Regular Record Date means the first day of the month (whether or not a Business Day) in which each Interest Payment Date occurs. The Authority and the Trustee shall not be required to transfer or exchange any Bond: (i) during the period from and including any Regular Record Date, to and including the next succeeding Interest Payment Date; (ii) during the period from and including the day ten days prior to any Special Record Date (as herein defined), to and including the date of the proposed payment pertaining thereto, (iii) during the period from and including the day ten days prior to the mailing of notice calling any Bonds for redemption, to and including the date of such mailing, or (iv) at any time following the mailing of notice calling such Bond for redemption. “Special Record Date” means such date as may be fixed for the payment of defaulted interest on 2023 Bonds in accordance with the Indenture.

Sources And Uses Of Funds

The proceeds from the sale of the 2023 Bonds are estimated to be applied as set forth below:

Sources:

Par amount of 2023 Bonds.....	\$
[Net] original issue premium.....	
Total.....	\$

Uses:

Deposit to Project Account Fund.....	\$
Costs of Issuance ⁽¹⁾	
Underwriter's Discount.....	
Total.....	\$

(1) Includes legal fees, Municipal Advisor fees, rating agency fees, Trustee, Registrar and Paying Agent fees, rounding amounts, and other miscellaneous costs of issuance.

(Source: the Municipal Advisor.)

Redemption Provisions For The 2023 Bonds

Optional Redemption. The 2023 Bonds maturing on and after [December 15, 20__] are subject to redemption prior to maturity, in whole or in part, at the option of the Authority on [December __, 20__], or on any date thereafter, from such maturities or parts thereof as shall be selected by the Authority, at the redemption price of 100% of the principal amount of the 2023 Bonds to be redeemed plus accrued interest (if any) thereon to the redemption date.

[Mandatory Sinking Fund Redemption. The 2023 Bonds may be subject to mandatory sinking fund redemption at the option of the successful bidder(s).]

Extraordinary Redemption In The Event Of Damage, Destruction Or Condemnation Of The 2023 Project. The Bonds are callable for redemption prior to maturity in whole on any date, if (i) the 2023 Project or a material portion thereof is damaged or destroyed or taken in a condemnation proceeding, or a material defect in the construction of the 2023 Project shall become apparent, or title to or the use of all or any material portion of the 2023 Project shall be lost by reason of a defect in title thereto, (ii) the Net Proceeds of any insurance policy, performance bond or condemnation award made available by reason of one or more such occurrences shall be insufficient to pay in full the cost of repairing and replacing the 2023 Project, and (iii) the City elects to discharge its obligation to repair and replace the 2023 Project by depositing such Net Proceeds into the Bond Fund. Upon the deposit of such Net Proceeds in the Bond Fund, the payment obligations of the City with respect to the 2023 Project under the Master Lease will terminate and the City will have no further obligation for the payment of Base Rentals and Additional Rentals under the Indenture, and possession of the 2023 Project shall be surrendered to the Authority and all right, title and interest of the City and the Authority in any funds or accounts created under the Indenture (except for amounts held in the Rebate Fund or for the payment of Bonds not then deemed Outstanding), shall be surrendered to the Trustee, as trustee for the Bondholders. Thereafter, the Indenture and the Deed of Trust may, subject to the limitations of the Indenture, be foreclosed and the Authority's interest in the 2023 Project liquidated and the proceeds of such liquidation and the Net Proceeds of any insurance policy, performance bond or condemnation award so deposited in the Bond Fund, as well as all other moneys on deposit in any fund created under the Indenture (except moneys held in the Rebate Fund or for the payment of Bonds not then deemed outstanding), shall be proportionally applied to the redemption of the Bonds at the earliest date practicable, as specified in a written notice from the Authority to the Trustee. Such redemption of the 2023 Bonds shall be made upon payment of the principal amount of the 2023 Bonds then Outstanding, plus accrued interest thereon, all in accordance with the Indenture. In the event there are moneys remaining in the Bond Fund after payment in full of all Bonds of said Series issued under the Indenture, the Trustee is authorized and directed to transfer said moneys to the City. *In the event that the 2023 Bonds are redeemed subsequent to the occurrence of an event described in this paragraph by payment of an amount less than the outstanding principal amount thereof and accrued interest to the redemption date, no further claim for payment may be had by the holders of the 2023 Bonds against the Authority, the City or the Trustee.*

Partial Redemption of 2023 Bonds. In the case of a partial redemption of 2023 Bonds when 2023 Bonds of denominations greater than \$5,000 are then outstanding, then for all purposes in connection with such partial redemption, each \$5,000 of face value shall be treated as though it were a separate 2023 Bond of the denomination of \$5,000. If it

is determined that one or more, but not all, of the \$5,000 units of face value represented by any 2023 Bond is to be called for redemption, then upon notice of intention to redeem such \$5,000 unit or units (given by the Trustee), the Owner of such 2023 Bond shall forthwith surrender such 2023 Bond to the Trustee (a) for payment of the redemption price (including the premium, if any, and interest to the date fixed for redemption) of the \$5,000 unit or units of face value called for redemption and (b) for exchange, without charge to the Owner thereof, for a new 2023 Bond or 2023 Bonds of the same Series, designation, maturity and interest rate and in any of the authorized denominations, at the option of the Owner thereof, of the aggregate principal amount of the unpaid balance of the principal amount of the 2023 Bond to be so redeemed. If the Owner of any such 2023 Bond of a denomination greater than \$5,000 shall fail to present such 2023 Bond to the Trustee for redemption and exchange as aforesaid, the principal amount of such 2023 Bond to be redeemed shall, nevertheless, become due and payable on the redemption date to the extent of the \$5,000 unit or units of face value called for redemption (and to that extent only); interest shall cease to accrue on the portion of the principal amount of such 2023 Bond to be redeemed represented by such \$5,000 unit or units of face value on and after the redemption date and (funds sufficient for the payment of the redemption price having been deposited with the Trustee and being available for the redemption of said unit or units on the redemption date) such 2023 Bond shall not be entitled to the benefit or security of the Indenture to the extent of the portion of its principal amount (and accrued interest thereon after the redemption date) represented by such \$5,000 unit or units of face value nor shall new 2023 Bonds be thereafter issued corresponding to said unit or units. 2023 Bonds shall be redeemed only in the principal amount of \$5,000 each or any whole multiple thereof.

With respect to any partial redemption of 2023 Bonds of less than all of a particular maturity of 2023 Bonds, the particular 2023 Bonds to be redeemed shall be selected by the Trustee by lot in such manner as the Trustee shall determine to be fair and equitable.

Selection for Redemption. If less than all 2023 Bonds of any maturity are to be redeemed, the particular 2023 Bonds or portion of 2023 Bonds of such maturity to be redeemed will be selected at random by the Bond Registrar in such manner as the Bond Registrar in its discretion may deem fair and appropriate. The portion of any registered 2023 Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or a whole multiple thereof, and in selecting portions of such 2023 Bonds for redemption, the Bond Registrar will treat each such 2023 Bond as representing that number of 2023 Bonds of \$5,000 denomination that is obtained by dividing the principal amount of such 2023 Bond by \$5,000.

Notice of Redemption. Notice of redemption will be given by the Bond Registrar by first class mail, not less than 30 nor more than 60 days prior to the redemption date, to the Registered Owner of each 2023 Bond that is subject to redemption, at the address of such owner as it appears on the registration books of the Bond Registrar. Each notice of redemption will state descriptive information needed to accurately identify the 2023 Bonds being redeemed, the redemption date, the place of redemption, the redemption price and, if less than all of the 2023 Bonds are to be redeemed, the respective principal amounts thereof to be redeemed, and will also state that the interest on the 2023 Bonds in such notice designated for redemption will cease to accrue from and after such redemption date and that on the redemption date there will become due and payable on each of the 2023 Bonds to be redeemed the principal thereof and interest accrued thereon to the redemption date.

If at the time of mailing of any notice of redemption there shall not be on deposit with the Trustee moneys sufficient to redeem all the 2023 Bonds called for redemption, such notice shall state that such redemption is subject to the deposit of redemption moneys with the Trustee not later than the opening of business on the redemption date and that such notice will be of no effect unless such moneys are so deposited. Any notice mailed will be conclusively presumed to have been duly given, whether or not the Bondowner receives such notice. Failure to give such notice or any defect therein with respect to any 2023 Bond will not affect the validity of the proceedings for redemption with respect to any other 2023 Bond.

In addition to the foregoing notice, further notice of such redemption will be given by the Bond Registrar to at least one national information services as provided in the Indenture, but no defect in such further notice nor any failure to give all or any portion of such notice will in any manner affect the validity of a call for redemption if notice thereof is given as prescribed above and in the Indenture.

For so long as a book-entry system is in effect with respect to the 2023 Bonds, the Bond Registrar will mail notices of redemption to DTC or its successor. Any failure of DTC to convey such notice to any Direct Participants

or any failure of the Direct Participants or Indirect Participants to convey such notice to any Beneficial Owner will not affect the sufficiency of the notice or the validity of the redemption of 2023 Bonds.

Book-Entry System

DTC will act as securities depository for the 2023 Bonds. The 2023 Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered 2023 Bond certificate will be issued for each maturity of the 2023 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or a "fast agent" of DTC. See "APPENDIX E—BOOK-ENTRY SYSTEM" for a more detailed discussion of the book-entry system and DTC.

Debt Service On The 2023 Bonds

Debt Service on the 2023 Bonds Based on Base Rental Payment Schedule. The Master Lease requires semi-annual Base Rental payments to be made by the City to the Authority (on June 1 and December 1 of each year), which Base Rentals have been assigned to the Trustee pursuant to the Indenture. The 2023 Bond principal and/or interest payments are then paid by the Trustee on June 1 and December 1. The following table shows scheduled debt service on the 2023 Bonds based on Base Rental payment dates.

Due Date (Base Rental Payment)	The 2023 Bonds			
	Principal	Interest	Period Total	Fiscal Total
June 1, 2024.....	\$ 0.00	\$	\$	\$
December 1, 2024.....	265,000.00			
June 1, 2025.....	0.00			
December 1, 2025.....	280,000.00			
June 1, 2026.....	0.00			
December 1, 2026.....	295,000.00			
June 1, 2027.....	0.00			
December 1, 2027.....	310,000.00			
June 1, 2028.....	0.00			
December 1, 2028.....	325,000.00			
June 1, 2029.....	0.00			
December 1, 2029.....	340,000.00			
June 1, 2030.....	0.00			
December 1, 2030.....	360,000.00			
June 1, 2031.....	0.00			
December 1, 2031.....	380,000.00			
June 1, 2032.....	0.00			
December 1, 2032.....	395,000.00			
June 1, 2033.....	0.00			
December 1, 2033.....	420,000.00			
June 1, 2034.....	0.00			
December 1, 2034.....	440,000.00			
June 1, 2035.....	0.00			
December 1, 2035.....	460,000.00			
June 1, 2036.....	0.00			
December 1, 2036.....	485,000.00			
June 1, 2037.....	0.00			
December 1, 2037.....	510,000.00			
June 1, 2038.....	0.00			
December 1, 2038.....	535,000.00			
June 1, 2039.....	0.00			
December 1, 2039.....	560,000.00			
June 1, 2040.....	0.00			
December 1, 2040.....	590,000.00			
June 1, 2041.....	0.00			

Debt Service On The 2023 Bonds—continued

Due Date (Base Rental Payment)	The 2023 Bonds			
	Principal	Interest	Period Total	Fiscal Total
December 1, 2041.....	\$ 615,000.00			
June 1, 2042.....	0.00			
December 1, 2042.....	645,000.00			
June 1, 2043.....	0.00			
December 1, 2043.....	675,000.00			
Totals.....	\$8,885,000.00			

* Preliminary; subject to change.

(Source: the Municipal Advisor.)

LOCAL BUILDING AUTHORITY OF SOUTH WEBER CITY, UTAH

Establishment And Statutory Powers

On [June 13, 2023], the City Council of the City created the Authority as a nonprofit corporation in accordance with the provisions of the predecessor to the Building Authority Act. The Authority is to be of perpetual duration as set forth in its Articles of Incorporation. The Authority at the present time has no full-time employees or other personnel other than its governing board as described below. The Authority has no property, money or other assets, except for the 2023 Project as described in this OFFICIAL STATEMENT. The principal place of business of the Authority is in the City offices at the address shown under “INTRODUCTION—Contact Persons” above.

The Authority has been incorporated for the purpose of acquiring, improving or extending one or more projects and financing and/or refinancing their costs on behalf of the City in accordance with the procedures and subject to the limitations of the Building Authority Act, in order to accomplish the public purposes for which the City exists.

The Authority has all of the powers provided for in the Building Authority Act and in the Constitution and other laws of the State. The Authority may not, however, undertake any of the activities provided for in its Articles of Incorporation without prior authorization therefor by the governing body of the City. The Authority has been organized as a nonprofit corporation and its Articles of Incorporation expressly require that it remain a nonprofit corporation.

The Authority may not be dissolved unless all of its outstanding bonds and other obligations are paid in full as to principal, interest and redemption premiums, if any, or unless provision for the payment of the same when due has been made. Whenever bonds, notes or other evidences of indebtedness issued by the Authority are satisfied, discharged and retired, title to all real and personal property financed with the proceeds of such bonds, notes or other evidences of indebtedness is required to be transferred to the City.

Under the Building Authority Act, the Authority has the power to: (i) acquire one or more projects, which, by definition, means that it may obtain or gain property of every kind or nature which a public body is authorized or permitted by law to own, and it may otherwise improve or extend such a project or projects and finance their costs on behalf of the public body which created the Authority in order to accomplish the public purposes for which the public body exists; (ii) enter into leasing contracts with the City with respect to projects which the Authority has acquired, improved or extended or will acquire, improve or extend on behalf of the City; (iii) issue and sell its bonds for the purpose of financing and refinancing the cost of acquiring, improving or extending a project; and (iv) exercise other powers as enumerated in the Building Authority Act, all in accordance with and subject to the specific requirements of the Building Authority Act with respect to such powers.

Organization

According to the By-Laws of the Authority, the affairs of the Authority are managed by a Board of Trustees (the “Board of Trustees”). The Board of Trustees consists of the members of the City Council as may from time to time serve. Each Trustee serves on the Board of Trustees until death, incapacity, or removal from the City Council.

Whenever a Trustee shall cease to be a member of the City Council, his successor, upon his election and qualifying for office, thereupon becomes a Trustee of the Authority.

The By-Laws further provide for election of officers by the Board of Trustees in accordance with the provisions of the By-Laws. Set forth below are the current members of the Board of Trustees, officers of the Authority, and the Authority’s Secretary:

Title/Position	Person	Years of Service	Expiration of Current Term
President/Chair.....	Rod Westbroek	2	January 1, 2026
Trustee.....	Angie Petty	6	January 1, 2026
Trustee.....	Blair Halverson	6	January 1, 2024
Trustee.....	Hayley Alberts	4	January 1, 2024
Trustee.....	Joel Dills	2	January 1, 2026
Trustee.....	Quin Soderquist	4	January 1, 2024
Secretary.....	Lisa Smith	6	Appointed

(Source: the Authority.)

Debt Issuance Of The Authority

The Authority’s debt does not constitute debt within the meaning of any constitutional provision or statutory limitation which is applicable to the City.

The issuance of the 2023 Bonds is the Authority’s first bond issuance under the Indenture. The 2023 Bonds and all other Additional Parity Bonds issued on a parity basis will be cross-collateralized, in that the Authority has granted to the Trustee, for the benefit of the Owners of all of the Bonds, a security interest in all of the Authority’s right, title and interest in the Projects financed or refinanced by the issuance of Bonds. As of the date of this OFFICIAL STATEMENT, the Authority has outstanding the following lease revenue bonds:

Series	Purpose	Original Principal Amount	Final Maturity Date	Current Principal Outstanding
2023 (a).....	Building	\$8,885,000*	December 15, 2043	<u>\$8,885,000*</u>

* Preliminary; subject to change.

(a) For purposes of this OFFICIAL STATEMENT the 2023 Bonds will be considered issued and outstanding. Rated “___” by Moody’s Investors Service Inc. (“Moody’s”), as of the date of this OFFICIAL STATEMENT.

(Source: the Municipal Advisor.)

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Debt Service Schedule Of Outstanding Lease Revenue Bonds Of The Local Building Authority Of South Weber City, Utah By Fiscal Year

Fiscal Year Ending June 30	Series 2023 \$8,885,000*		Total Debt Service*
	Principal*	Interest ^(a)	
2024.....	\$ 0.00	\$ 225,133	\$ 225,133
2025.....	265,000	422,200	687,200
2026.....	280,000	408,575	688,575
2027.....	295,000	394,200	689,200
2028.....	310,000	379,075	689,075
2029.....	325,000	363,200	688,200
2030.....	340,000	346,575	686,575
2031.....	360,000	329,075	689,075
2032.....	380,000	310,575	690,575
2033.....	395,000	291,200	686,200
2034.....	420,000	270,825	690,825
2035.....	440,000	249,325	689,325
2036.....	460,000	226,825	686,825
2037.....	485,000	203,200	688,200
2038.....	510,000	178,325	688,325
2039.....	535,000	152,200	687,200
2040.....	560,000	126,225	686,225
2041.....	590,000	100,350	690,350
2042.....	615,000	73,238	688,238
2043.....	645,000	44,888	689,888
2044.....	675,000	15,188	690,188
Totals.....	\$8,885,000	\$5,110,396	\$ 13,995,396

*Preliminary; subject to change.

(a) Preliminary; subject to change. Interest estimated at a 4.74% per annum.

(Source: the Municipal Advisor.)

Future Issuance Of Debt

The Authority does not anticipate the issuance of additional lease revenue bonds for the 2023 Project or any additional future Projects but reserves the right to issue Additional Parity Bonds as specified in the Indenture.

[Additionally, the City currently has no plans to issue other bonds but reserves the right to do so as capital needs require.]

THE 2023 PROJECT

The 2023 Project

The 2023 Bonds are being issued to finance the completion of a fully equipped Public Works Building in the City (the "Project"). The Project consists of the construction of three maintenance structures on approximately six acres of land: (i) a main office building with vehicle storage bays, (ii) a covered parking building to be used to house maintenance equipment, and (iii) a building to be used for material storage. The main office building will be a metal building that will be approximately 19,350 square feet ("SF") in size that includes: 4,500 SF of office space, 11,250 SF of shop space, 2,250 SF of wash bay, and 1,350 SF feet of covered storage. The covered parking building will be a metal building with approximately 9,600 SF of covered storage. The storage building will be concrete material storage bays with approximately 3,880 SF with metal roofing. The Project will be constructed on approximately 12 acres of City-

owned property. The cost of the Project is anticipated to be approximately \$9 million which includes to \$6 million for constructing the buildings and \$3 million for fully equipping the buildings.

Construction for the Project is proposed to begin in fall of 2023 with an estimated completion date by winter of 2024.

The 2023 Project As Security For The Bonds

The 2023 Bonds secured by the lien of the Indenture, the Deed of Trust, and the Master Lease, subject to the terms, conditions, limitations, and exceptions set forth therein. Upon the occurrence of an Event of Default under the Indenture or the occurrence of an Event of Nonappropriation under the Lease, the City shall be required to surrender and vacate the 2023 Project, the Trustee shall have all rights and remedies to take possession of the 2023 Project as trustee for the benefit of the Beneficial Owners of the 2023 Bonds, and the Trustee may exercise various remedies against or with respect to the 2023 Project under the Indenture and the Master Lease for the proportionate benefit of the Beneficial Owners of the 2023 Bonds. See “INVESTMENT CONSIDERATIONS—Destruction Of A Project” and “SECURITY AND SOURCES OF PAYMENT FOR THE 2023 BONDS—The Master Lease and The Indenture” above. Under the Master Lease, an Event of Nonappropriation will occur if the Board of Trustees of the City fails or refuses to specifically appropriate moneys sufficient to pay the Rentals with respect to all or any portion of the 2023 Project coming due in any Fiscal Year under the Master Lease.

Cross-Collateralization Of Future Projects

Subject to the following section, if applicable, “Release Of The 2023 Project Upon Payment Of Bonds,” and to the provisions described above under “THE 2023 BONDS—Redemption Provisions For The 2023 Bonds—Extraordinary Redemption In The Event of Damage, Destruction or Condemnation” pursuant to the Indenture and the Master Lease, all Bonds issued under the Indenture are cross-collateralized in that the Authority has granted to the Trustee, for the benefit of the Owners of all of the Bonds, a security interest in all of the Authority’s right, title and interest in the 2023 Project. The occurrence of an Event of Default under the Indenture or an Event of Nonappropriation under the Master Lease will entitle the Trustee to take possession of the 2023 Project and to exercise its rights and remedies to the extent provided in the Indenture against the 2023 Project in such manner and order as the Trustee determines to be in the best interests of the Owners of the Bonds then outstanding.

Release Of The 2023 Project Upon Payment Of Bonds

Pursuant to the Master Lease, the City has the option of purchasing the 2023 Project in advance of the final maturity of Bonds issued to finance the 2023 Project. So long as no Event of Default shall have occurred and be continuing under the Indenture and so long as no Event of Default or Event of Nonappropriation shall have occurred and be continuing under the Master Lease, the 2023 Project may be released as security for Bonds and may be transferred to the City if (i) the City shall deposit with the Trustee the Purchase Option Price for the 2023 Project; and (ii) there shall have been delivered to the Trustee an opinion of nationally-recognized bond counsel to the effect that the release of the 2023 Project will not adversely affect the excludability of interest on the Bonds from the federal gross income of the owners thereof. Pursuant to the Indenture and the Master Lease, the City may exercise this option with respect to the 2023 Project.

Maintenance On The 2023 Project

The City has agreed in the Master Lease, at its own expense, to maintain, manage and operate the 2023 Project and all improvements thereon in good working order, condition and repair, and to pay all costs associated therewith. As provided in the Master Lease, the Authority, the Trustee and the Bondowners have no obligation to incur any expense of any kind or character for the management, operation or maintenance of the 2023 Project during the term of the Master Lease. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE—THE MASTER LEASE—Maintenance of the Projects by the City.”

SOUTH WEBER CITY, UTAH

General

South Weber City was incorporated in 1938. The City covers an area of approximately 4.6 square miles. The City had an estimated 2022 population of 8,124 according to the U.S. Census Bureau estimate. The City is located in Davis County approximately 35 miles north of Salt Lake City, Utah, and approximately five miles south of Ogden, Utah. The City is adjacent to Hill Air Force Base.

Form Of Government

The City is currently governed by a six-member Council consisting of a Mayor and five City Councilmembers, elected at large by the voters in the City. A measure of continuity is provided in the City Council by the election of the councilmembers to four-year overlapping terms. Duties of the councilmembers include the responsibility for all City affairs in general. The City Council must approve and may revise the budget of any City department or elected official. The City Council serves as the legislative body of the City and appropriates funds for the various City functions. The City Council is the tax levying body, determining the necessary City property tax levy each year. The City Council also licenses and regulates businesses, exhibitions, and recreation with the City area. Other appointed officials include the City Manager, Finance Director, Treasurer and City Recorder/Clerk.

Title/Position	Person	Years of Service	Expiration of Current Term
Mayor.....	Rod Westbroek	2	January 1, 2026
Trustee.....	Angie Petty	6	January 1, 2026
Trustee.....	Blair Halverson	6	January 1, 2024
Trustee.....	Hayley Alberts	4	January 1, 2024
Trustee.....	Joel Dills	2	January 1, 2026
Trustee.....	Quin Soderquist	4	January 1, 2024
City Manager.....	David Larson	5	Appointed
Finance Director.....	Mark McRae	9	Appointed
City Treasurer.....	Maryn Peterson	1	Appointed
City Attorney.....	Jayne Blakesley	2	Appointed
City Recorder/Court Clerk.....	Lisa Smith	6	Appointed

(Source: the City.)

The principal powers and duties of State municipalities are to maintain law and order, abate nuisances, guard public health and sanitation, promote recreation, provide fire protection, and construct and maintain streets, sidewalks, waterworks, and sewers. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures.

Employee Workforce And Retirement System; No Post–Employment Benefits

Employee Workforce and Retirement System. The City currently employs approximately 16 full-time employees, 71 part-time employees, and 2 seasonal employees for a total employment of approximately 89 employees. The City participates in cost-sharing multiple employer defined benefit pension plans covering public employees of the State and employees of participating local government entities administered by the Utah State Retirement Systems (“URS”). The retirement system provides retirement benefits, a deferred compensation plan, annual cost of living adjustment and death benefits to plan members and beneficiaries in accordance with retirement statutes.

For a detailed discussion regarding retirement benefits and contributions See “APPENDIX B— FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022–Notes to the Financial Statements–Note 9. Retirement Plan” (audit page–36).

No Post–Employment Benefits. As of the date of this OFFICIAL STATEMENT, the City does not offer any other post–employment benefits.

Risk Management And Insurance

Risk Management And Insurance. The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions and natural disasters. The City has earthquake coverage as part of its insurance policies. The City manages its risks through the Utah Local Government Trust (a public entity risk pool) for liabilities up to \$15 million.

As of the date of this OFFICIAL STATEMENT, all policies are current and in force. *The City believes its risk management policies and coverages are normal and within acceptable coverage limits for the type of services the City provides.*

Investment Of Funds

The State Money Management Act. The State Money Management Act, Title 51, Chapter 7 of the Utah Code (the “Money Management Act”), governs and establishes criteria for the investment of all public funds held by public treasurers in the State. The Money Management Act provides a limited list of approved investments, including qualified in–state and permitted out–of–state financial institutions, obligations of the State and political subdivisions of the State, U.S. Treasury and approved federal government agency and instrumentality securities, certain investment agreements and repurchase agreements and investments in corporate securities meeting certain ratings requirements. The Money Management Act establishes the State Money Management Council (the “Money Management Council”) to exercise oversight of public deposits and investments. The Money Management Council is comprised of five members appointed by the Governor of the State for terms of four years, after consultation with the State Treasurer and with the advice and consent of the State Senate.

The City is currently complying with all the provisions of the Money Management Act for all City operating funds.

The Utah Public Treasurers’ Investment Fund. A sizable portion of City funds may be invested in the Utah Public Treasurers Investment Fund (“PTIF”). The PTIF is a local government investment fund, established in 1981, and managed by the State Treasurer. All investments in the PTIF must comply with the Money Management Act and rules of the Money Management Council. The PTIF invests primarily in money market securities. Securities in the PTIF include certificates of deposit, commercial paper, short–term corporate notes, and obligations of the U.S. Treasury and securities of certain agencies of the federal government. By policy, the maximum weighted average adjusted life of the portfolio is not to exceed 90 days and the maximum final maturity of any security purchased by the PTIF is limited to five years. Safekeeping and audit controls for all investments owned by the PTIF must comply with the Money Management Act.

All securities purchased are delivered versus payment to the custody of the State Treasurer or the State Treasurer’s safekeeping bank, assuring a perfected interest in the securities. Securities owned by the PTIF are completely segregated from securities owned by the State. The State has no claim on assets owned by the PTIF except for any investment of State moneys in the PTIF. Deposits are not insured or otherwise guaranteed by the State.

Investment activity of the State Treasurer in the management of the PTIF is reviewed monthly by the Money Management Council and is audited by the State Auditor. The PTIF is not rated.

See “APPENDIX B— FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022–Notes to the Financial Statements–Note 2. Cash and Investments” (audit page 29).

Population

The following population information is provided for the City, the County, and the State.

	City	% Change From Prior Year	County	% Change From Prior Year	State of Utah	% Change From Prior Year
2022 Estimate ⁽¹⁾	8,124	3.2	369,948	2.0	3,380,800	3.3
2020 Census.....	7,873	30.1	362,679	18.3	3,271,616	18.4
2010 Census.....	6,051	42.0	306,479	28.2	2,763,885	23.8
2000 Census.....	4,260	48.8	238,994	27.2	2,233,169	29.6
1990 Census.....	2,863	81.8	187,941	28.3	1,722,850	17.9
1980 Census ⁽²⁾	1,575	46.8	146,540	48.0	1,461,037	37.9

(1) U.S. Bureau of the Census estimates for July 1, 2022; percentage change is calculated from the 2020 Census

(2) Percentage change for 1980 Census is calculated from the 1970 Census.

(Source: U.S. Department of Commerce, Bureau of the Census. Compiled by the Municipal Advisor.)

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Labor Force, Nonfarm Jobs, And Wages Within Davis County

	Calendar Year ⁽¹⁾					% change from prior year				
	2022	2021	2020	2019	2018	2021–22	2020–21	2019–20	2018–19	2017–18
Civilian labor force.	184,178	179,229	176,223	174,427	171,470	2.8	1.7	1.0	1.7	1.7
Employed persons	180,239	174,865	168,939	170,250	166,757	3.1	3.5	(0.8)	2.1	2.1
Unemployed persons	3,939	4,364	7,284	4,177	4,713	(9.7)	(40.1)	74.4	(11.4)	(9.3)
Total private sector (average) (3)	109,794	106,314	104,704	104,625	102,259	3.3	1.5	0.1	2.3	5.0
Agriculture, forestry, fishing and hunting	405	443	439	404	386	(8.6)	0.9	8.7	4.7	169.9
Mining	21	146	n/a	93	131	(85.6)	57.0	N/A	(29.0)	2.3
Utilities	76	84	85	84	99	(9.5)	(1.2)	1.2	(15.2)	(15.4)
Construction	11,530	10,910	10,777	11,041	10,720	5.7	1.2	(2.4)	3.0	4.9
Manufacturing	13,062	13,148	13,329	13,993	13,737	(0.7)	(1.4)	(4.7)	1.9	13.7
Wholesale trade	2,394	2,347	2,410	2,494	2,450	2.0	(2.6)	(3.4)	1.8	(6.7)
Retail trade	17,200	16,371	15,289	15,283	15,101	5.1	7.1	0.0	1.2	(1.1)
Transportation and warehousing	5,699	5,018	5,454	5,202	4,973	13.6	(8.0)	4.8	4.6	(1.8)
Information	1,255	1,258	1,031	1,067	1,046	(0.2)	22.0	(3.4)	2.0	120.2
Finance and insurance	2,904	3,009	2,997	3,027	2,991	(3.5)	0.4	(1.0)	1.2	13.3
Real estate, rental and leasing	1,642	1,639	1,575	1,509	1,460	0.2	4.1	4.4	3.4	8.8
Professional, scientific, and technical services	9,198	9,120	10,269	9,211	8,883	0.9	(11.2)	11.5	3.7	2.6
Management of companies and enterprises	736	1,150	1,061	1,085	1,114	(36.0)	8.4	(2.2)	(2.6)	16.4
Admin., support, waste mgmt., remediation	6,736	6,448	6,027	5,581	5,327	4.5	7.0	8.0	4.8	(3.6)
Education services	3,218	3,194	3,466	3,184	3,201	0.8	(7.8)	8.9	(0.5)	16.5
Health care and social assistance	15,784	15,089	14,436	14,327	13,670	4.6	4.3	0.9	4.8	3.8
Arts, entertainment, and recreation	3,172	2,983	2,603	3,230	3,029	6.3	14.6	(19.4)	6.6	(0.9)
Accommodation and food services	10,686	10,073	9,468	10,134	10,118	6.1	6.4	(6.6)	0.2	4.7
Other services	4,008	3,880	3,702	3,766	3,822	3.3	4.8	(1.7)	(1.5)	6.2
Total public sector (average)	29,838	29,892	29,188	29,241	28,476	(0.2)	2.4	(0.2)	2.7	0.6
Federal	13,995	14,307	14,418	13,800	13,280	(2.2)	(0.8)	4.5	3.9	(1.2)
State	1,914	1,818	1,800	1,786	1,760	5.3	1.0	0.8	1.5	2.4
Local	13,930	13,767	12,971	13,655	13,436	1.2	6.1	(5.0)	1.6	2.3
Total payroll (in millions) (4)	\$7,602	\$7,066	\$6,846	\$6,292	\$5,956	7.6	3.2	8.8	5.6	8.3
Average monthly wage	\$4,537	\$4,323	\$4,261	\$3,917	\$3,797	5.0	1.5	8.8	3.2	4.1
Average employment	139,633	136,206	133,892	133,866	130,735	2.5	1.7	0.0	2.4	4.0
Establishments	11,126	10,638	10,176	9,788	9,510	4.6	4.5	4.0	2.9	15.5

(1) Information as of September 2023.

Source: Utah Department of Workforce Services.

Personal Income; Per Capita Personal Income; Median Household Income Within Davis County And The State Of Utah

	Calendar Year				
	2021	2020	2019	2018	2017
<i>Total Personal Income (in \$1,000's):</i>					
Davis County.....	\$20,134,617	\$18,472,594	\$17,050,982	\$16,073,304	\$15,157,339
% change from prior year.....	9.0	8.3	6.1	6.0	4.2
State of Utah.....	186,990,527	171,385,445	157,045,208	145,255,769	135,162,181
% change from prior year.....	9.1	9.1	8.1	7.5	5.7
<i>Total Per Capita Personal Income:</i>					
Davis County.....	54,820	50,820	47,468	45,329	43,327
% change from prior year.....	7.9	7.1	4.7	4.6	2.4
State of Utah.....	56,019	52,225	48,580	45,665	43,241
% change from prior year.....	7.3	7.5	6.4	5.6	3.6
<i>Median Household Income:</i>					
Davis County.....	93,260	92,253	87,610	84,381	80,433
% change from prior year.....	14.5	(1.4)	9	1.9	11.6
State of Utah.....	79,449	77,785	75,705	71,381	68,395
% change from prior year.....	2.1	2.7	6.1	4.4	3.7

(Source: U.S. Department of Commerce; Bureau of Economic Analysis and U.S. Census Bureau.)

Construction Within The City

Calendar Year	New			Additions, Alterations and Repairs		Total Construction Value	
	New Dwelling Units	Residential Value (\$000)	New Non-residential Value (\$000)	Residential Value (\$000)	New Non-residential Value (\$000)	Value (\$000)	% change from prior period
2022 ⁽¹⁾	14	\$ 3,453.10	\$ 0.00	\$ 0.00	\$0.00	\$ 3,453.10	(61.6)
2021.....	53	17,821.10	1,518.20	5.00	0.00	19,344.30	(33.2)
2020.....	81	28,979.50	0.00	0.00	0.00	28,979.50	(26.1)
2019.....	133	38,122.20	1,113.40	0.00	0.00	39,235.60	30.0
2018.....	112	29,073.40	799.20	317.70	0.00	30,190.30	43.1

(1) Information as of the second quarter. Percent change compared to the second quarter 2021.

(Source: University of Utah Kem C. Gardner Policy Institute, Ivory-Boyer Utah Report and Database.)

Sales Taxes Within South Weber City, Davis County And The State Of Utah

	Calendar Year				
	2022	2021	2020	2019	2018
<i>Taxable Sales (in \$1,000's):</i>					
South Weber City.....	\$ 76,445	\$ 70,552	\$ 68,229	\$ 46,910	\$ 42,659
% change from prior year.....	8.4	3.4	45.4	10.0	14.5
Davis County.....	8,560,795	7,905,447	6,665,893	6,028,610	5,703,853
% change from prior year.....	8.3	18.6	10.6	5.7	4.0
State of Utah.....	100,893,345	90,105,222	74,730,706	68,910,384	64,982,524
% change from prior year.....	12.0	20.6	8.4	6.0	6.5
Fiscal Year					
	2023	2022	2021	2020	2019
<i>Local Sales and Use Tax Distribution:</i>					
South Weber City.....	\$ 1,558,433	\$ 1,463,866	\$ 1,293,178	\$ 1,078,870	\$ 965,681
% change from prior year.....	6.5	13.2	19.9	11.7	5.7
Davis County (and all cities).....	94,784,688	91,673,717	78,120,474	68,087,630	64,146,777
% change from prior year.....	3.4	17.3	14.7	6.1	1.1

(Source: Utah State Tax Commission.)

Largest Employers Of The County

The County is the business and financial center for many of the major businesses and industries in the State. Major employers (over 500 employees) in the County area include:

Firm	Business	Employees
Hill Air Force Base	National security	10,000–15,000
Davis School District.....	Educational services	7,000–10,000
Northrup Grumman.....	Engineering services	3,000–4,000
Kroger Group Cooperative.....	Warehouse clubs and supercenters	2,000–3,000
Lifetime Products	Manufacturing	2,000–3,000
Davis County Government.....	Public administration	1,000–2,000
Intermountain Health Center	Health care and social assistance	1,000–2,000
Lagoon Corporation Inc.	Arts, entertainment, and recreation	1,000–2,000
Wal-Mart	Warehouse clubs and supercenters	1,000–2,000
Davis Hospital and Medical Center	Health care and social assistance	500–1,000
Farmington Health Center.....	Health care and social assistance	500–1,000
FedEx Ground.....	Transportation and warehousing	500–1,000
G&A Outsourcing.....	Construction	500–1,000
May Trucking Co.	Transportation and warehousing	500–1,000
John Health & Michael Jones.....	Offices of Lawyers	500–1,000
Parallon Employer.....	Corporate Managing Offices	500–1,000
Syracuse Arts Academy.....	Elementary and Secondary Schools	500–1,000
Tanner Memorial Clinic.....	Health care and social assistance	500–1,000
Utility Trailer and Manufacturing	Manufacturing	500–1,000

(Source: Utah Department of Workforce Services. Updated April 2023; reflecting 2022 major employers.)

Rate Of Unemployment—Annual Average

Year	Davis County	State of Utah	United States
2023 ⁽¹⁾	2.5%	2.4%	3.8%
2022.....	2.1	2.3	3.6
2021.....	2.4	2.7	5.4
2020.....	4.1	4.7	8.1
2019.....	2.4	2.6	3.7
2018.....	2.7	2.9	3.9

(1) Preliminary, subject to change. As of August 2023, seasonally adjusted.

(Source: Utah Department of Workforce Services.)

DEBT STRUCTURE OF SOUTH WEBER CITY, UTAH

Outstanding Municipal Indebtedness Of The City

The tables below represent the outstanding municipal indebtedness of the City as of the date of this OFFICIAL STATEMENT.

Series	Purpose	Water Revenue Bonds		
		Original Amount	Final Maturity Date	Principal Amount Outstanding
2017 ⁽¹⁾	Refunding	\$2,800,000	June 1, 2039	<u>\$2,225,000</u>

(1) Rated “AA” Build America Mutual (“BAM”) Insured; “A+” underlying by S&P Global Ratings.

Sales Tax Revenue Bonds				
Series	Purpose	Original Amount	Final Maturity Date	Principal Amount Outstanding
2012 ⁽¹⁾	Refunding	\$1,312,000	January 15, 2027	<u>\$401,000</u>

(1) Not rated; no rating applied for. These bonds were issued through a direct purchase.

No Debt Obligations

Other than the lease payments to the Authority, the City has no debt obligations outstanding, as of the date of this OFFICIAL STATEMENT.

Overlapping And Underlying General Obligation Debt Of The City

Although the City has no outstanding general obligation debt, it does levy an ad valorem property tax to support its ongoing financial operations. The following are those overlapping entities who levy ad valorem property taxes to pay for voter authorized general obligation bonds.

Taxing Entity	2023 Taxable Value ⁽¹⁾	City's Portion of Taxable Value	City's Percent-age	Entity's General Obligation Debt	City's Portion of General Obligation Debt
<i>Overlapping:</i>					
State of Utah.....	\$490,500,151,317	\$864,144,639	0.2%	\$1,469,510,000	\$ 2,939,020
WBWCD ⁽²⁾	126,099,890,578	864,144,639	0.7	8,560,000	59,920
Davis School District.....	41,841,736,980	864,144,639	2.1	516,830,000	10,853,430
North Davis Sewer District..	18,974,744,652	864,144,639	4.6	5,180,000	238,280
Total Overlapping.....					<u>\$14,090,650</u>
<i>Underlying:</i>					
Total Underlying.....					0
Total overlapping and underlying general obligation debt.....					<u>\$14,090,650</u>
Total overlapping general obligation debt (excluding the State) ⁽³⁾					11,151,630
Total direct general obligation bonded indebtedness.....					0
Total direct and overlapping general obligation debt (excluding the State)					<u>\$11,151,630</u>

This table excludes any additional principal amounts attributable to unamortized original issue bond premium.

- (1) Taxable value is preliminary; subject to change. Taxable value used in this table excludes the taxable value used to determine uniform fees on tangible personal property and valuation on semiconductor manufacturing equipment. See "FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH—Certain Property Tax Matters—Taxable, Fair Market And Market Value Of Property" below.
- (2) The Weber Basin Water Conservancy District ("WBWCD") covers all of Morgan County, most of the County and Weber Counties, and portions of Box Elder and Summit Counties. Principal and interest on WBWCD general obligation bonds are paid from sales of water. WBWCD's outstanding general obligation bonds are limited ad valorem tax bonds. By law, WBWCD may levy a tax rate of up to .000200 to pay, first, for any outstanding general obligation indebtedness, then for operation and maintenance expenses, and then for any other lawful purpose.
- (3) The State's general obligation debt is not included in overlapping debt because the State currently levies no property tax for payment of its general obligation bonds.

(Source: the Municipal Advisor.)

See "FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH—Certain Property Tax Matters—Historical Property Tax Rates of the City" below.

Debt Ratios Regarding General Obligation Debt Of The City

The following table sets forth the ratios of general obligation debt (excluding any additional principal amounts attributable to unamortized original issue bond premium) that is expected to be paid from taxes levied specifically for such debt and not from other revenues over the taxable value of property within the City, the estimated market value of such property and the population of the City. *The State's general obligation debt is not included in the debt ratios because the State currently levies no property tax for payment of general obligation debt.*

	To 2023 Est. Taxable Value ⁽¹⁾	To 2023 Est. Market Value ⁽²⁾	To 2022 Population Estimate Per Capita ⁽³⁾
Direct general obligation debt.....	0.00%	0.00%	\$ 0
Direct and overlapping general obligation debt.....	1.29	0.77	1,373

(1) Based on the 2023 Estimated Taxable Value of \$864,144,639, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.

(2) Based on the 2023 Market Value of \$1,451,288,165, which value *excludes* the taxable value used to determine uniform fees on tangible personal property.

(3) Based on 2023 estimate of 8,124 from information from the U.S. Census Bureau.

(Source: the Municipal Advisor.)

See “FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH—Certain Property Tax Matters—Property Tax Matters—Uniform Fees” and “—Taxable and Fair Market/Market Value Of Property in the City” below.

General Obligation Legal Debt Limit And Additional Debt Incurring Capacity Of The City

The City has does not have general obligation bonds outstanding, but if general obligation bonds were issued, the general obligation indebtedness of the City is limited by State law to 12% of the fair market value of taxable property in the City. The debt limit and additional debt incurring capacity of the City shown below are based on the fair market value for 2023 and the calculated valuation from 2022 uniform fees, and are calculated as follows:

2023 “Estimated Fair Market Value”.....			\$1,451,288,165
2022 valuation from Uniform Fees ⁽¹⁾			4,312,167
2023 “Estimated Fair Market Value for Debt Incurring Capacity”.....			<u>\$1,455,600,322</u>
	8% Sewer, Water, and Electric	4% Other Purposes	12% Total
“Fair Market Value” x .08.....	\$116,448,027	\$ 0	\$116,448,027
“Fair Market Value” x .04.....	0	58,224,013	58,224,013
Total debt incurring capacity.....	116,448,027	58,224,013	174,672,040
Less: current outstanding general obligation debt.....	0	0	0
Additional debt incurring capacity.....	<u>\$116,448,027</u>	<u>\$58,224,013</u>	<u>\$174,672,040</u>

(1) For debt incurring capacity only, in computing the fair market value of taxable property in the City, the value of all motor vehicles and state-assessed commercial vehicles (which value is determined by dividing the uniform fee revenue by 1.5%) will be included as a part of the fair market value of the taxable property in the City.

(Source: the Municipal Advisor.)

No Defaulted Obligations

The City has never failed to pay principal of and interest on any of its financial obligations when due.

FINANCIAL INFORMATION REGARDING SOUTH WEBER CITY, UTAH

Fund Structure; Accounting Basis

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the nonfiduciary activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties for goods or services.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. The remaining governmental and enterprise funds are combined into a single column and reported as other (nonmajor) funds. Internal service funds are aggregated and reported in a single column on the proprietary fund financial statements.

Revenues and expenditures are recognized using the modified accrual basis of accounting in the governmental fund statements. Revenues are recognized in the accounting period in which they become both measurable and available. "Measurable" means that amounts can be reasonably determined within the current period. "Available" means that amounts are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues on cost-reimbursement grants are accrued when the related expenditures are incurred.

In the proprietary fund statements and the government-wide statements, revenues and expenses are recognized using the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses are recognized in the period incurred.

Budget And Appropriation Process

The budget and appropriation process of the City is governed by the Uniform Fiscal Procedures Act for Utah Cities (the "Fiscal Procedures Act"). Pursuant to the Fiscal Procedures Act, the budget officer of the City is required to prepare budgets for the general fund, special revenue funds, debt service funds and capital improvement funds. These budgets are to provide a complete financial plan for the budget (ensuing fiscal) year. Each budget is required to specify, in tabular form, estimates of anticipated revenues and appropriations for expenditures. Under the Fiscal Procedures Act, the total of anticipated revenues must equal the total of appropriated expenditures.

On or before the first regular meeting of the City Council of the City in May of each year, the budget officer is required to submit to the City Council tentative budgets for all funds for fiscal year commencing July 1. Various actual and estimated budget data are required to be set forth in the tentative budgets. The budget officer and mayor may revise the budget requests submitted by the heads of City departments, these submissions with the City Council together with the tentative budget. The budget officer is required to estimate in the tentative budget the revenue from non-property tax sources available for each fund and the revenue from general property taxes required by each fund. The tentative budget is then tentatively adopted by the City Council, with any amendments or revisions that the City Council deems advisable prior to the public hearing on the tentative budget. After public notice and hearing, the tentative budget is adopted by the City Council, subject to further amendment or revisions by the City Council prior to adoption of the final budget.

Prior to June 22 of each year, the final budgets for all funds are adopted by the City Council. The Fiscal Procedures Act prohibits the City Council from making any appropriation in the final budget of any fund in excess of the estimated expendable revenue of such fund. The adopted final budget is subject to amendment by the City Council during the fiscal year. However, in order to increase the budget total of any fund, public notice and hearing must be provided. Intra- and inter-department transfers of appropriation balances are permitted upon compliance with the Fiscal Procedures Act. The amount set forth in the final budget as the total amount of estimated revenue from property taxes constitutes the basis for determining the property tax levy to be set by the City Council for the succeeding tax year.

Financial Controls

The City utilizes a computerized financial accounting system which includes a system of budgetary controls. State law req The City utilizes a computerized financial accounting system which includes a system of budgetary controls. State law requires budgets to be controlled by individual departments, but the City has also empowered the Finance Director to maintain control of major categories within departments. These controls are such that a requisition will not be entered into the purchasing system unless the appropriated funds are available. The Finance Director checks for sufficient funds again prior to the purchase order being issued and again before the payment check is issued.

Five-Year Financial Summaries

The summaries contained herein were extracted from the City's annual financial statements for Fiscal Years 2022 through 2018. The summaries themselves have not been audited.

Statement of Net Position

(This summary has not been audited.)

	As of June 30				
	2022	2021	2020	2019	2018
Assets:					
Current Assets:					
Cash and cash equivalents	\$11,177,151	\$9,250,188	\$8,685,574	\$8,190,097	\$7,180,999
Receivables:					
Property, franchise, and excise taxes	1,609,646	1,508,431	1,774,323	965,494	583,080
Accounts receivable	322,799	339,878	318,465	272,531	234,023
Other	–	998,288	1,272,445	–	–
Prepaid expenses	243,531	178,197	167,916	143,458	134,617
Restricted:					
Cash and cash equivalents	2,644,619	2,683,791	2,146,607	1,770,135	1,654,531
Receivables - Class "C" road funds	100,585	72,801	49,089	59,257	47,063
Capital assets not being depreciated:					
Land and water rights	5,464,211	5,248,567	4,154,044	3,374,977	3,279,377
Construction in process	368,345	–	384,130	901,919	466,595
Capital assets, net of accumulated depreciation:					
Buildings	1,922,352	1,991,331	2,060,309	2,129,286	2,198,264
Improvements other than buildings	24,333,576	23,751,374	22,825,651	18,902,432	19,257,816
Machinery and equipment	1,751,359	1,024,849	201,942	240,199	117,161
Vehicles	217,642	144,152	875,122	858,705	128,137
Net pension asset	277,454	–	–	–	–
Total Assets	50,433,270	47,191,847	44,915,617	37,808,490	35,281,663
Deferred Outflows of Resources:					
Deferred loss on refunding	85,664	93,558	101,452	109,346	117,240
Deferred outflows relating to pensions	152,035	106,302	94,618	174,578	188,528
Total Deferred Outflows of Resources	237,699	199,860	196,070	283,924	305,768
Total Assets and Deferred Outflows of Resources	\$50,670,969	\$47,391,707	\$45,111,687	\$38,092,414	\$35,587,431
Liabilities:					
Accounts payable	708,896	599,628	897,263	673,618	339,357
Accrued liabilities	106,660	79,189	69,653	87,264	67,689
Accrued interest	16,569	18,230	16,406	21,282	22,747
Unearned revenue	931,492	628,873	570,638	680,949	492,328
Restricted liabilities:					
Developer and customer deposits	85,106	67,468	73,005	65,918	68,314
Noncurrent Liabilities:					
Due within one year	421,777	244,265	231,712	212,922	215,198
Due in more than one year	3,603,453	3,167,839	3,374,694	3,576,720	3,777,130
Net pension liability	0	25,707	166,060	321,997	207,178
Total Liabilities	5,873,953	4,831,199	5,399,431	5,640,670	5,189,941
Deferred Inflows of Resources					
Deferred revenue - property taxes	1,078,000	933,000	754,000	701,000	331,985
Deferred revenue - construction receivables	–	137,213	1,762,086	0	0
Deferred inflows related to pensions	387,873	182,707	106,170	41,930	167,275
Total Deferred Inflows of Resources	1,465,873	1,252,920	2,622,256	742,930	499,260

Statement of Net Position—continued*(This summary has not been audited.)*

	As of June 30				
	2022	2021	2020	2019	2018
Net Position					
Net investment in capital assets	31,018,636	28,854,539	26,990,953	22,701,762	21,545,083
Restricted for:					
Impact fees	1,149,648	1,590,394	1,241,963	1,231,414	913,737
Roads	578,958	469,857	310,117	532,060	719,543
Unrestricted	10,583,901	10,392,798	8,546,994	7,243,578	6,719,867
Total Net Position	43,331,143	41,307,588	37,090,027	31,708,814	29,898,230
Total Liabilities, Deferred Inflows of Resources, and Net Position	\$50,670,969	\$47,391,707	\$45,111,714	\$38,092,414	\$35,587,431

*(Source: Information extracted from the City's basic financial statements, which information has been audited.)***Statement of Activities***(This summary has not been audited.)*

	Net (Expense) Revenue and Changes in Net Position ⁽¹⁾				
	For The Year Ended June 30				
	2022	2021	2020	2019	2018
Primary Government					
Government Activities					
General government	\$ (84,869)	\$ 257,043	\$ 689,978	\$ (24,306)	\$ (59,168)
Public safety	(868,104)	(422,835)	(523,380)	(749,388)	(519,088)
Highways and public works	(690,231)	157,285	304,157	(595,187)	369,400
Parks	(314,189)	(252,101)	(281,898)	(40,345)	(58,998)
Recreation	78,944	48,745	3,272	13,534	(46,903)
Interest on long-term debt	(22,876)	(25,617)	(28,205)	(30,842)	(33,319)
Total Governmental Activities	(1,901,325)	(237,480)	163,924	(1,426,534)	(348,076)
Business-type Activities					
Water utility	504,974	765,464	903,923	667,731	254,956
Sewer utility	393,781	428,632	819,312	518,000	568,252
Garbage utility	(8,899)	82,810	7,761	(373)	6,678
Storm sewer utility	(119,638)	409,563	839,700	(24,111)	360,275
Total Business-type Activities	770,218	1,686,469	2,570,696	1,161,247	1,190,161
Total Government	(1,131,107)	1,448,989	2,734,620	(265,287)	842,085
General Revenues:					
Property taxes	1,044,803	833,253	801,314	375,506	351,895
Franchise taxes	418,073	417,267	422,985	386,795	410,902
Sales taxes	1,608,842	1,463,432	1,211,491	1,047,072	986,346
Other taxes	17,760	0	0	0	13,612
Investment earnings	60,684	54,647	192,726	240,608	138,133
Gain on sale of capital assets	4,500	0	18,050	25,890	0
Total General Revenues and Transfers	3,154,662	2,768,599	2,646,566	2,075,871	1,900,888
Change in Net Position	2,023,555	4,217,588	5,381,186	1,810,584	2,742,973
Net Position, Beginning	41,307,588	37,090,000	31,708,814	29,898,230	27,155,257
Net Position, Ending	\$43,331,143	\$41,307,588	\$37,090,000	\$31,708,814	\$29,898,230

(1) This report is presented in summary format concerning the single item of "Net (Expense) Revenue and Changes in net Assets" and is not intended to be complete. For a detailed itemized report see "APPENDIX B--FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCALY YEAR 2022" below.

(Source: Information extracted from the City's basic financial statements, which information has been audited.)

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**Balance Sheet—Governmental Funds
General Fund**

(This summary has not been audited.)

	For The Year Ended June 30				
	2022	2021	2020	2019	2018
Assets					
Cash and cash equivalents	\$ 581,852	\$ 321,277	\$ 469,384	\$1,039,761	\$ 774,232
Accounts receivable					
Property, franchise, and excise tax receivable	1,543,416	1,298,676	1,047,856	924,972	561,090
Receivables, other	66,230	48,838	34,164	26,172	21,010
Prepays	60,962	4,079	10,075	—	—
Restricted assets:					
Cash and cash equivalents	1,096,369	983,212	857,832	537,633	739,706
Receivables - Class "C" road monies	76,279	72,801	49,089	59,257	47,063
Total Assets	\$3,425,108	\$2,728,883	\$2,468,400	\$2,587,795	\$2,143,101
Liabilities					
Accounts payable	66,487	87,020	100,141	83,730	97,797
Accrued liabilities	106,660	67,983	58,407	79,419	67,689
Unearned revenue	533,406	519,408	524,887	557,806	338,770
Restricted liabilities:					
Developer and customer deposits	84,590	66,748	71,917	64,830	67,226
Total Liabilities	791,143	741,159	755,352	785,785	571,482
Deferred Inflows of Resources					
Unavailable revenue - property taxes	1,078,000	933,000	754,000	701,000	331,985
Fund Balance					
Nonspendable					
Prepays	60,962	4,079	10,075	—	—
Restricted					
Class "C"	554,652	469,857	310,117	532,060	719,543
Unassigned	940,351	580,788	638,856	568,950	520,091
Total Fund Balances	1,555,965	1,054,724	959,048	1,101,010	1,239,634
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$3,425,108	\$2,728,883	\$2,468,400	\$2,587,795	\$2,143,101

(Source: Information extracted from the City's basic financial statements, which information has been audited.)

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**Statement of Revenues, Expenditures, and Changes in Fund Balance
General Fund**

(This summary has not been audited.)

	For The Year Ended June 30				
	2022	2021	2020	2019	2018
Revenues					
General property taxes	\$1,044,802	\$833,253	\$801,314	\$375,506	\$351,895
Sales, use, and excise taxes	1,188,972	838,624	339,002	641,287	342,161
Franchise taxes	418,073	417,267	422,985	386,795	410,902
Licenses	205,237	325,653	471,438	391,268	367,729
Fines	117,016	100,504	90,215	90,779	90,577
Charges for services	153,269	144,118	168,052	85,762	107,304
Interest income	10,363	5,406	24,264	50,497	18,842
Intergovernmental	268,572	476,626	266,615	290,911	307,302
Miscellaneous revenue	27,318	40,889	22,859	24,370	8,547
Total Revenues	3,433,622	3,182,340	2,606,744	2,337,175	2,005,259
Expenditures					
Current:					
General government	751,806	826,766	651,517	603,716	629,653
Public safety	1,034,110	906,311	819,525	698,306	542,083
Public works	729,983	599,207	644,813	557,338	544,466
Parks	315,626	302,975	247,828	219,231	170,162
Debt service:					
Principal	26,600	25,480	24,360	24,640	23,240
Interest and fiscal charges	5,668	6,420	7,127	7,870	8,542
Total Expenditures	2,863,793	2,667,159	2,395,170	2,111,101	1,918,146
Excess (Deficiency) of Revenues Over (Under) Expenditures	569,829	515,181	211,574	226,074	87,113
Other Financing Sources (Uses)					
Transfers in	6,412	10,495	14,996	12,636	104,711
Transfers out	(75,000)	(430,000)	(368,532)	(377,334)	(46,000)
Total Other Financing Sources (Uses)	(68,588)	(419,505)	(353,536)	(364,698)	58,711
Net Change in Fund Balance	501,241	95,676	(141,962)	(138,624)	145,824
Fund Balance, Beginning	1,054,724	959,048	1,101,010	1,239,634	1,093,810
Fund Balance, Ending	\$1,555,965	\$1,054,724	\$959,048	\$1,101,010	\$1,239,634

(Source: Information extracted from the City's basic financial statements, which information has been audited.)

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Certain Property Tax Matters

The following information with respect to certain property tax matters is included in this OFFICIAL STATEMENT to provide background information relating to a major source of general fund revenues of the City. As described herein, the 2023 Bonds are not secured by any pledge of property tax revenues and do not constitute a debt or indebtedness of the City or the Authority. Also, see "INVESTMENT CONSIDERATIONS" above.

Ad Valorem Tax Levy And Collection

The Utah State Tax Commission (the "State Tax Commission") must assess all centrally-assessed property (as defined under "Property Tax Matters" below) by May 1 of each year. County assessors must assess all locally-assessed property (as defined under "Property Tax Matters" below) before May 22 of each year. The State Tax Commission apportions the value of centrally-assessed property to the various taxing entities within each county and reports such values to county auditors before June 8. The governing body of each taxing entity must adopt a proposed tax rate or, if the tax rate is not more than the certified tax rate, a final tax rate before June 22; provided if the governing body has not received the taxing entity's certified tax rate at least seven days prior to June 22, the governing body of the taxing entity must, no later than 14 days after receiving the certified tax rate from the county auditor, adopt a proposed tax rate or, if the tax rate is not more than the certified tax rate, a final tax rate. County auditors must forward to the State Tax Commission a statement prepared by the legislative body of each taxing entity showing the amount and purpose of each levy. Upon determination by the State Tax Commission that the tax levies comply with applicable law and do not exceed maximum permitted rates, the State Tax Commission notifies county auditors to implement the levies. If the State Tax Commission determines that a tax levy established by a taxing entity exceeds the maximum levy permitted by law, the State Tax Commission must lower the levy to the maximum levy permitted by law, notify the taxing entity that the rate has been lowered and notify the county auditor (of the county in which the taxing entity is located) to implement the rate established by the State Tax Commission.

On or before July 22 of each year, the county auditors must mail to all owners of real estate shown on their assessment rolls notice of, among other things, the value of the property, itemized tax information for all taxing entities and the date their respective county boards of equalization will meet to hear complaints. Taxpayers owning property assessed by a county assessor may file an application within statutorily defined time limits based on the nature of the contest with the appropriate county board of equalization for contesting the assessed valuation of their property. The county board of equalization must render a decision on each appeal in the time frame prescribed by the Property Tax Act. Under certain circumstances, the county board of equalization must hold a hearing regarding the application, at which the taxpayer has the burden of proving that the property sustained a decrease in fair market value. Decisions of the county board of equalization may be appealed to the State Tax Commission, which must decide all appeals relating to real property by March 1 of the following year. Owners of centrally-assessed property or any county showing reasonable cause, may, on or before the later of August 1 or a day within 90 days of the date the notice of assessment is mailed by the State Tax Commission, apply to the State Tax Commission for a hearing to contest the assessment of centrally-assessed property. The State Tax Commission must render a written decision within 120 days after the hearing is completed and all post-hearing briefs are submitted. The county auditor makes a record of all changes, corrections, and orders, and delivers before November 1 the corrected assessment rolls to the county treasurers. On or before November 1, each county treasurer furnishes each taxpayer a notice containing, among other things, the kind and value of the property assessed to the taxpayer, the street address of the property, where applicable, the amount of the tax levied on the property and the year the property is subject to a detailed review.

Without an extension by a County legislative body, taxes are due November 30 (and if a Saturday, Sunday or holiday, the next business day). Each county treasurer is responsible for collecting all taxes levied on real property within that county. There are no prior claims to such taxes. As taxes are collected, each county treasurer must pay to the State and each taxing entity within the county its proportionate share of the taxes, on or before the tenth day of each month. Delinquent taxes are subject to a penalty of 2.5% of the amount of the taxes or \$10 whichever is greater (delinquent taxes paid on or before January 31 immediately following the delinquency date the penalty is 1% of the amount of the delinquent tax or \$10 whichever is greater). Unless the delinquent taxes and penalty are paid before January 31 of the following year, the amount of delinquent taxes and penalty bears interest at the federal funds rate target established by the Federal Open Market Committee plus 6% from the January 1 following the delinquency date until paid (said interest may not be less than 7% nor more than 10%). If delinquent taxes have not been paid by March 15 following the lapse of four years from the delinquency date, the affected county advertises and sells the property at a final tax sale held in May or June of the fifth year after assessment.

The process described above changes if a county or other taxing entity proposes a tax rate in excess of the certified tax rate (as described under “Public Hearing On Certain Tax Increases” below). If such an increase is proposed, the taxing entity must adopt a proposed tax rate before June 22. In addition, the county auditor must include certain information in the notices to be mailed by July 22, as described above, including information concerning the tax impact of the proposed increase on the property and the time and place of the public hearing described in “Public Hearing On Certain Tax Increases” below. In most cases, notice of the public hearing must also be advertised by publication. After the public hearing is held, the taxing entity may adopt a resolution levying a tax more than the certified tax rate. The final tax notice is then mailed by November 1.

Public Hearing on Certain Tax Increases

Each taxing entity that proposes to levy a tax rate that exceeds the “certified tax rate” may do so (by resolution) only after holding a properly noticed public hearing. Generally, the certified tax rate is the rate necessary to generate the same property tax revenue that the taxing entity budgeted for the prior year, with certain exclusions. For purposes of calculating the certified tax rate, county auditors are to use the taxable value of property on the assessment rolls, exclusive of eligible new growth. With certain exceptions, the certified tax rate for the minimum school levy, debt service voted on by the public and certain state and county assessing and collecting levies are the actual levies imposed for such purposes and no hearing is required for these levies.

Among other requirements, on or before July 22 of the year in which such an increase is proposed, the county auditor must mail to all property owners a notice of the public hearing. In most cases, the taxing entity must advertise the notice of public hearing by publication in a newspaper. Such notices must state, among other things, the value of the property, the time and place of the public hearing, and the tax impact of the proposed increase.

Property Tax Matters

The Property Tax Act provides that all taxable property is required to be assessed and taxed at a uniform and equal rate based on its “fair market value” as of January 1 of each year, unless otherwise provided by law. “Fair market value” is defined in the Property Tax Act as “the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.” Pursuant to an exemption for residential property provided for under the Property Tax Act and Article XIII of the State Constitution, the “fair market value” of residential property is reduced by 45%. The residential exemption is limited to one acre of land per residential unit and to one primary residence per household, except that an owner of multiple residential properties may exempt his or her primary residence and each residential property that is the primary residence of a tenant.

The Property Tax Act provides that the State Tax Commission shall assess certain types of property (“centrally-assessed property”), including (i) properties that operate as a unit across county lines that must be apportioned among more than one county or state, (ii) public utility (including railroad) properties, (iii) airline operating properties, (iv) geothermal resources and (v) mines, mining claims and appurtenant machinery, facilities and improvements. All other taxable property (“locally-assessed property”) is required to be assessed by the county assessor of the county in which such locally-assessed property is located. Each county assessor must update property values annually based upon a systematic review of current market data by using a State mandated mass appraisal system and must also complete a detailed review of property characteristics for each parcel of property at least once every five years. The Property Tax Act requires that the State Tax Commission conduct an annual investigation in each county to determine whether all property subject to taxation is on the assessment rolls and whether the property is being assessed at its “fair market value.”

The State Tax Commission and the county assessors utilize various valuation methods, as determined by statute, administrative regulation, or accepted practice, to determine the “fair market value” of taxable property.

Uniform Fees. An annual statewide uniform fee is levied on tangible personal property in lieu of the ad valorem tax. The uniform fee is based on the value of motor vehicles, watercraft, recreational vehicles, and all other tangible personal property required to be registered with the State. The current uniform fee is established at 1.5% of the fair market value of motor vehicles that weigh 12,001 pounds or more; watercraft, motorcycles, recreational vehicles, and all other tangible personal property required to be registered with the State, excluding exempt property such as aircraft, commercial vehicles, and property subject to a fixed age-based fee. Motor vehicles weighing 12,000 pounds or less and certain other vehicles are subject to an age-based fee that is due each time the vehicle is registered. The revenues

collected from the various uniform fees are distributed by the county to the taxing entity in which the property is in the same proportion in which revenue collected from ad valorem real property is distributed.

Historical Property Tax Rates of the City

The maximum rate of levy applicable to the City for general fund operations authorized by Utah law is 0.007000 per dollar of taxable value of taxable property within the City *The City may levy an unlimited tax levy to pay the principal of and interest on legally issued general obligation bonds.*

	Tax Rate (Calendar Year)					
	Maximum Limit	2023	2022	2021	2020	2019
General operations.....	0.007000	0.001330	0.001273	0.001522	0.001403	0.001441
Total levy.....		0.001330	0.001273	0.001522	0.001403	0.001441

(Source: Information taken from reports of the Utah State Tax Commission. Compiled by the Municipal Advisor.)

Comparative Ad Valorem Total Property Tax Rates

This table reflects property tax rates within the County. Municipal entities included in the City are highlighted in italics.

Tax Levying Entity ⁽¹⁾	Total Tax Rate Withing Taxing Area (Calendar Year)				
	2023	2022	2021	2020	2019
Davis School District:					
Bountiful City	0.010061	0.010158	0.011987	0.011960	0.010254
Centerville City	0.010453	0.010391	0.012189	0.012310	0.010609
Clearfield City	0.010974	0.011159	0.013429	0.013522	0.011703
Clinton City	0.010366	0.010304	0.012634	0.012795	0.011112
Farmington City	0.009980	0.096650	0.011804	0.012108	0.010487
Fruit Heights City	0.010150	0.010083	0.012402	0.012860	0.011045
Kaysville City	0.010096	0.009898	0.012115	0.012499	0.009158
Layton City	0.009755	0.009880	0.012045	0.012555	0.009158
North Salt Lake City	0.010126	0.010142	0.012161	0.012318	0.010635
<i>The City</i>	<i>0.009911</i>	<i>0.009904</i>	<i>0.011795</i>	<i>0.012108</i>	<i>0.008965</i>
Sunset City	0.010931	0.011107	0.012850	0.013066	0.010745
Syracuse City	0.010273	0.010306	0.012105	0.012503	0.009158
West Bountiful City	0.010472	0.010343	0.012240	0.012351	0.010566
West Point City	0.010700	0.010425	0.013069	0.013272	0.010560
Woods Cross City	0.010421	0.010425	0.011909	0.012038	0.010331
Unincorporated areas ⁽²⁾	0.010150	0.010142	0.012402	0.013522	0.010388

(1) These tax rates represent a taxing district within the city or town with the highest combined total tax rates of all overlapping taxing districts.

(2) These tax rates represent a taxing district within the unincorporated areas within the County with the highest combined total tax rates of all overlapping taxing districts.

(Source: Reports from the Utah State Tax Commission, compiled by the Municipal Advisor.)

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Taxable and Fair Market/Market Value Of Property in the City

Calendar Year	Taxable Value	% Change over Prior Year	Fair Market/Market Value ⁽¹⁾	% Change over Prior Year
2023*	\$864,144,639	(5.1)	\$1,451,288,165	(4.8)
2022	910,811,453	38.6	1,524,255,519	39.3
2021	657,377,039	14.3	1,094,485,373	16.3
2020	575,312,574	10.7	941,159,566	10.1
2019	519,833,759	12.9	855,065,633	13.2

* Preliminary; subject to change. Fair Market/Market Value calculated by the Municipal Advisor.

- (1) Estimated fair market values were calculated by dividing the taxable value of primary residential property by 55%, which eliminates the 45% exemption on primary residential property granted under the Property Tax Act. Does not include market valuation for SCME.

(Source: Information taken from reports of the State Tax Commission. Compiled by the Municipal Advisor.)

Historical Summaries Of Taxable Value of Property in the City

	Calendar Year					
	2023*		2022	2021	2020	2019
	Taxable Value	% of T.V.	Taxable Value	Taxable Value	Taxable Value	Taxable Value
Set by State Tax Commission (centrally assessed)						
Total centrally assessed	\$87,048,133	10.1	\$99,367,229	\$75,553,119	\$77,005,567	\$63,393,473
Set by County Assessor (locally assessed)						
Real property (land and buildings)						
Primary residential	717,619,865	83.0	749,764,969	534,243,519	447,146,323	409,727,846
Secondary residential	8,022,683	0.9	8,382,051	6,643,178	5,456,777	3,498,831
Commercial and industrial	26,486,329	3.1	27,672,759	17,870,511	18,090,394	16,194,013
FAA (greenbelt)	204,978	0.0	214,160	208,192	216,074	235,459
Unimproved non-FAA (vacant)	14,201,739	1.6	14,837,893	14,037,528	19,557,801	19,494,101
Agricultural	256,283	0.0	267,763	270,237	221,985	279,665
Total real property	766,791,877	88.7	801,139,595	573,273,165	490,689,354	449,429,915
Personal property						
Primary mobile homes	0	0.0	0	0	0	0
Secondary mobile homes	0	0.0	0	0	0	0
Other business	10,304,629	1.2	10,304,629	8,550,755	7,617,653	7,010,371
SCME	0	0.0	0	0	0	0
Total personal property	10,304,629	1.2	10,304,629	8,550,755	7,617,653	7,010,371
Total locally assessed	777,096,506	89.9	811,444,224	581,823,920	498,307,007	456,440,286
Total taxable value	\$864,144,639	100.0	\$910,811,453	\$657,377,039	\$575,312,574	\$519,833,759

* Preliminary; subject to change.

(Source: Information taken from reports of the State Tax Commission. Compiled by the Municipal Advisor.)

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Tax Collection Record of the City

Ad valorem property taxes are due on November 30 of each year. *For Calendar Year 2023, ad valorem property tax payments are due November 30, 2023 and paid to the City in mid-December 2023. Final tax payments for Fiscal Year 2023 are not available.*

Tax Year End 12/31 ⁽¹⁾	Total Taxes Levied ⁽²⁾	Treasurer's Relief ⁽³⁾	Net Taxes Assessed	Current Collections	Delinquent, Personal Property, and Miscellaneous Collections ⁽⁴⁾	Total Collections	% of Current Collections to Net Taxes Assessed	% of Total Collections to Net Taxes Assessed
2022	\$1,162,029	\$43,055	\$1,118,974	\$1,090,979	\$54,718	\$1,145,696	97.5%	102.4%
2021	999,512	42,341	957,171	931,574	27,442	959,017	97.3	100.2
2020	807,453	33,327	774,126	752,639	20,205	772,844	97.2	99.8
2019	744,369	32,666	711,703	692,873	25,337	718,211	97.4	100.9
2018	354,517	14,830	339,687	330,649	2,412	333,061	97.3	98.0

(1) In addition to the Total Collections indicated above, the City also collected Uniform Fees (fees-in-lieu payments) for tax year 2022 of \$64,683; for tax year of 2021 of \$67,585; for tax year of 2020 of \$55,932; for tax year of 2019 of \$58,278; and for tax year 2018 of \$32,111; from tax equivalent property associated with motor vehicles, watercraft, recreational vehicles, and all other tangible personal property required to be registered with the State.

(2) Excludes redevelopment agencies valuation.

(3) Treasurer's Relief includes abatements established by statute to low-income, elderly and for hardship situations. These Treasurer's Relief items are levied against the property but are never collected and paid to the entity.

(4) Delinquent Collections include interest; sales of real and personal property; and miscellaneous delinquent collections.

(Source: Information taken from Utah State Tax Commission reports and compiled by the Municipal Advisor.)

Some of the Largest Property Tax Taxpayers within the City

Taxpayer	Type of Business	2022 Taxable Value ⁽¹⁾	% of the City's 2022 Taxable Value
Staker & Parson Companies & Jack B Parson Companies	General construction	\$ 59,413,151	6.5
Geneva Rock Products	General construction	15,915,636	1.7
Questar Gas / Questar Pipeline Company	Natural gas distribution	10,430,686	1.1
SLC Pipeline LLC	Oil and gas pipeline	6,483,229	0.7
PacifiCorp	Gas utility	6,152,251	0.7
Cambridge Crossing Apartments LLC	Lessors of residential buildings	5,558,850	0.6
Elite Training Centers LLC	Fitness and recreational sports center	5,177,386	0.6
Riverside RV Park LLC	Parks and campgrounds	3,630,837	0.4
NS Group Holding & NS Group Holdings LLC	Offices of other holding companies	2,990,498	0.3
Murray Family Holdings LLC	Lessors of residential buildings	2,347,373	0.3
Total Top 10 Taxpayers		\$118,099,897	13.0
All other Taxpayers		792,711,556	87.0
The City's 2022 Taxable Value		\$910,811,453	100.0

(1) Taxable Value used in this table excludes the taxable value used to determine Uniform Fees on tangible personal property. See "Taxable and Fair Market/Market Value Of Property in the City" above.

(Source: the Office of the Davis County Auditor, compiled by the Municipal Advisor.)

LEGAL MATTERS

Absence Of Litigation Concerning The 2023 Bonds

There is no litigation pending or threatened against the 2023 Bonds questioning or in any manner relating to or affecting the validity of the 2023 Bonds.

On the date of the execution and delivery of the 2023 Bonds, certificates will be delivered by the Authority and the City to the effect that to the knowledge of the Authority and the City, there is no action, suit, proceeding or litigation pending or threatened against the Authority or the City, which in any way materially questions or affects the validity or enforceability of the 2023 Bonds or any proceedings or transactions relating to their authorization, execution, authentication, marketing, sale or delivery or which materially adversely affects the existence or powers of the Authority or the City.

A non-litigation opinion issued by James Blakesley of Hayes Godfrey Bell, P.C., Holladay, Utah, dated the date of closing, will be provided stating, among other things, that there is not now pending, or to their knowledge threatened, any action, suit, proceeding, inquiry, or any other litigation or investigation, at law or in equity, before or by any court, public board or body, challenging the creation, organization or existence of the Authority or the City, or the titles of their respective officers to their respective offices, or the ability of the Authority, the City or their respective officers to authenticate, execute or deliver the 2023 Bonds or such other documents as may be required in connection with the issuance and sale of the 2023 Bonds, or to comply with or perform their respective obligations thereunder, or seeking to restrain or enjoin the issuance, sale or delivery of the 2023 Bonds, or directly or indirectly contesting or affecting the proceedings or the authority by which the 2023 Bonds are issued, the legality of the purpose for which the 2023 Bonds are issued, or the validity of the 2023 Bonds or the issuance and sale thereof.

General

All legal matters incident to the authorization and issuance of the 2023 Bonds are subject to the approval of Farnsworth Johnson, PLLC, Bond Counsel to the Authority. Certain legal matters regarding this OFFICIAL STATEMENT will be passed on for the Authority by Farnsworth Johnson, PLLC, Disclosure Counsel. Certain legal matters will be passed upon for the Authority and the City by James Blakesley of Hayes Godfrey Bell, P.C., Holladay, Utah. The approving opinion of Bond Counsel will be delivered with the 2023 Bonds. A copy of the opinion of Bond Counsel in substantially the form set forth in “APPENDIX C—FORM OF OPINION OF BOND COUNSEL” of this OFFICIAL STATEMENT will be made available upon request from the contact persons as indicated under “INTRODUCTION—Contact Persons” above.

TAX MATTERS

Federal Income Taxation Of 2023 Bonds

In the opinion of Farnsworth Johnson PLLC (“Bond Counsel”), based upon an analysis of existing laws, regulations, rulings, and court decisions, and assuming, among other matters, the accuracy of certain representations and compliance with certain covenants, interest on the 2023 Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”). *In the further opinion of Bond Counsel, interest on the 2023 Bonds is not a specific preference item for purposes of the federal individual alternative minimum tax.* Bond Counsel expects to deliver an opinion at the time of issuance of the 2023 Bonds substantially in the form set forth in “APPENDIX B—PROPOSED FORM OF OPINION OF BOND COUNSEL”.

To the extent the issue price of any maturity of the 2023 Bonds is less than the amount to be paid at maturity of such 2023 Bonds (excluding amounts stated to be interest and payable at least annually over the term of such 2023 Bonds), the difference constitutes “original issue discount,” the accrual of which, to the extent properly allocable to each Beneficial Owner thereof, is treated as interest on the 2023 Bonds which is excluded from gross income for federal income tax purposes. For this purpose, the issue price of a particular maturity of the 2023 Bonds is the first price at which a substantial amount of such maturity of the 2023 Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the 2023 Bonds accrues daily over the term to maturity of such 2023 Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations

between compounding dates). The accruing original issue discount is added to the adjusted basis of such 2023 Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such 2023 Bonds. Beneficial Owners of the 2023 Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2023 Bonds with original issue discount, including the treatment of Beneficial Owners who do not purchase such 2023 Bonds in the original offering to the public at the first price at which a substantial amount of such 2023 Bonds is sold to the public.

2023 Bonds purchased, whether at original issuance or otherwise, for an amount higher than their principal amount payable at maturity (or, in some cases, at their earlier call date) (“Premium Bonds”) will be treated as having amortizable bond premium. No deduction is allowable for the amortizable bond premium in the case of bonds, like the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, the amount of tax-exempt interest received, and a Beneficial Owner’s basis in a Premium Bond, will be reduced by the amount of amortizable bond premium properly allocable to such Beneficial Owner. Beneficial Owners of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

The Code imposes various restrictions, conditions, and requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the 2023 Bonds. The Board has made certain representations and covenanted to comply with certain restrictions, conditions, and requirements designed to ensure that interest on the 2023 Bonds will not be included in federal gross income. Inaccuracy of these representations or failure to comply with these covenants may result in interest on the 2023 Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the 2023 Bonds. The opinion of Bond Counsel assumes the accuracy of these representations and compliance with these covenants. Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken), or events occurring (or not occurring), or any other matters coming to Bond Counsel’s attention after the date of issuance of the 2023 Bonds may adversely affect the value of, or the tax status of interest on, the 2023 Bonds.

Although Bond Counsel is of the opinion that interest on the 2023 Bonds is excluded from gross income for federal income tax purposes, the ownership or disposition of, or the accrual or receipt of interest on, the 2023 Bonds may otherwise affect a Beneficial Owner’s federal, state, or local tax liability. The nature and extent of these other tax consequences depends upon the particular tax status of the Beneficial Owner or the Beneficial Owner’s other items of income or deduction. Bond Counsel expresses no opinion regarding any such other tax consequences.

Current and future legislative proposals, if enacted into law, clarification of the Code, or court decisions may cause interest on the 2023 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such future legislative proposals, clarification of the Code, or court decisions may also affect the market price for, or marketability of, the 2023 Bonds. Prospective purchasers of the 2023 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

The opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel’s judgment as to the proper treatment of the 2023 Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service (“IRS”) or the courts. Furthermore, Bond Counsel cannot give and has not given any opinion or assurance about the future activities of the Board or about the effect of future changes in the Code, the applicable regulations, the interpretation thereof or the enforcement thereof by the IRS. The Board has covenanted, however, to comply with the requirements of the Code.

Bond Counsel’s engagement with respect to the 2023 Bonds ends with the issuance of the 2023 Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the Board or the Beneficial Owners regarding the tax-exempt status of the 2023 Bonds in the event of an audit examination by the IRS. Under current procedures, parties (such as the Beneficial Owners) other than the Board and its appointed counsel would have little, if any, right to participate in the audit examination process. Moreover, because achieving judicial review in connection with an audit examination of tax-exempt bonds is difficult, obtaining an independent review of IRS positions with which the Board legitimately disagrees may not be practicable. Any action of the IRS, including but not limited to selection of the 2023 Bonds for audit, or the course or result of such audit, or an audit of bonds presenting similar tax issues may affect the market price for, or the marketability of, the 2023 Bonds, and may cause the Board or the Beneficial Owners to incur significant expense.

Utah Income Taxation

In the opinion of Bond Counsel, under the existing laws of the State of Utah, as presently enacted and construed, interest on the Bonds is exempt from taxes imposed by the Utah Individual Income Tax Act. Bond Counsel expresses no opinion with respect to any other taxes imposed by the State of Utah or any other political subdivision thereof. Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state or local taxes.

Qualified Tax–Exempt Obligations

The Authority intends to designate the 2023 Bonds as “qualified tax–exempt obligations” pursuant to the small issuer exception provided by Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, which affords banks and thrift institutions purchasing the 2023 Bonds more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code for taxable years of such financial institutions ending after December 31, 1986.

MISCELLANEOUS

Bond Ratings

As of the date of this OFFICIAL STATEMENT, the 2023 Bonds have been rated “___” by Moody’s. An explanation of this rating may be obtained from Moody’s. The Authority did not apply for a rating from Fitch Ratings or S&P Global Rating Service.

Such rating does not constitute a recommendation by the rating agency to buy, sell or hold the 2023 Bonds. Such rating reflects only the views of Moody’s and any desired explanation of the significance of such rating should be obtained from the rating agency. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own.

There is no assurance that the rating given the 2023 Bonds will continue for any given period of time or that the rating will not be revised downward or withdrawn entirely by the rating agency if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the 2023 Bonds.

Trustee

The obligations and duties of the Trustee are described in the Indenture and the Trustee has undertaken only those obligations and duties that are expressly set out in the Indenture. The Trustee has not independently passed upon the validity of the 2023 Bonds, the security therefor, the adequacy of the provisions for payment thereof or the exclusion from gross income for federal tax purposes of the interest on the 2023 Bonds. The Trustee may resign or be removed or replaced as provided in the Indenture. See “APPENDIX A—EXTRACTS OF THE INDENTURE AND THE MASTER LEASE.”

Municipal Advisor

The Authority has requested, and the Authority has entered into an agreement with the Municipal Advisor whereunder the Municipal Advisor provides financial recommendations and guidance to the Authority with respect to preparation for sale of the 2023 Bonds, timing of sale, tax–exempt bond market conditions, costs of issuance and other factors related to the sale of the 2023 Bonds. The Municipal Advisor has read and participated in the drafting of certain portions of this OFFICIAL STATEMENT and has supervised the completion and editing thereof. The Municipal Advisor has not audited, authenticated or otherwise verified the information set forth in the OFFICIAL STATEMENT, or any other related information available to the Authority, with respect to accuracy and completeness of disclosure of such information, and the Municipal Advisor makes no guaranty or warranty respecting the accuracy and completeness of the OFFICIAL STATEMENT or any other matter related to the OFFICIAL STATEMENT.

Independent Auditors

The financial statements of the City as of June 30, 2022 and for the year then ended, included in this OFFICIAL STATEMENT, have been audited by K&C, Certified Public Accountants, Salt Lake City, Utah (“K&C”), as stated in their report in “APPENDIX B— FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022.” K&C has not been engaged to perform and has not performed, since the date of their report included in the financial statements, any procedures on the financial statements.

K&C has not participated in the preparation or review of this OFFICIAL STATEMENT. Based upon their non-participation, they have not consented to the use of their name in this OFFICIAL STATEMENT.

Additional Information

All quotations contained herein from and summaries and explanations of the State Constitution, statutes, programs, laws of the State, court decisions, the Indenture and the Master Lease do not purport to be complete, and reference is made to said State Constitution, statutes, programs, laws, court decisions, Indenture and the Master Lease for full and complete statements of their respective provisions.

Any statements in this OFFICIAL STATEMENT involving matters of opinion, whether or not expressly so stated, are intended as such and not as a representation of fact.

The appendices attached hereto are an integral part of this OFFICIAL STATEMENT and should be read in conjunction with the foregoing material.

This PRELIMINARY OFFICIAL STATEMENT is in a form deemed final by the Authority and the City for purposes of paragraph (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission.

This OFFICIAL STATEMENT and its distribution and use have been duly authorized by the Authority and the City.

Local Building Authority of South Weber City, Utah

South Weber City, Utah

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APPENDIX A

EXTRACTS OF THE INDENTURE AND THE MASTER LEASE

The following are certain of the definitions contained in the Indenture and the Master Lease and extracts of certain provisions of the Indenture and the Master Lease. Reference is hereby made to the actual Indenture and the Master Lease for a complete recital of their terms.

APPENDIX B

FINANCIAL STATEMENTS OF SOUTH WEBER CITY, UTAH FOR FISCAL YEAR 2022

The financial statements for Fiscal Year 2022 are contained herein. Copies of current and prior financial statements are available upon request from the City's contact person as indicated under "INTRODUCTION—Contact Persons" above.

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APPENDIX C

FORM OF OPINION OF BOND COUNSEL

Upon the delivery of the 2023 Bonds, Farnsworth Johnson PLLC, Bond Counsel to the Authority, proposes to issue its final approving opinion in substantially the following form:

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APPENDIX D

FORM OF CONTINUING DISCLOSURE UNDERTAKING

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APPENDIX E**BOOK-ENTRY SYSTEM**

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.6 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has an S&P rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at <http://www.dtcc.com>.

Purchases of 2023 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2023 Bonds on DTC's records. The ownership interest of each actual purchaser of each 2023 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2023 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 2023 Bonds, except in the event that use of the book-entry system for the 2023 Bonds is discontinued.

To facilitate subsequent transfers, all 2023 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2023 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2023 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2023 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of 2023 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2023 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of 2023 Bonds may wish to ascertain that the nominee holding the 2023 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the 2023 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to 2023 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns

Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2023 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the 2023 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detailed information from the Authority or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

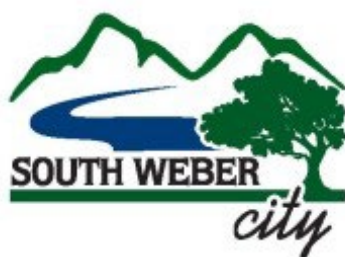
DTC may discontinue providing its services as depository with respect to the 2023 Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, 2023 Bond certificates are required to be printed and delivered.

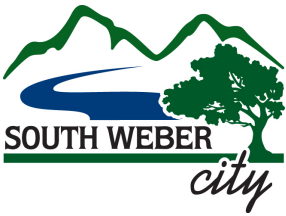
The Authority may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2023 Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Authority believes to be reliable, but the Authority takes no responsibility for the accuracy thereof.

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MEETING DATE

October 10, 2023

PREPARED BY

Trevor Cahoon,
Community Services Dir.

ITEM TYPE

Administrative &
Legislative

ATTACHMENTS

Draft Development
Agreement

Final Project Submittals

AGENDA ITEM

Resolution 23-47: Amending Development Agreement for South Weber Gateway

Resolution 23-48: Amending Final Plat for South Weber Gateway

RECOMMENDATION

Planning Commission Recommendation:

Recommend Approval of the Final Plat Amendments and the Development Agreement with the following amendments:

- Allowing Minimum Garage Widths of 20'x22'
- Adjusting the Phasing of the project to allow Construction of phase 1 with 2,400 sq ft of commercial space and the construction of phase 2 of the townhomes with an additional 5,000 sq ft of commercial space. In both cases a building permit would need to be issued in order to issue permits on the townhomes of each phase.

BACKGROUND

Project Information	
Project Name	South Weber Gateway
Site Location	Approx. 2300 E South Weber Dr
Tax ID Number	13-034-0068
Applicant	Jacob Toombs
Owner	Poll Heritage Farms Development Management LLC
Proposed Actions	Final Subdivision Amendment and Development Agreement Amendment
Current Zoning	R-5 SG & C-H
General Plan Land Use Classification	Commercial Highway with Development Agreement
Gross Site	11.64 Acres

ACTION

Legislative Action: Development Agreement Amendment for Garage Widths.

Administrative Action: Final Plat Amendment for creating for sell units (PUD Plat).

BACKGROUND

South Weber Gateway has applied to re-plat the currently approved Plat Based on the requirements of the new zoning for the development. This request to replat is part of the development from the original approval. This request would be to create

individual townhome lots (PUD Plat) for a for sale project. The area was rezoned to R-5 SG and all building locations comply with the requirements of the zone.

The main areas of concern for the project were the setbacks between the building and the distance from the road. Engineering has looked at any impact that shifting these buildings would have for the base of the hill side and found that they would be able to be shifted to accommodate the requirements of the zone. The developer is currently updating the improvement plans for the development, staff was comfortable in them proceeding with the plat amendment as the improvement plans are an administrative action approved by the City Engineer.

The developer is requesting a development agreement amendment to adjust the garage size requirements in the SG overlay to their development. They cite because the code requires a 25-foot setback from the road this provides ample parking space for large vehicles and so the concern of larger garages is assuaged because of the excess parking area provided for each unit. Staff would recommend the approval of the development agreement revision regarding garage widths as they are able to accommodate large vehicles on the parking available in the driveways and is consistent with a recent approval for a similar request for the same reasons with the Deer Run Townhomes.

The developer is also requesting an amendment for the phasing of the project due to the slow movement of the commercial properties in the market. They are concerned that there will be vacant buildings that will not be filled for some time. Staff understands the argument, however, the council in the previous discussions about the project were adamant that there needs to be substantial development in the commercial spaces. The request was included so the Planning Commission could advise the City Council whether or not this request should be granted.

The Planning Commission met on September 14, 2023 and discussed this development. After discussion of the terms within the development agreement the Planning Commission recommended approval of the development with the amendments as noted in the recommendation section of this report.

PLANNING CODE REVIEW

PL-1: Zoning

- **Complete:** The rezone was completed with the code amendments.

PL-2: Project Size

- **Complete:** The Project totals 11.64 Acres split into two different zones.
 - 2.6 Acres is commercial
 - 9.04 Acres is R5-SG this meets the acreage allowed to be zoned R5-SG.

PL-3: Lot Area/Density

- **R5-SG - Complete**
 - There are no minimum lot area requirements for a townhome use.
 - Current density calculations are 6.58 units per acre. This meets code.
- **C-H - Complete**
 - There are no minimum lot area requirements.
 - There are no density requirements

PL-4: Lot Width

- **R5-SG - Complete**

- Lot widths are required to be 24'. All lots comply with this provision.

- C-H - **Complete**

- No minimum with required.

PL-5: Setbacks

- R5-SG - **Complete**

- Setback needs to be 25' from ROW on the front, 12' between buildings, 20' on corner lots from the road, and 15' from the rear. All buildings comply.

- C-H - **Complete**

- The Commercial complies with setback requirements.

PL-6: Access

- **Complete:** Access has been reviewed with UDOT and they have expressed approval for the project's access provided there are dedicated right-turn lanes provided. A new traffic study was not necessary.

PL-7: Roads

- **Complete.** All private roads meet the provisions of the code.

PL-8: Landscaping

- R5-SG – **Complete.**

- Landscaping plans have not changed from the original request.

- C-H – **Complete.**

- Landscaping plans have not changed from the original request.

PL-9: Open Space

- R5-SG - **Complete**

- Multi-family dwellings shall provide usable functional open space for outdoor leisure in the
 - Eight hundred (800) square feet per unit for one- and two- family dwellings;
 - Six hundred (600) square feet per unit for three- and four- family dwellings; and
 - An additional four hundred (400) square feet per dwelling unit for each additional unit over four (4).

- Total square footage needed would be 38,000 for the 62 units.

- Total open space for the project is 137,977 sq ft.

- C-H - **Complete**

- No open space required.

PL-10: Outdoor Storage Space

- R5-SG - **Complete**

- Three-family, four-family, and multi- family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit.

- C-H - **Complete**

- None required.

RESOLUTION 23-47

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPROVING AN AMENDED DEVELOPMENT AGREEMENT
FOR SOUTH WEBER GATEWAY**

WHEREAS, last year a development agreement with Farrell Poll and Steward Land Holdings LLC as joint developers was approved and recorded. At that time Council indicated they would prefer the units to be sold and encouraged the developers to return when that option became available; and

WHEREAS, in March Ordinance 2023-02 was passed permitting zero lot lines which allows individual sale of units as condominiums; and

WHEREAS, applicant Jacob Toombs has re-platted to sell the units, but the original plan does not meet the current code for garage size; and

WHEREAS, the developer is requesting an exception for garage width due to the ample driveway parking provided; and

WHEREAS, commercial growth has slowed considerably, the developer is asking for a change to the phasing so buildings will not remain vacant for an extended period; and

WHEREAS, the Planning Commission reviewed the requested changes on September 14, 2023 and recommended approval; and

WHEREAS, Council wants to balance the need for retail business with the desire to avoid empty structures;

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

Section 1. Approval: The development agreement as attached in **Exhibit 1** is hereby 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 10th day of October, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Kimberli Guill, Deputy Recorder

EXHIBIT 1

**SOUTH WEBER GATEWAY AMENDED
DEVELOPMENT AGREEMENT**

When recorded return to:
South Weber City
1600 East South Weber Drive South
Weber, UT 84405

AMENDED DEVELOPMENT AGREEMENT

South Weber City, a Utah municipal corporation (the “City”), and Poll Heritage Farms Development Management, LLC (the “Developer”) enter into this Development Agreement (this “Agreement”) effective as of October 10, 2023 (the “Effective Date”) and agree as set forth below.

RECITALS:

- A. The City, acting pursuant to its authority under Utah Code Annotated §§ 10-9a-101, et seq., as amended, and the Municipal Code for South Weber City (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, entered into a Development Agreement for the Gateway in South Weber development with Farrell Poll and Steward Land Holdings, LLC on May 24, 2022. That agreement is attached as **Exhibit X**.
- B. The original Developers sold the project to Poll Heritage Farms Development Management LLC who is the owner of certain real property located at approximately 2400 East South Weber Drive, in South Weber City, Davis County, Utah, and legally described in attached **Exhibit A** (the “Property”).
- C. Ordinance 2023-02 was passed March 14, 2023 which amended land use ordinance to allow developments to be platted as townhomes that can be sold as individual units with zero lot lines between such townhome units.
- D. The Developer’s representative Jacob Tooms has requested an amendment to the original agreement.
- E. The Planning Commission reviewed the requested changes on September 14, 2023 and recommended the Council amend the agreement.

DEVELOPER AND THE CITY AGREE AS FOLLOWS:

1. The previous agreement shall remain valid with only the following changes:
2. Developer: The developer agrees to the terms of the original agreement with these changes:
 - a. Unity garages shall be a minimum of 20’ X 22’ to accommodate 2 cars. Driveways will be 25’ deep to accommodate additional parking as needed.
 - b. Developer agrees to develop the Property in phases as described below and depicted in the Phasing Plan attached hereto as **Exhibit B**:
 - i. Phase One shall include no less than 2,400 square feet of retail constructed concurrently with no more than thirty (30) townhome units;

ii. Phase Two shall include no less than 5,000 square feet of retail constructed concurrently with no more than thirty-one (31) townhome units; and

iii. Phase Three shall include all remaining commercial pads according to market demands.

c A building permit for the retail buildings must be issued prior to occupancy of any town homes in the same phase.

3 Notices. Any notice to be given by any party hereunder must be given in writing and delivered in person, or by reputable nationwide overnight courier, or forwarded by certified or registered mail, postage prepaid, return receipt requested, at the address indicated below, unless the party giving such notice has been notified, in writing, of a change of address. Notices are effective on the date of delivery (or refusal to accept delivery), if notice is given by personal delivery, on the next succeeding business day after deposit with an overnight courier for next day delivery, or if notice is sent through the United States mail, on the earlier of the date of actual delivery as shown by the addressee's receipt or the expiration of three (3) days following the date of mailing.

If to Developer:
Poll Heritage Farms Development Management LLC
Jacob Tooms, Manager
138 E 12300 S Ste C
Draper UT 84020

If to City:
South Weber City
Attn: David Larson, City Manager
1600 E South Weber Drive
South Weber City, UT 84405

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

DEVELOPER:
Poll Heritage Farms Development Management LLC

CITY:
SOUTH WEBER CITY, UTAH

By: _____
Jacob Toombs

By: _____
David Larson, City Manager

Date: _____

Date: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
)
 :ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2023, personally appeared before me Jacob Tooms, Poll Heritage Farms Development Management LLC, known to me to be the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of Poll Heritage Farms Development Management LLC, by authority of its Operating Agreement.

Notary Public

My Commission Expires:

Residing at:

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
)
 :ss.
COUNTY OF DAVIS)

On the _____ day of _____, 2023, personally appeared before me David Larson who being by me duly sworn did say that he is the City Manager of SOUTH WEBER CITY, and that the foregoing instrument was signed on behalf of said City by authority of a resolution of its Council; and they acknowledged to me that said City executed the same.

Notary Public

My Commission Expires:

Residing at:

EXHIBIT "A"

LEGAL DESCRIPTION

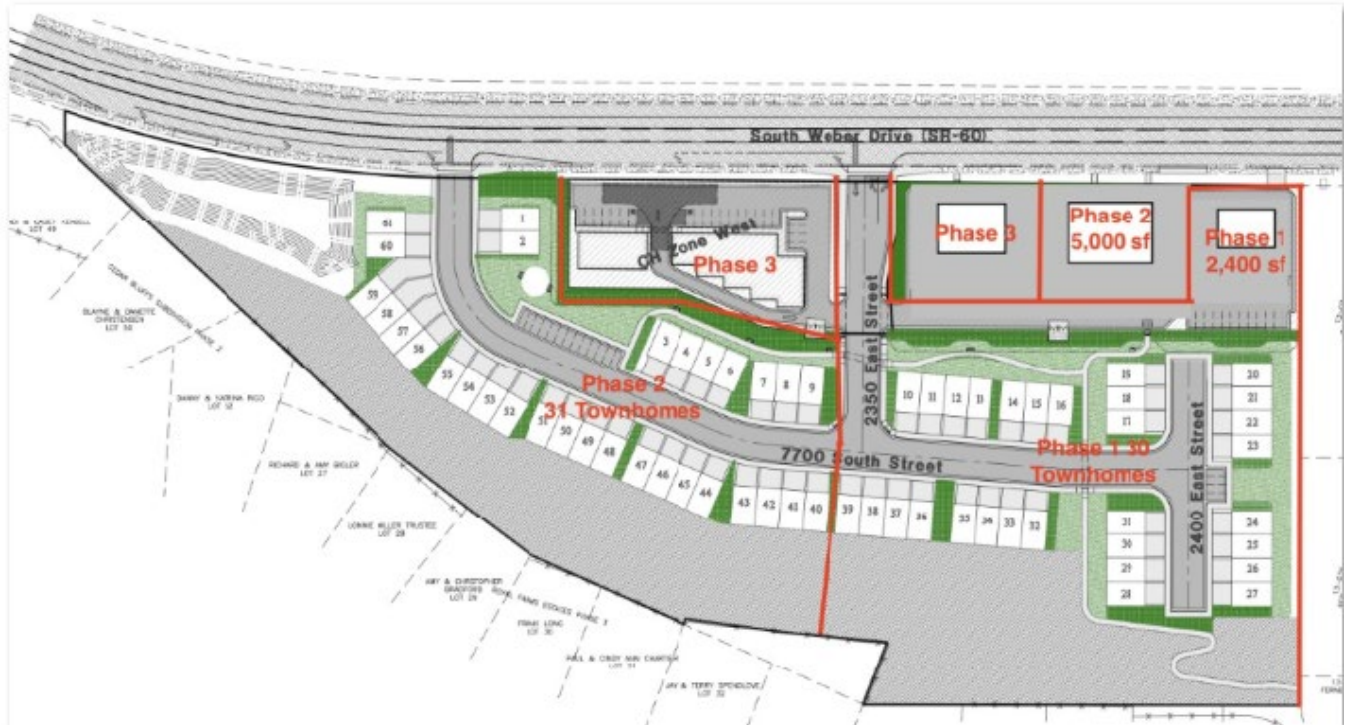
BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING: S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

EXHIBIT "B" PHASING PLAN



**EXHIBIT “X”
ORIGINAL DEVELOPMENT
AGREEMENT**

E 3482716 B 8030 P 1182-1197
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/14/2022 03:15 PM
FEE \$0.00 Pgs: 16
DEP RTT REC'D FOR SOUTH WEBER CITY

13-034-0068

DEVELOPMENT AGREEMENT

South Weber City, a Utah municipal corporation (the "City"), and Farrell Poll and Steward Land Holdings LLC, a Utah limited liability company (together, the "Developer") enter into this Development Agreement (this "Agreement") effective as of May 24, 2022 (the "Effective Date"), and agree as set forth below.

RECITALS:

A. The City, acting pursuant to its authority under Utah Code Annotated §§ 10-9a-101, et seq., as amended, and the Municipal Code for South Weber City (the "City Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property (defined in Recital B), in exercise of its legislative discretion and administrative authority, and has elected to enter into this Agreement.

B. Developer is the owner of certain real property located at approximately 2400 East South Weber Drive, in South Weber City, Davis County, Utah, and legally described in attached **Exhibit A** (the "Property").

C. On July 20, 2021, the City passed Ordinance No. 2021-10 as set forth in attached **Exhibit B** (the "Rezone Ordinance") approving the rezone of the Property from Agricultural to Commercial Highway and Residential R-7.

D. Developer desires to make improvements to the Property in conformity with this Agreement, the Rezone Ordinance, the requirements as outlined in City Code (the "Land Use Ordinance"), any future approvals, and in accordance with all other applicable provisions of the City Code.

E. Developer has submitted a Site Plan for approval by the City Council, which Site Plan is consistent with City Code, is expected to be approved by the City Council on May 10, 2022, and shall be attached to this Agreement as **Exhibit C** (the "Site Plan") upon approval.

F. The City will authorize execution of this Agreement by resolution within 30 days of the Effective Date, which resolution shall be attached to this Agreement as **Exhibit D**.

G. The City intends to amend its Land Use Ordinance to allow R-7 developments to be platted as townhomes that can be sold as individual units with zero lot line between such townhome units, and to make a minor amendment to the legal description of the Property covered by the Rezone Ordinance.

DEVELOPER AND THE CITY AGREE AS FOLLOWS:

1. Recitals; Definitions. The foregoing recitals are incorporated into and made a part of the terms of this Agreement. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the City Code.

2. Developer. Developer agrees the following terms and conditions apply to the development of the Property:

a. The Property shall be developed in accordance with the provisions of this Agreement, the Land Use Ordinance and all other applicable provisions of the City Code in effect as of the date of the Rezone Ordinance. The parties agree that this Agreement does not conflict with the requirements of the Land Use Ordinance or the City Code.

b. Developer will proceed in good faith with development of the Property and submit site plan(s), plats, architectural designs, elevations and concept renderings relative to the development of the Property (collectively, the "Developer Plans") as necessary to obtain the approval of the City in accordance with the City Code through its Planning Commission and City Council. The City agrees to process all further land use approval applications relating to the Project, including but not limited to administratively issued approvals like building permits, in conformance with all of the City's laws and without undue delay.

c. If and when the City amends its Land Use Ordinance to allow R-7 developments to be platted as townhomes, Developer agrees to apply to replat the Property as a townhome plat with individually platted units.

d. If Developer's application to replat the Property as a townhome plat is otherwise consistent with amendments to the City's Land Use Ordinance, the City agrees to approve such application without requiring any material changes to the Site Plan. For purposes of this agreement, new architectural requirements, changes to setbacks, landscaping requirements, or loss of control over individual units by the Developer would constitute a material change. Minor modifications necessary to accommodate utility access would not be considered material changes.

e. Developer agrees to develop the Property in phases as is described below and depicted in the Phasing Plan attached hereto as **Exhibit E**:

i. Phase One shall include a minimum of three retail pads constructed concurrently with no more than thirty (30) townhome units;

ii. Phase Two shall include a minimum of one additional retail pad with a building size approximately as drawn in the Site Plan, constructed concurrently with no more than thirty-one (31) townhome units.

iii. Phase Three shall include a final commercial pad constructed according to market demands.

f. The City shall not issue a Notice of Occupancy for any unit in phase two until Developer has completed and received Notice(s) of Occupancy for all structures in Phase One. Phase Three may be constructed and receive a Notice of Occupancy prior to the completion of Phases One and Two.

g. As part of the Final Site Plan approval, the City and Developer agree to amend the legal descriptions to reflect the updated dimensions of commercial and residential areas as depicted in the Site Plan.

h. To enhance pedestrian safety, Developer agrees to extend the walking path adjacent to unit 21 as indicated in the image attached hereto as **Exhibit F**.

3. **Term**. This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect unless and until this Agreement is terminated by mutual consent of the parties.

4. **General Provisions**.

a. **Notices**. Any notice to be given by any party hereunder must be given in writing and delivered in person, or by reputable nationwide overnight courier, or forwarded by certified or registered mail, postage prepaid, return receipt requested, at the address indicated below, unless the party giving such notice has been notified, in writing, of a change of address. Notices are effective on the date of delivery (or refusal to accept delivery), if notice is given by personal delivery, on the next succeeding business day after deposit with an overnight courier for next day delivery, or if notice is sent through the United States mail, on the earlier of the date of actual delivery as shown by the addressee's receipt or the expiration of three (3) days following the date of mailing.

If to Developer:
Steward Land Holdings, LLC
Attn: Terrance Sky Hazlehurst
1708 E 5550 St. 18
South Ogden, UT 84403

If to City:
South Weber City
Attn: David Larson, City Manager
1600 E South Weber Drive
South Weber City, UT 84405

b. **Waiver**. No delay in exercising any right or remedy shall constitute a waiver thereof and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach by the same of any other provision of this Agreement.

c. **Headings**. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

d. **Authority**. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing.

e. Entire Agreement. This Agreement, including exhibits, constitutes the entire Agreement between the parties.

f. Assignment. Neither this Agreement, nor any of the provisions, terms or conditions hereof can be assigned by Developer to another party, individual or entity without assigning the rights as well as the obligations under this Agreement, and without the prior written consent of the City, which shall not be unreasonably withheld. Such assignments shall be subject to review by the City which is intended to provide assurances that the proposed assignee possesses sufficient ability to assume the provisions, terms, and conditions of this Agreement. The City shall review and approve, approve with conditions or deny all proposed assignments by Developer to a subsequent fee owner, as required by this Section, within twenty-one (21) days of notice of proposed sale, assignment, or other transfer. If the City takes no action to either approve (with or without conditions) or deny a proposed assignment, the assignment shall be deemed approved by the City. If the City in good faith determines that the proposed assignee does not have sufficient financial ability to assume and carry out the affirmative provisions, terms and conditions of this Agreement, a portion of this Agreement may still be assigned but Developer shall remain responsible for the performance of all obligations of this Agreement. Notwithstanding the foregoing, the City hereby consents to the assignment by Developer of any or all its rights under this Agreement to its Lender, provided that notice of the assignment is given to the City of such assignment promptly after the transfer is accomplished. The rights of the City under this Agreement shall not be assigned.

g. Agreement to Run with the Land; Priority. This Agreement shall be recorded in the office of the Davis County Recorder against each Property and is intended to and shall be deemed to run with the land, and shall be binding on all successors and assigns of Owner in the ownership or development of any portion of the Project, senior to any debt security instruments encumbering the Property. The benefits of this Agreement shall inure to successors-in-interest and/or subsequent owners of the Property only if the Agreement is transferred or assigned in accordance with the provisions of paragraph (4)(f) above.

h. Amendment of this Agreement. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Davis County Recorder's Office.

i. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect, provided that the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property is not defeated by such severance.

j. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Davis County, Utah, and the Parties hereby waive any right to object to such venue.

k. Remedies. Without limiting any other provision of this Agreement, if any party to this Agreement breaches any provision of this Agreement, the non-breaching party shall be entitled to all remedies available at both law and in equity.

l. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

m. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

n. Third Parties. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

o. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

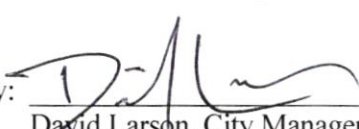
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

DEVELOPER:
STEWARD LAND HOLDINGS, LLC
a Utah limited liability company

By: 
Terrance Sky Hazlehurst

Date: 6-8-2022

CITY:
SOUTH WEBER CITY, UTAH

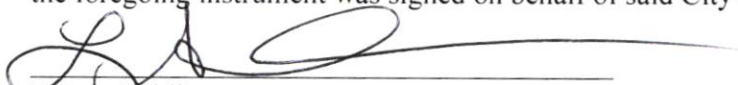
By: 
David Larson, City Manager

Date: May 25, 2022

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the *25th* day of *May*, 2022, personally appeared before me David Larson who being by me duly sworn did say that he is the City Manager of SOUTH WEBER CITY, and that the foregoing instrument was signed on behalf of said City as given in City Code 1-3-4A 10



Notary Public

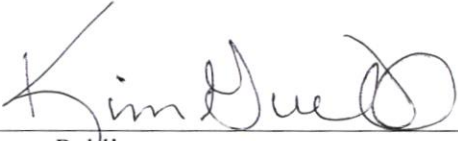
My Commission Expires: *10-01-2025* Residing at: *South Weber*



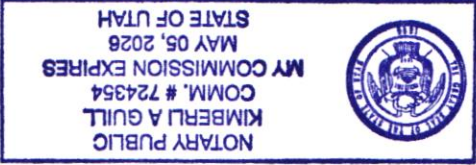
DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 :SS.
COUNTY OF DAVIS)

On the 8th day of June 2022, personally appeared before me TERRANCE SKY HAZLEHURST, Steward Land Holdings, LLC, known to me to be the signer of the foregoing instrument, who duly acknowledged to me that he executed the same on behalf of Steward Land Holdings, LLC, by authority of its Operating Agreement.



Notary Public



My Commission Expires: 0505-2026 Residing at: South Weber

EXHIBIT "A"
Legal Description

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET TO THE NORTHERLY LINE OF ROYAL FARMS ESTATES PHASE 3; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N65°50'02"W 176.78 FEET; (2) N53°09'46"W 82.36 FEET; AND (3) N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET TO THE NORTHERLY LINE OF CEDAR BLUFFS SUBDIVISION PHASE 2; THENCE N47°12'09"W ALONG SAID NORTHERLY LINE, 328.07 FEET; THENCE N00°09'16"E 34.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, A RADIAL BEARING OF N18°25'39"E, AND A CHORD LENGTH OF 421.84 FEET; AND (2) S89°28'42"E 877.37 FEET; THENCE S00°06'41"W 544.02 FEET TO THE NORTHERLY LINE OF PEACHWOOD ESTATES SUBDIVISION - UNIT 1; THENCE N89°53'29"W ALONG SAID NORTHERLY LINE, 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 507,182 SQUARE FEET OR 11.643 ACRES MORE OR LESS

EXHIBIT "B"

ORDINANCE 2021-10

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING
PROVISIONS OF THE CITY'S ZONING MAP AND CODE
REZONING PARCEL 13-034-0068**

WHEREAS, the South Weber City Council has received an application from the owner and agent of Parcel 13-034-0068, located at approximately 2301 East South Weber Drive, South Weber City ("the Property"); and

WHEREAS, the City Council is authorized by state statute and municipal ordinances to make such amendments; and

WHEREAS, the City Council has determined that the proposed amendment to the Property is in line with all applicable current land use ordinances and is in line with the duly adopted Projected Land Use Map of the South Weber City General Plan; and

WHEREAS, the South Weber City Planning Commission has made a favorable recommendation to the City Council that the Property be rezoned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, Utah, as follows:

Section 1. Amendment. Parcel 13-034-0068 at approximately 2301 E South Weber Drive is rezoned as follows:

- a. 2.783 acres is hereby rezoned from Agricultural (A) to Highway Commercial (C-H) as included in Exhibit A.
- b. 8.861 acres is hereby rezoned from Agricultural (A) to Residential Multi-Family Seven (R-7) as referenced in Exhibit B.

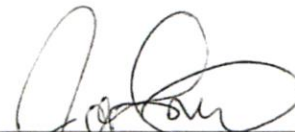
Section 2. Site Plan Condition. This Ordinance is specifically subject to and conditional upon the following:

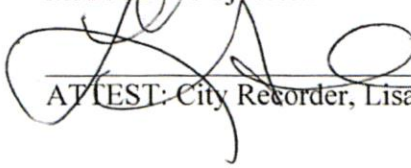
- a. a Site Plan for the Property must be approved by the City within 18 months of the date of this Ordinance. In the event a Site Plan is not approved or ownership of the Property is transferred to someone other than the applicants for this re-zone, the zoning designation of the property shall revert to Agricultural (A).

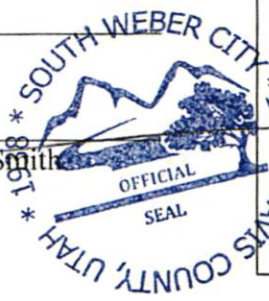
Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance; and all sections, parts, and provisions of this Ordinance shall be severable.

Section 4. Effective Date. In accordance with Utah Code Ann. § 10-3-701 et seq. and Title 1, Chapter 2, Section 5 of South Weber City Code, this Ordinance shall take effect immediately upon adoption and recordation.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 20th day of July, 2021.


MAYOR: Jo Sjoblom


ATTEST: City Recorder, Lisa Smith



Roll call vote is as follows:		
Council Member Winsor	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Halverson	FOR	AGAINST

EXHIBIT A HIGHWAY COMMERCIAL (C-H) LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 1318.05 FEET AND N00°06'41"E 380.92 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N89°53'19"W 486.17 FEET; THENCE N85°20'45"W 79.73 FEET; THENCE N66°36'51"W 93.73 FEET; THENCE N89°12'14"W 127.62 FEET; THENCE N00°31'18"E 123.80 FEET; THENCE S89°28'42"E 778.50 FEET; THENCE S00°06'41"W 163.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 121,217 SQUARE FEET OR 2.783 ACRES MORE OR LESS.

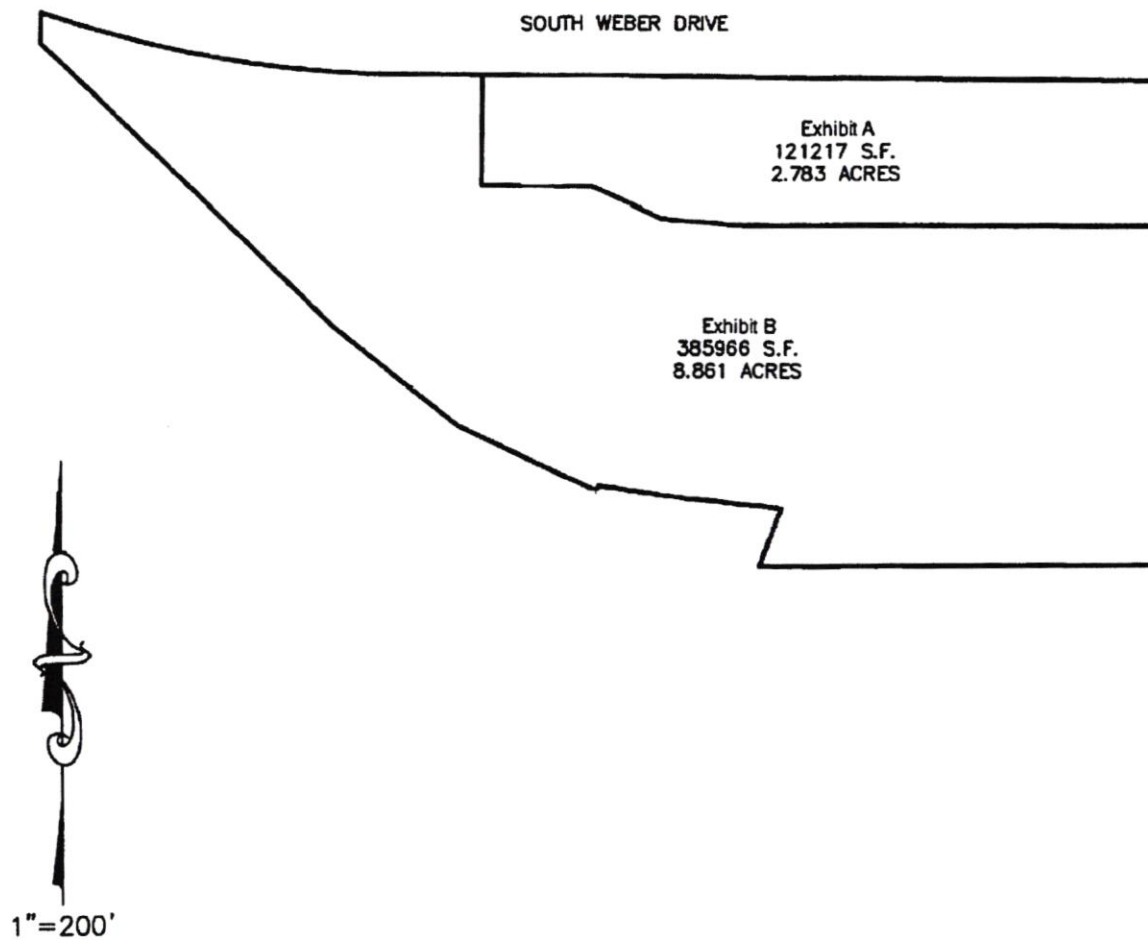


EXHIBIT B

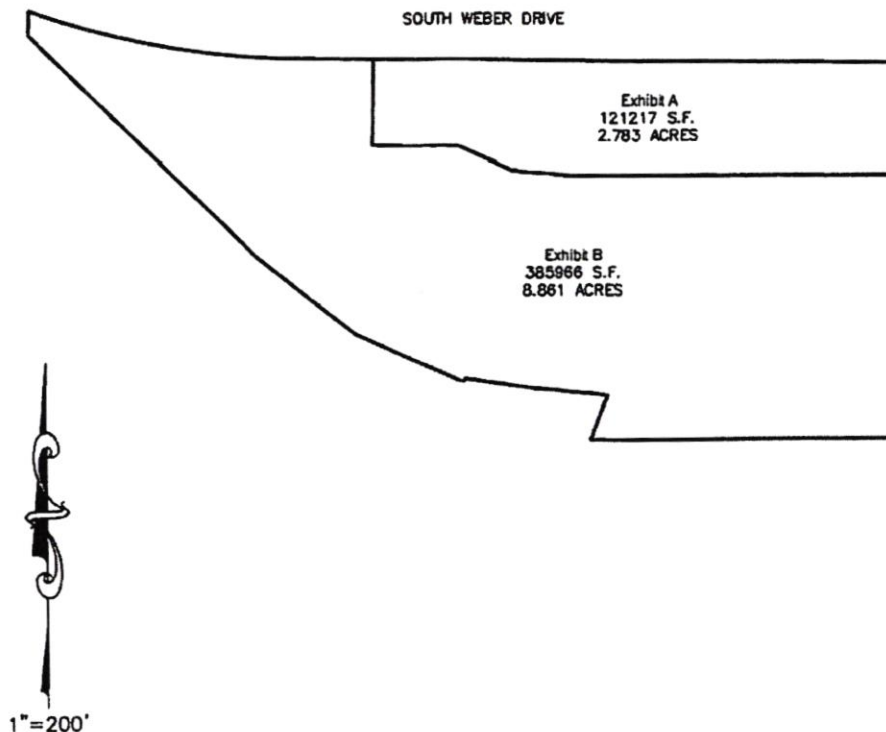
RESIDENTIAL MULTI-FAMILY SEVEN (R-7)

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S89°53'29"E 861.74 FEET FROM THE CENTER OF SAID SECTION 35; THENCE N20°47'47"E 70.49 FEET; THENCE N84°30'00"W 109.15 FEET; THENCE N82°15'00"W 102.46 FEET; THENCE S20°47'47"W 6.00 FEET; THENCE N65°50'02"W 176.78 FEET; THENCE N53°09'46"W 82.36 FEET; THENCE N52°25'32"W 101.91 FEET; THENCE N46°43'51"W 137.58 FEET; THENCE N47°12'09"W 328.07 FEET; THENCE N00°09'16"E 34.93 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF S80°31'31"E, AND A CHORD LENGTH OF 421.84 FEET; THENCE S89°28'42"E 98.87 FEET; THENCE S00°31'18"W 123.80 FEET; THENCE S89°12'14"E 127.62 FEET; THENCE S66°36'51"E 93.73 FEET; THENCE S85°20'45"E 79.73 FEET; THENCE S89°53'19"E 486.17 FEET; THENCE S00°06'41"W 380.92 FEET; THENCE N89°53'29"W 456.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 385,966 SQUARE FEET OR 8.861 ACRES MORE OR LESS.



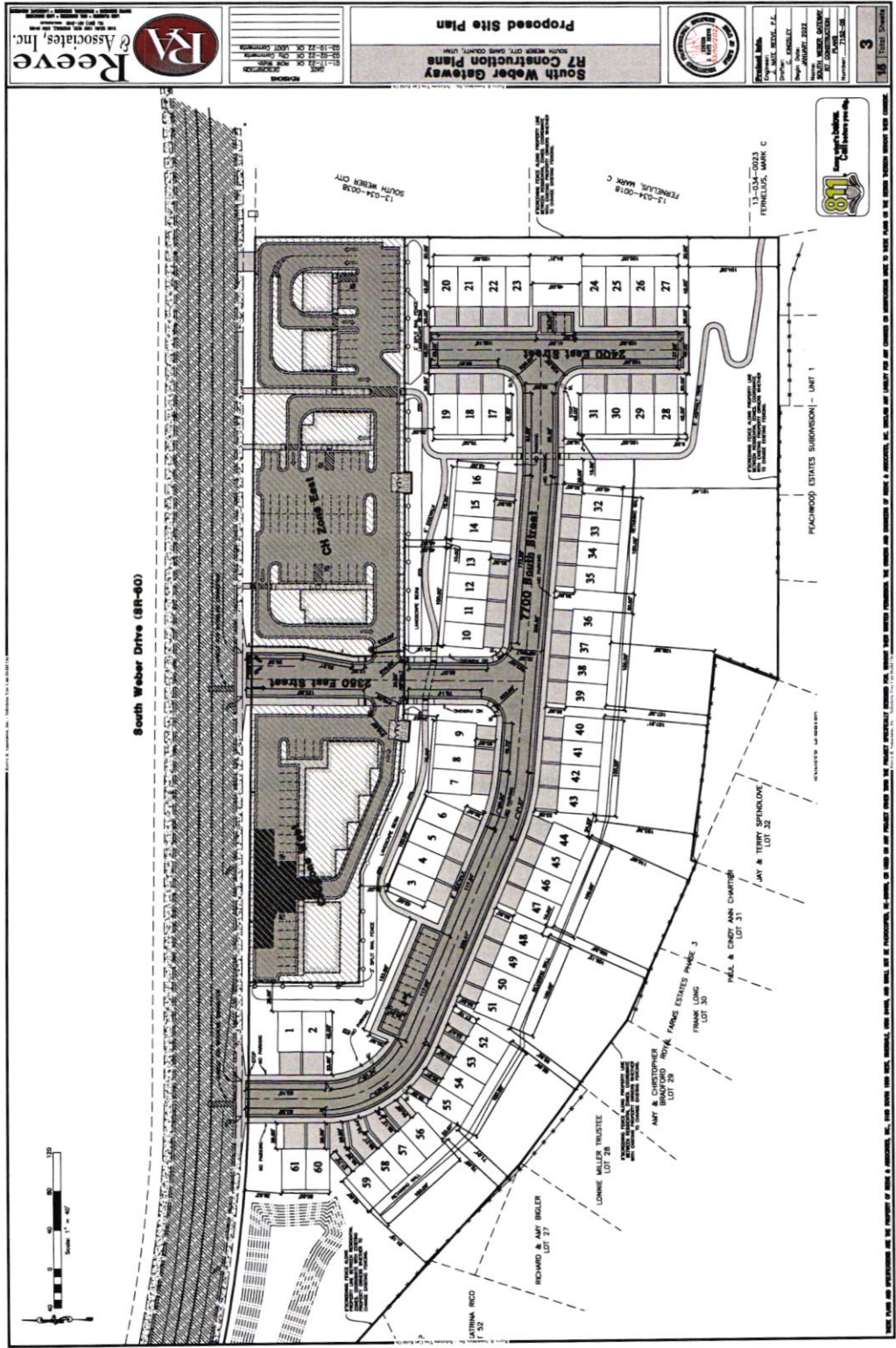


EXHIBIT "D"

RESOLUTION 22-25

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING A DEVELOPMENT AGREEMENT FOR SOUTH WEBER GATEWAY

WHEREAS, Council has discussed the South Weber Gateway project repeatedly and finds the best way to proceed is with an administrative development agreement; and

WHEREAS, the agreement was reviewed in an open meeting on May 10, 2022; and

WHEREAS, the plat, improvement plans, and conditional use permit were approved on condition of the development agreement being fully executed;

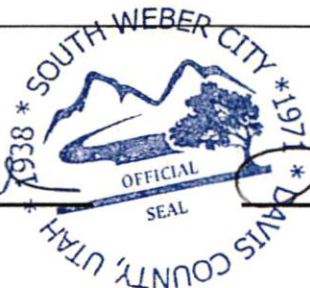
NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: The Development Agreement for the South Weber Gateway Project between South Weber City and Farrell Poll and Steward Land Holdings LLC is hereby 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 24th day of May 2022.

Roll call vote is as follows:		
Council Member Halverson	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Petty	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Soderquist	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Alberts	<input checked="" type="radio"/> FOR	<input type="radio"/> AGAINST
Council Member Dills	<input type="radio"/> FOR	<input checked="" type="radio"/> AGAINST

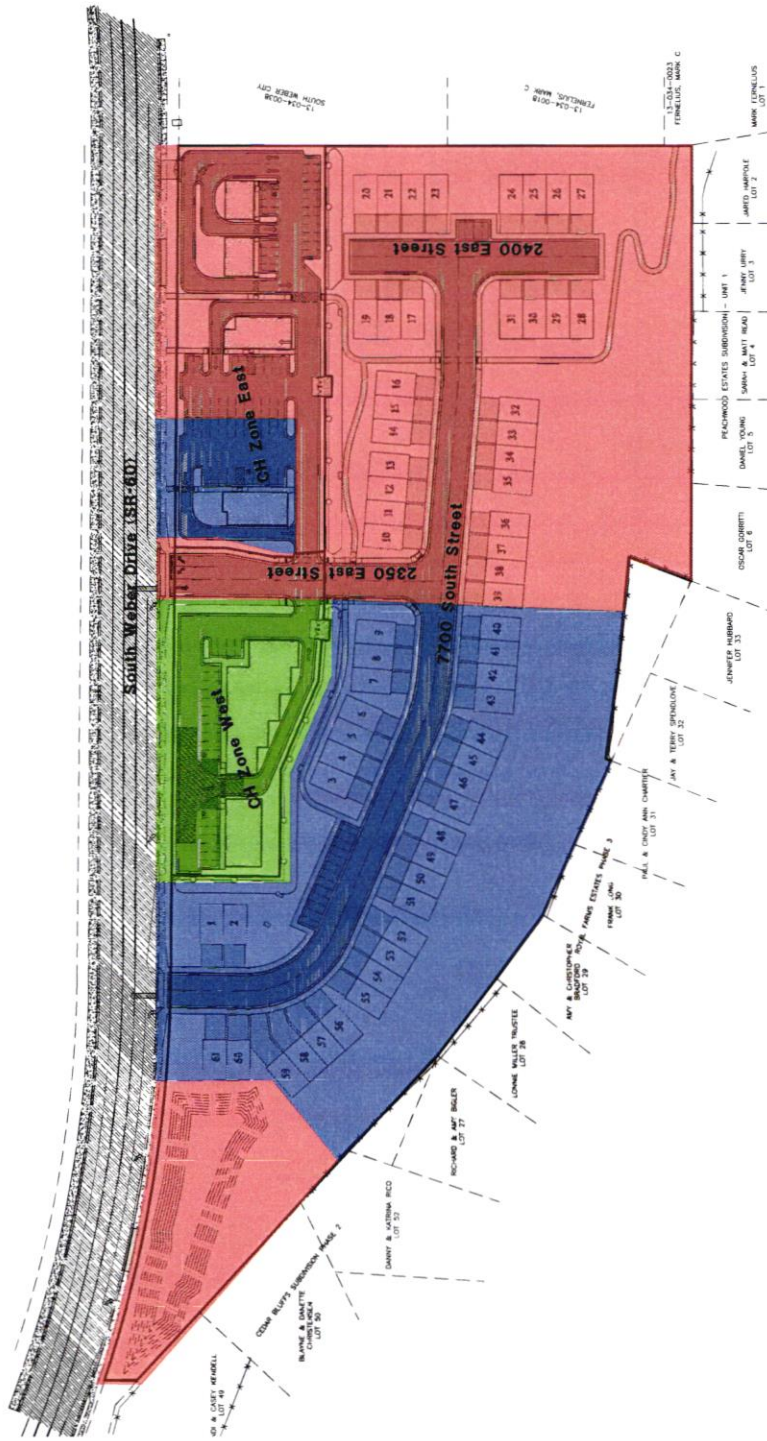


 _____ **Rod Westbroek, Mayor**

 _____ **Attest: Lisa Smith, Recorder**

South Weber Gateway

SOUTH WEBER CITY, DAVIS COUNTY, UTAH
JANUARY 2022



- PHASE 1
- PHASE 2
- PHASE 3



Engineer's Notice To Contractors
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE FIELD BY THE CONTRACTOR. SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN THE FIELD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. TO PROTECT ANY UTILITIES, LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THESE UTILITIES, LINES, AND STRUCTURES AND REPORTING OF RECORDS TO BE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THESE UTILITIES, LINES, AND STRUCTURES AND REPORTING OF RECORDS TO BE SHOWN ON THESE PLANS.

Geotechnical Report
Date: 09/17/2021
CVT Engineering
CVT Project No. 900166
PH: (801) 908-5859

Surveyor:
Trevor Hatch
Survey Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 521-3100

811 Know what's below. Call before you dig.

Developer Contact:
Coburn International
6440 S Millrock Dr. Suite 500
Salt Lake City, UT 84121
PH: (801) 347-8330

Project Contact:
Reeve & Associates, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 521-3100

Landscape Architect:
Nathan Peterson
Landscape Architects, Inc.
5160 South 1500 West
Riverton, Utah, 84405
PH: (801) 521-3100

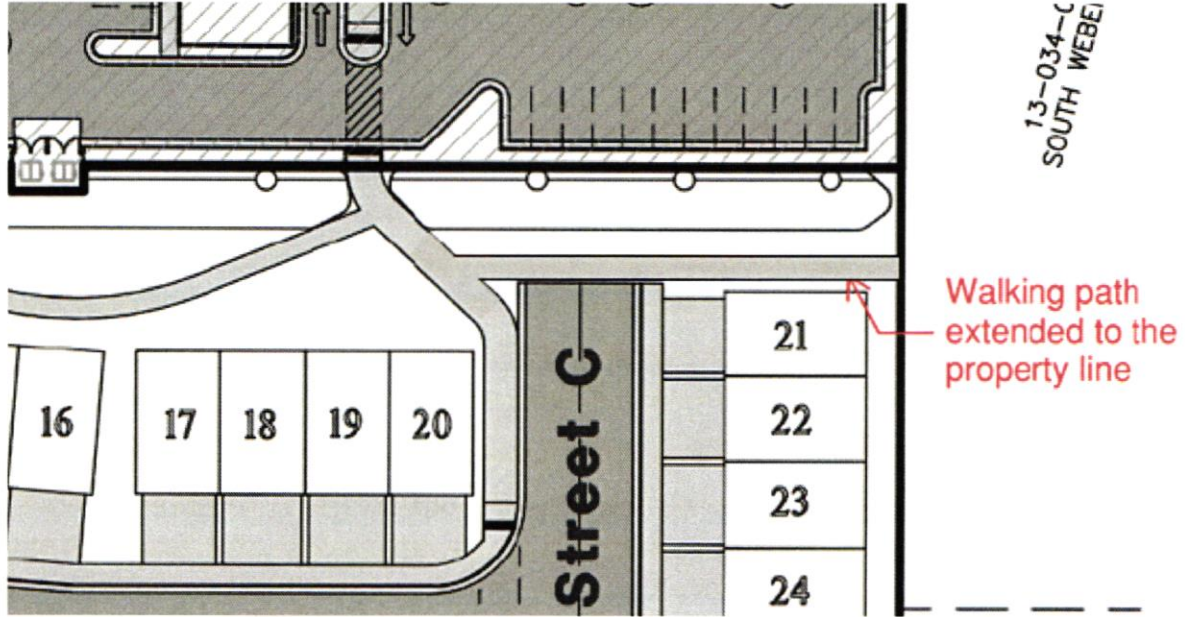
Project Info:	J. MATEJKA, INC.
Owner:	811
Begin Date:	JANUARY 2022
South Weber Gateway R7 Construction Plans:	7118-25
Number:	1
15 Total Sheets	

Phasing Exhibit
South Weber Gateway
R7 Construction Plans
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DATE:	01-17-22	CK	ROW WIDTH
DESCRIPTION:	03-02-22	CK	ADJUSTMENTS
REVISIONS:	03-10-22	CK	ADJUSTMENTS
	03-22-22	CK	ADJUSTMENTS
	03-23-22	CK	ADJUSTMENTS

Reeve & Associates, Inc.
2000 W. 1000 N. SUITE 100
SALT LAKE CITY, UT 84119
PHONE: (801) 521-3100
FAX: (801) 521-3100
WWW.REEVE-AND-ASSOCIATES.COM

EXHIBIT "F"
Pedestrian Improvement



RESOLUTION 23-48

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPROVING THE AMENDED SOUTH WEBER GATEWAY PLAT**

WHEREAS, South Weber Gateway plat was approved with rental units as there no other options at that time; and

WHEREAS, South Weber has changed zoning to allow zero lot lines which permits individual unit sales; and

WHEREAS, Council encouraged the developers to return with condominiums when possible; and

WHEREAS, the Planning Commission reviewed the amended plat on September 14, 2023 and recommends approval;

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

Section 1. Approval: the amended plat for South Weber Gateway is hereby approved as displayed in **Exhibit 1**.

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 10th day of October, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

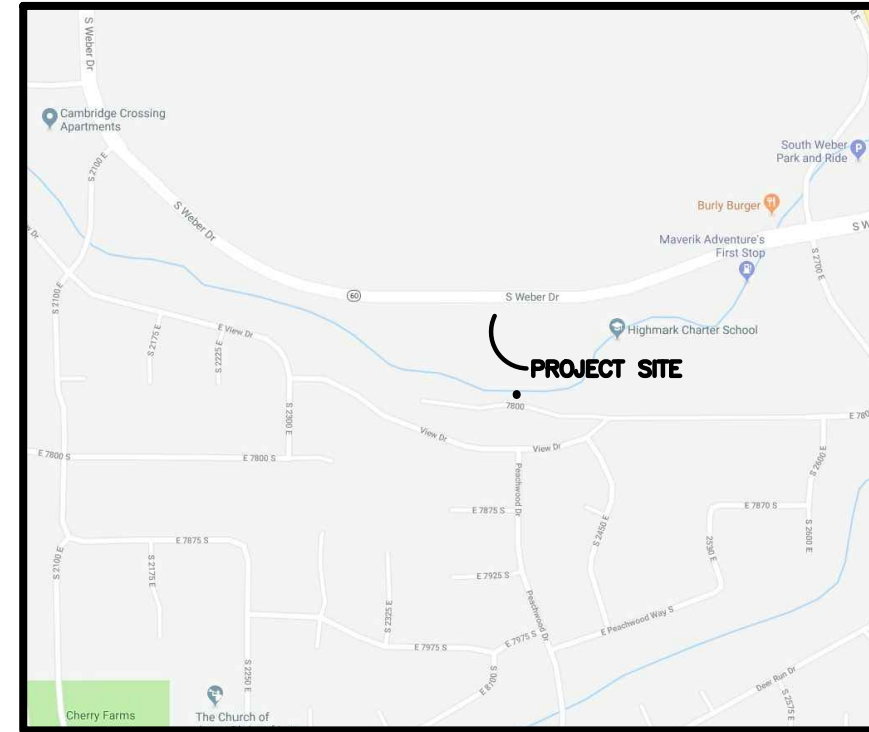
Attest: Kimberli Guill, Deputy Recorder

EXHIBIT 1
SOUTH WEBER GATEWAY
AMENDED PLAT

SHEET 1 OF 1

SOUTH WEBER GATEWAY COMMERCIAL SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°53'29"E (S89°32'25"E NAD83)

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE EAST LINE WAS PLACED ALONG THE DEED LINE PER THE TITLE REPORT FOR THE SUBJECT PARCEL. MOST OF THE FENCING ALONG THIS LINE DOES NOT APPEAR TO BE BOUNDARY FENCING, BUT MORE FENCE OF CONVENIENCE OR NOT ANCIENT. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

NOTE

- 1. FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25.

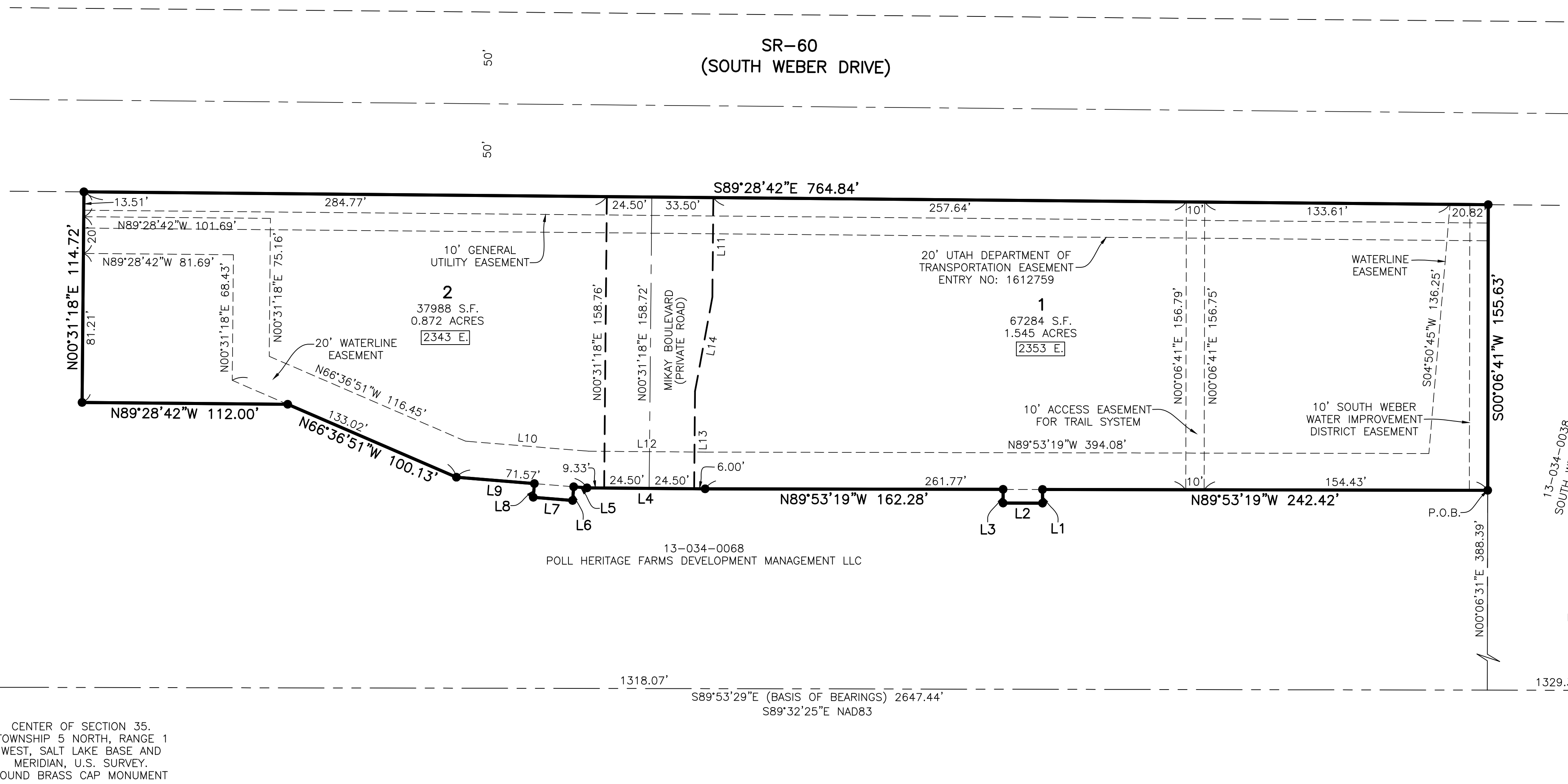
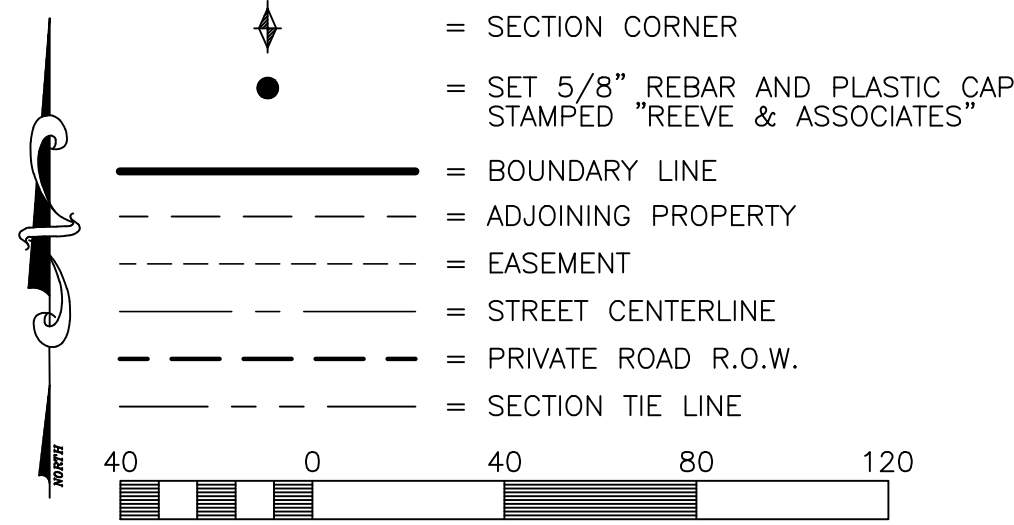
BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1318.07 FEET SOUTH 89°53'29" EAST AND 388.39 FEET N00°06'31"E FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 89°53'19" WEST 242.42 FEET; THENCE SOUTH 00°02'18" WEST 7.44 FEET; THENCE NORTH 89°57'42" WEST 21.50 FEET; THENCE NORTH 00°02'18" EAST 7.47 FEET; THENCE NORTH 89°53'19" WEST 162.28 FEET; THENCE NORTH 89°33'34" WEST 64.33 FEET; THENCE NORTH 85°20'45" WEST 7.28 FEET; THENCE SOUTH 04°39'15" WEST 7.47 FEET; THENCE NORTH 85°20'45" WEST 21.50 FEET; THENCE NORTH 04°39'15" EAST 7.47 FEET; THENCE NORTH 85°20'45" WEST 42.60 FEET; THENCE NORTH 66°36'51" WEST 100.13 FEET; THENCE NORTH 89°28'42" WEST 112.00 FEET; THENCE NORTH 00°31'18" EAST 114.72 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 89°28'42" EAST 764.84 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°06'41" WEST 155.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 113,768 SQUARE FEET OR 2.612 ACRES.

LEGEND

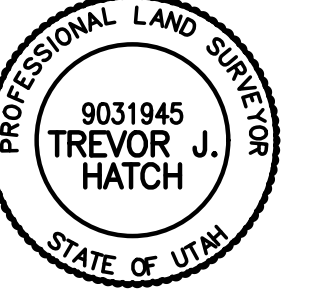


SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SOUTH WEBER GATEWAY COMMERCIAL SUBDIVISION** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AND A PRIVATE ROAD AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY COMMERCIAL SUBDIVISION**, AND DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON AND DO HEREBY DEDICATE A 10' EASEMENT SHOWN HEREON TO SOUTH WEBER IMPROVEMENT DISTRICT AND DO HEREBY DEDICATE A 10' ACCESS EASEMENT FOR A TRAIL SYSTEM SHOWN HEREON TO SOUTH WEBER CITY AND DO HEREBY DEDICATE A PRIVATE ROAD TO THE HOA AND DO HEREBY DEDICATE A 20' WATERLINE EASEMENT AS SHOWN HEREON TO THE LOTS OWNERS, THEIR HEIRS AND ASSIGNS, TO BE OWNED AND MAINTAINED BY THE HOA.

SIGNED THIS _____ DAY OF _____, 20____.

POLL HERITAGE FARMS DEVELOPMENT MANAGEMENT LLC

NAME/TITLE DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°02'18"W	7.44'
L2	N89°57'42"W	21.50'
L3	N00°02'18"E	7.47'
L4	N89°33'34"W	64.33'
L5	N85°20'45"W	7.47'
L6	S04°39'15"W	7.47'
L7	N85°20'45"W	21.50'
L8	N04°39'15"E	7.47'
L9	N85°20'45"W	42.60'
L10	N85°20'45"W	67.34'
L11	N00°31'18"E	54.13'
L12	N89°33'34"W	63.53'
L13	N00°31'18"E	53.13'
L14	N10°26'52"E	52.21'

EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

SOUTH WEBER CITY PLANNING COMMISSION
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 20____.
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL
PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE _____ DAY OF _____, 20____.
SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION
Project Name: S. WEBER GATEWAY COM. SUBD.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-5-2023
Number: 7152-05
Scale: 1"=40'
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
DAVIS COUNTY RECORDER _____ DEPUTY, _____



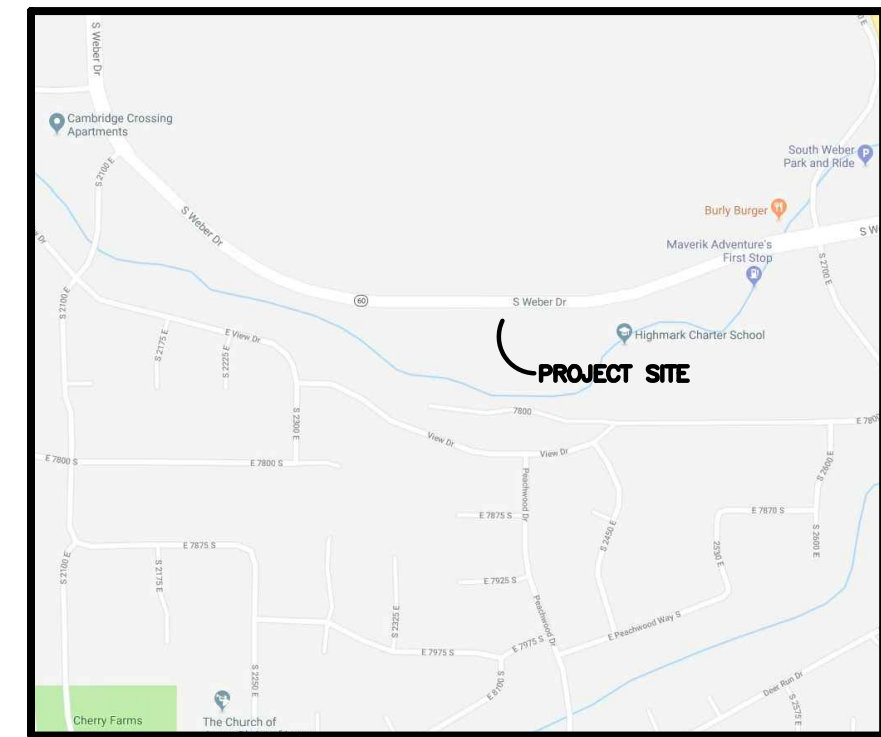
SHEET 1 OF 1 SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023

SR-60
(SOUTH WEBER DRIVE)

LINE TABLE

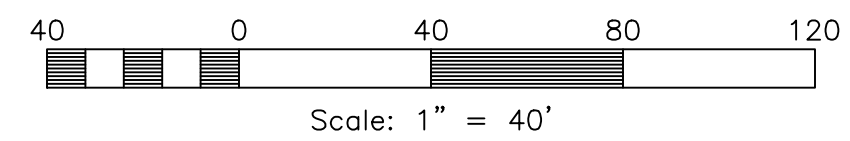
LINE	BEARING	DISTANCE
L1	N85°20'45"W	14.16
L2	S00°02'18"W	7.47
L3	S89°57'42"E	21.50
L4	N00°02'18"E	7.44
L5	S00°06'41"W	36.55
L6	S00°06'41"W	44.47
L7	S00°06'41"W	44.01
L8	S00°06'41"W	49.95
L9	N89°53'19"W	49.50
L10	N89°53'19"W	49.50
L11	S00°06'41"W	21.31
L12	S00°06'41"W	21.31
L13	N89°53'19"W	21.90
L14	N89°53'19"W	21.90
L15	N89°53'19"W	21.89
L16	N89°53'19"W	21.89
L17	S00°06'41"W	44.50
L18	S00°06'41"W	44.50
L19	S04°39'15"W	49.50
L20	S04°39'15"W	49.50
L21	S04°39'15"W	49.50
L22	S04°39'15"W	49.50
L23	S04°39'15"W	42.00
L24	S04°39'15"W	42.00
L25	S89°53'19"E	42.00
L26	N89°53'19"W	42.00
L27	N89°53'19"W	42.00
L28	S89°53'19"E	42.00
L29	N04°39'15"E	42.00
L30	N04°39'15"E	42.00
L31	S85°20'45"E	24.56
L32	S00°06'41"W	1.81
L33	N89°53'19"W	44.98
L34	S00°06'41"W	112.14
L35	S19°35'56"W	39.25
L36	S00°06'41"W	123.96
L37	S82°52'39"E	113.60
L38	S77°25'57"W	26.08
L39	S81°23'58"E	57.75
L40	N86°46'38"E	7.52
L41	S79°54'46"E	14.41
L42	S00°06'41"W	1.81
L43	N89°53'19"W	34.93
L44	S00°06'41"W	103.88
L45	S19°35'56"W	39.25
L46	S00°06'41"W	122.25
L47	S82°52'39"E	113.60
L48	S77°25'57"W	26.08
L49	S81°23'58"E	57.75
L50	N86°46'38"E	7.52
L51	S79°54'46"E	12.65
L52	N00°06'41"E	75.00



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENT
- STREET CENTERLINE
- PRIVATE ROAD R.O.W.
- SECTION TIE LINE
- PRIVATE UNITS
- LIMITED COMMON AREA
17124 S.F. OR 0.393 ACRES
- COMMON AREA
134518 S.F. OR 3.088 ACRES



BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 861.74 FEET SOUTH 89°53'29" EAST FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 20°47'47" EAST 70.49 FEET; THENCE NORTH 84°30'00" WEST 52.19 FEET; THENCE NORTH 04°39'15" EAST 194.48 FEET; THENCE NORTH 85°20'45" WEST 14.16 FEET; THENCE NORTH 00°31'18" EAST 122.89 FEET THENCE SOUTH 89°33'34" EAST 55.00 FEET; THENCE SOUTH 89°53'19" EAST 162.28 FEET; THENCE SOUTH 00°02'18" WEST 7.47 FEET; THENCE SOUTH 89°57'42" EAST 21.50 FEET; THENCE SOUTH 00°02'18" EAST 7.44 FEET; THENCE SOUTH 89°53'19" EAST 242.42 FEET; THENCE SOUTH 00°06'41" WEST 388.39 FEET TO THE SECTION LINE; THENCE NORTH 89°53'29" WEST 456.31 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 183,142 SQUARE FEET OR 4.204 ACRES.

NOTES

- FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25.
- ALL AREA NOT LABELED AS LIMITED COMMON OR PRIVATE UNITS IS CONSIDERED COMMON AREA.
- ALL COMMON AREA IS CONSIDERED PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER AND THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S89°53'29"E (S89°32'25"E NAD83)

NARRATIVE

THE BOUNDARY WAS DETERMINED BY DEED AND ADJACENT SUBDIVISIONS. THE EAST LINE WAS PLACED ALONG THE DEED LINE PER THE TITLE REPORT FOR THE SUBJECT PARCEL. MOST OF THE FENCING ALONG THIS LINE DOES NOT APPEAR TO BE BOUNDARY FENCING, BUT MORE FENCE OF CONVENIENCE OR NOT ANCIENT. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE INTO UNITS AND PRIVATE ROADS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1**, AND DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN ANY EASEMENT DESCRIBED HEREON AND DO HEREBY DEDICATE A 10' EASEMENT SHOWN HEREON TO SOUTH WEBER IMPROVEMENT DISTRICT AND DO HEREBY DEDICATE A 10' ACCESS EASEMENT FOR A TRAIL SYSTEM SHOWN HEREON TO SOUTH WEBER CITY AND DO HEREBY DEDICATE ALL PRIVATE ROADS AND COMMON AREA AS PUBLIC UTILITY EASEMENT.

SIGNED THIS ____ DAY OF _____, 20____.

POLL HERITAGE FARMS DEVELOPMENT MANAGEMENT LLC

NAME/TITLE _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE ____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	8.00'	12.57'	11.31'	8.00'	S45°06'41"W	90°00'00"
C2	22.00'	31.87'	29.15'	19.46'	S41°22'59"E	82°59'21"
C3	3.00'	8.39'	5.91'	17.29'	S02°43'21"E	160°18'36"
C4	17.00'	47.13'	33.42'	90.98'	S01°59'00"E	158°49'55"
C5	107.00'	22.08'	22.04'	11.08'	S87°18'40"E	11°49'25"
C6	93.00'	21.60'	21.56'	10.85'	S86°34'04"E	13°18'36"
C7	18.00'	28.27'	25.46'	18.00'	S45°06'41"W	90°00'00"
C8	12.00'	17.38'	15.90'	10.61'	S41°22'59"E	82°59'21"
C9	13.00'	36.37'	25.82'	74.91'	S02°43'21"E	160°18'36"
C10	7.00'	19.40'	13.76'	37.46'	S01°59'00"E	158°49'55"
C11	97.00'	20.02'	19.98'	10.04'	S87°18'40"E	11°49'25"
C12	103.00'	23.93'	23.87'	12.02'	S86°34'04"E	13°18'36"

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-6-2023

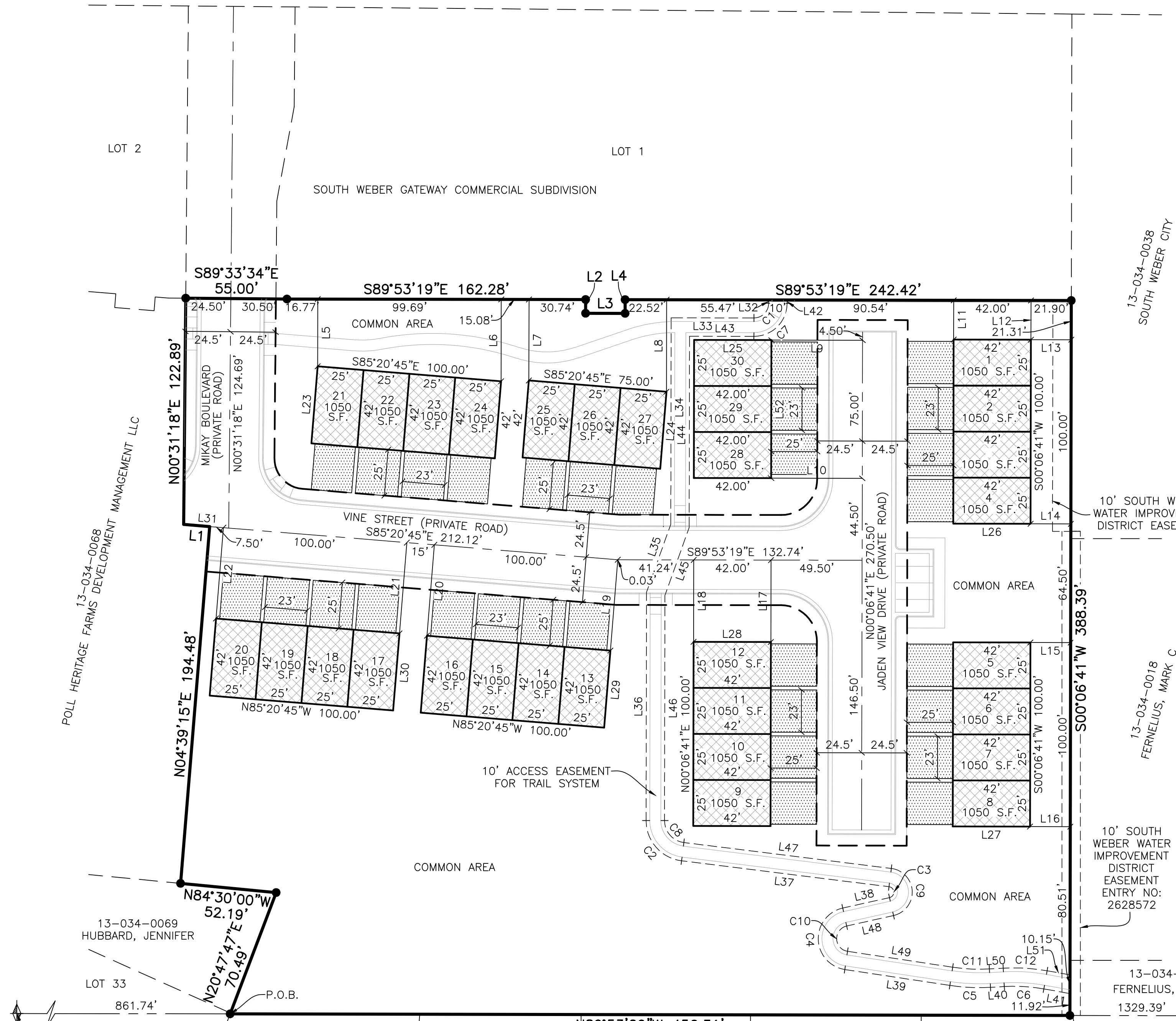
Project Name: S.W. GATEWAY P.U.D. SUBD. PH. 1
Number: 7152-05
Scale: 1"=40'
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR: _____

DAVIS COUNTY RECORDER _____ DEPUTY, _____



SOUTH WEBER CITY PLANNING COMMISSION
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION _____

SOUTH WEBER CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER _____ DATE _____

SOUTH WEBER CITY COUNCIL
PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR _____ ATTEST: _____ CITY RECORDER

SOUTH WEBER CITY ATTORNEY
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.

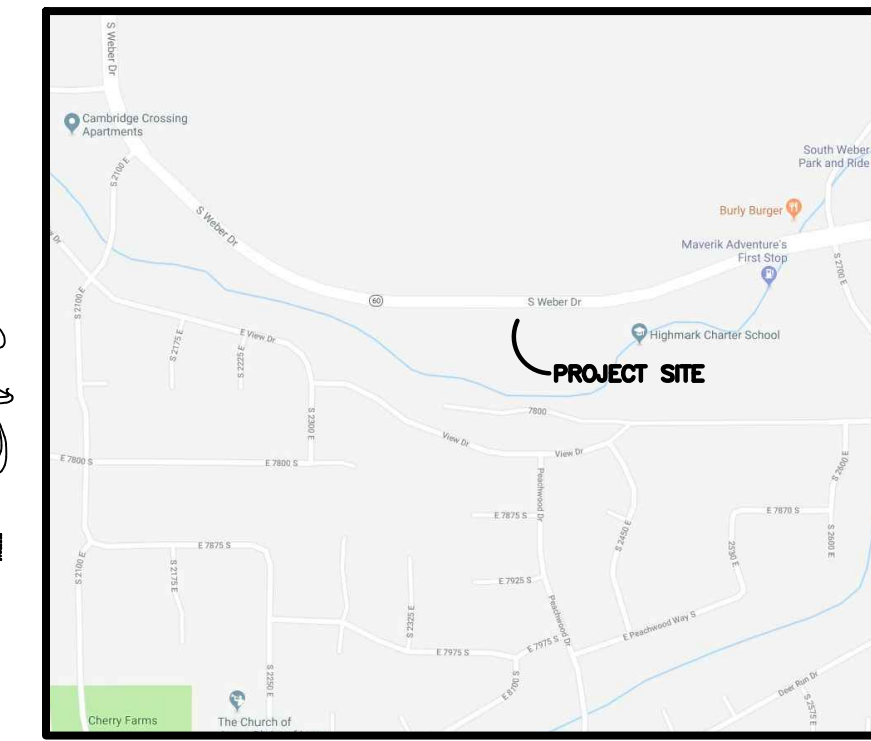
SOUTH WEBER CITY ATTORNEY _____



SHEET 1 OF 2

SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023



VICINITY MAP
NOT TO SCALE

NOTES

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BASIS OF BEARINGS

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NARRATIVE

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BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 834.68 FEET SOUTH 89°53'29" EAST AND 70.85 FEET NORTH 00°06'31" EAST FROM THE CENTER OF SAID SECTION 35 (CENTER BEING NORTH 89°53'29" WEST 2647.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 35); THENCE NORTH 84°30'00" WEST 56.96 FEET; THENCE NORTH 82°15'00" WEST 102.46 FEET; THENCE SOUTH 20°47'47" WEST 6.00 FEET; THENCE NORTH 65°50'02" WEST 176.78 FEET; THENCE NORTH 53°09'46" WEST 82.36 FEET; THENCE NORTH 52°25'32" WEST 101.91 FEET; THENCE NORTH 46°43'51" WEST 137.58 FEET; THENCE NORTH 47°12'09" WEST 328.07 FEET; THENCE NORTH 00°09'16" EAST 34.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1355.32 FEET, AN ARC LENGTH OF 423.56 FEET, A DELTA ANGLE OF 17°54'21", A CHORD BEARING OF SOUTH 80°31'31" EAST, AND A CHORD LENGTH OF 421.84 FEET; AND (2) SOUTH 89°28'42" EAST 112.53 FEET; THENCE SOUTH 00°31'18" WEST 114.72 FEET; THENCE SOUTH 89°28'42" EAST 112.00 FEET; THENCE SOUTH 66°36'51" EAST 100.13 FEET; THENCE SOUTH 85°20'45" EAST 42.60 FEET; THENCE SOUTH 04°39'15" WEST 7.47 FEET; THENCE SOUTH 85°20'45" EAST 21.50 FEET; THENCE NORTH 04°39'15" EAST 7.47 FEET; THENCE SOUTH 85°20'45" EAST 7.28 FEET; THENCE SOUTH 89°33'34" EAST 9.33 FEET TO THE WESTERLY LINE OF SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 1; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°31'18" WEST 122.89 FEET; (2) SOUTH 85°20'45" EAST 14.16 FEET; AND (3) SOUTH 04°39'15" WEST 194.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 210,272 SQUARE FEET OR 4.827 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S20°47'47"W	6.00'
L2	N00°09'16"E	34.93'
L3	S85°20'45"E	42.60'
L4	S04°39'15"W	7.47'
L5	S85°20'45"E	21.50'
L6	N04°39'15"E	7.47'
L7	S85°20'45"E	7.28'
L8	S89°33'34"E	9.33'
L9	S85°20'45"E	14.16'
L10	N00°31'18"E	50.00'
L11	S89°28'42"E	42.00'
L12	N48°29'20"E	42.00'
L13	N26°09'36"E	42.00'
L14	N23°23'09"E	42.00'
L15	N23°23'09"E	42.00'
L16	N04°39'15"E	42.00'
L17	N23°23'09"E	42.00'
L18	N07°40'54"E	42.00'
L19	S04°35'52"W	38.43'
L20	S02°52'21"W	36.07'
L21	S23°23'09"W	28.00'
L22	N89°28'42"W	20.00'
L23	N89°28'42"W	25.23'
L24	N85°20'45"W	7.50'
L25	N00°31'18"E	30.18'
L26	N00°31'18"E	30.18'
L27	S89°28'42"E	42.00'
L28	S00°31'18"W	28.60'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1355.32'	423.56'	421.84'	213.52'	S80°31'31"E	17°54'21"
C2	1355.32'	327.14'	326.35'	164.37'	S78°29'14"E	13°49'47"
C3	1355.32'	40.81'	40.81'	20.41'	S86°15'53"E	1°43'31"
C4	1355.32'	7.57'	7.57'	3.79'	S89°19'06"E	0°19'12"
C5	200.00'	65.39'	65.09'	32.99'	N75°58'48"W	18°43'54"
C6	100.00'	117.17'	110.59'	66.36'	N33°02'46"W	67°08'09"
C7	1355.32'	23.53'	23.53'	11.77'	S87°37'30"E	0°59'41"
C8	1355.32'	24.50'	24.50'	12.25'	S88°38'25"E	1°02'09"

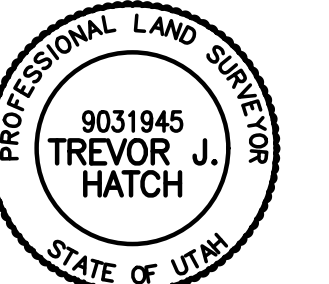
SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE INTO UNITS AND PRIVATE ROADS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2**, AND DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON AND DO HEREBY DEDICATE ALL PRIVATE ROADS AND COMMON AREA AS PUBLIC UTILITY EASEMENT.

SIGNED THIS ____ DAY OF _____, 20____.

POLL HERITAGE FARMS DEVELOPMENT MANAGEMENT LLC

NAME/TITLE DATE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

PROJECT INFORMATION

Surveyor: **T. HATCH**
Project Name: **S.W. GATEWAY P.U.D. SUBD. PH. 2**
Designer: **N. ANDERSON**
Begin Date: **7-6-2023**
Number: **7152-05**
Scale: **1"=40'**
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,



SOUTH WEBER CITY PLANNING COMMISSION

APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

SOUTH WEBER CITY ENGINEER DATE

SOUTH WEBER CITY COUNCIL

PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SOUTH WEBER CITY MAYOR ATTEST: CITY RECORDER

SOUTH WEBER CITY ATTORNEY

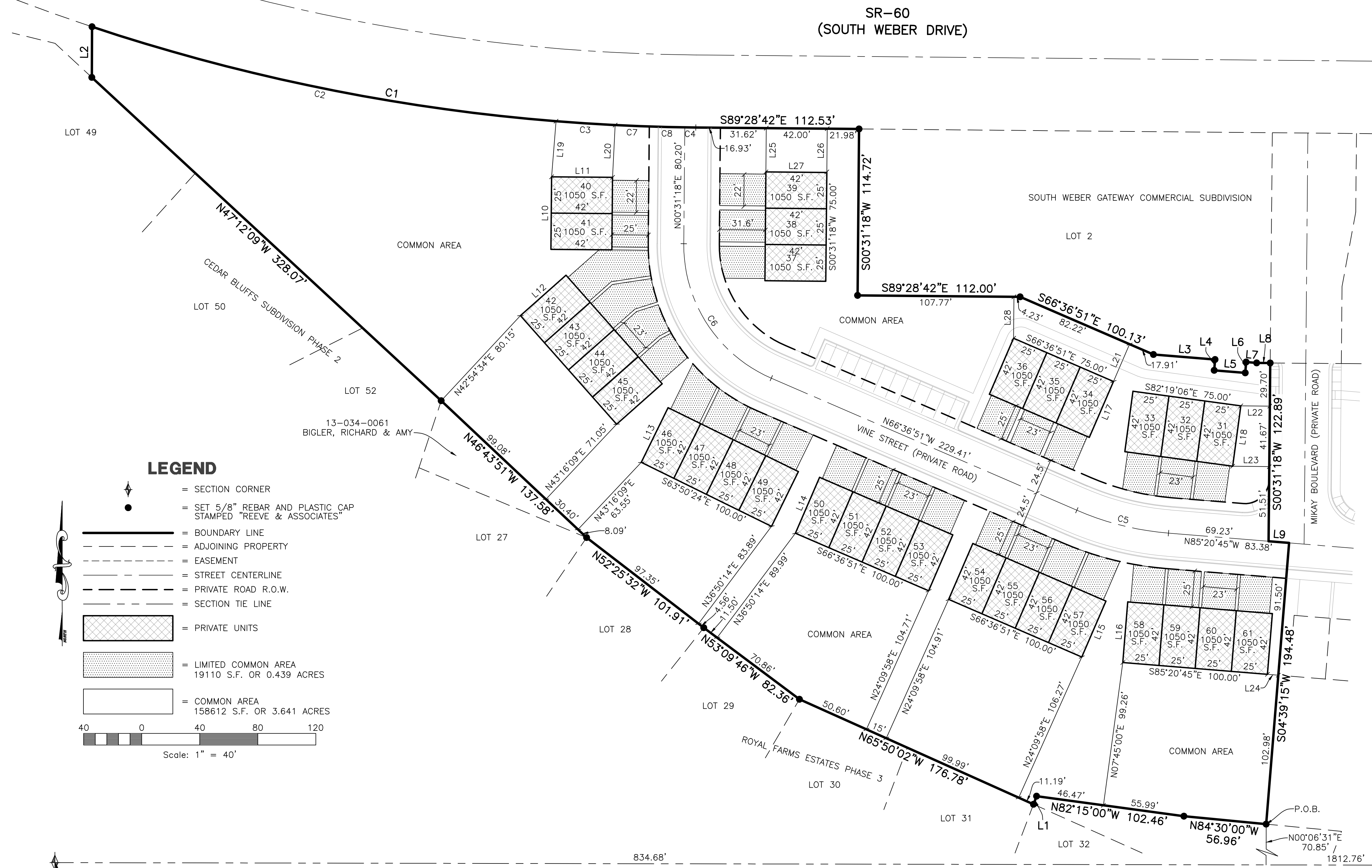
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.

SOUTH WEBER CITY ATTORNEY

SHEET 2 OF 2

SOUTH WEBER GATEWAY P.U.D. SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 35. TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH
AUGUST, 2023



LEGEND

- = SECTION CORNER
 - = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - = BOUNDARY LINE
 - = ADJOINING PROPERTY
 - = EASEMENT
 - = STREET CENTERLINE
 - = PRIVATE ROAD R.O.W.
 - = SECTION TIE LINE
 - = PRIVATE UNITS
 - = LIMITED COMMON AREA
19110 S.F. OR 0.439 ACRES
 - = COMMON AREA
158612 S.F. OR 3.641 ACRES
- Scale: 1" = 40'

CENTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

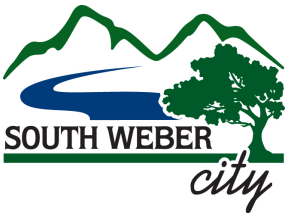
EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT

PROJECT INFORMATION	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	7-6-2023
Project Name:	S.W. GATEWAY P.U.D. SUBD. PH. 2
Number:	7152-05
Scale:	1"=40'
Revision:	
Checked:	

DAVIS COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
_____ FILED FOR RECORD	AND RECORDED, _____ AT
_____ IN BOOK _____ OF	THE OFFICIAL RECORDS, PAGE
RECORDED FOR:	

DAVIS COUNTY RECORDER	
_____ DEPUTY,	

Reeve & Associates, Inc.
 510 S 1500 W, ORSKOBE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

October 10, 2023

PREPARED BY

Kimberli Guill

Building Manager

ITEM TYPE

Legislative

ATTACHMENTS

RES 23-49

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

Resolution 23-49: Amending the Consolidated Fee Schedule

PURPOSE

To add a section in the consolidated fee schedule for extended parking fees

RECOMMENDATION

Saff Recommends Approval

BACKGROUND

It was requested that we add a nominal fee to park for more than daytime hours in the South Weber Park & Ride

ANALYSIS

This fee will assist the city in paying administrative costs related to issuing and maintaining extended parking permits. The requested charge is \$3 per day, up to 7 days on a single permit. Citizens can reapply after the current permit expires.

RESOLUTION 23-49

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
AMENDING THE CONSOLIDATED FEE SCHEDULE
TO ADD EXTENDED PARKING FEES**

WHEREAS, the current Consolidated Fee Schedule (CFS) was adopted on the 27th day of June, 2023; and

WHEREAS, 5 Putting Utilities on Hold has been duplicated and can thus be deleted; and

WHEREAS, the Administration Finance Committee considered the costs associated with the Utah Department of Transportation Park and Ride lot and the administrative time to issue parking permits for extended parking; and

WHEREAS, the Committee recommends reducing staff time by automating the process and charging a daily fee for those wishing to park beyond the initial 24 hours; and

WHEREAS, Council agrees the Park and Ride lot is a benefit to the city but those using the lot should have a higher burden to pay upkeep expenses;

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

Section 1. Deletion: CHAPTER 19: GARBAGE COLLECTION FEES Section 5. Putting Utilities on Hold shall be deleted.

Section 2: Addition: CHAPTER 1: ADMINISTRATIVE CHARGES shall now have an additional line 17 as follows

17. Parking Permit – Park & Ride	\$3 per day with 7 days maximum per permit. Only one permit per person at a time. A new permit may be requested after the expiration of the current permit. Permits are vehicle specific and may be applied for online.
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Section 3: 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 10th day of October, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Kimberli Guill, Deputy Recorder