

SOUTH WEBER CITY COUNCIL AGENDA

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PUBLIC NOTICE is hereby given that the Local Building Authority (LBA) of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, December 12, 2023, in the Council Chambers at 1600 E. South Weber Dr. City Council (CC) meeting will follow.

LBA MEETING

1. Approve October 10, 2023 Minutes
2. **Public Hearing for Local Building Authority Budget 2024**
3. LBA Resolution 23-04: LBA Budget 2024 Approval
4. Adjourn Board Meeting and Convene City Council Meeting

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

1. Pledge of Allegiance: Councilman Dills
2. Prayer: Councilwoman Petty
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. Recognition of Service: Hayley Alberts and Quin Soderquist
5. Davis County Sheriff's Quarterly Report
6. Annual Court Review with Judge Memmott

ACTION ITEMS

7. Consent Agenda
 - a. November Checks
 - b. October Budget to Actual
 - c. 2024 Meeting Schedule
 - d. Purchase Approval for Wheel Loader
8. Resolution 23-57: Director of Finance and Treasurer Appointments
9. Resolution 23-58: Appointing Two Planning Commissioners
10. Resolution 23-59: Court Recertification
11. Resolution 23-60: Public Works Subdivision Plat 1st Amendment
12. Ordinance 2023-09: Title 10 Chapter 7 Conditional Uses Amendment
13. Ordinance 2023-10: Rezoning 0.588 acres from Agriculture (A) to Residential Low Moderate (R-LM) for Riverwood Subdivision located at approximately 75 W South Weber Drive
14. Resolution 23-31: Final Plat and Associated Agreements Approval for Riverwood Phases 1 and 2
15. Ordinance 2023-17: Adopt City Code Title 2 Chapter 3 Impact Fees, Amend Multiple Sections of Title 10 Zoning Regulations, Replace Title 11 Subdivision Regulations and Amend Development, Design, and Construction Standards
16. Ordinance 2023-18: Title 10 Chapter 19 Accessory Dwelling Units Amendment
17. Ordinance 2023-19: Title 6 Chapter 1 Section 4 Parking Regulations Amendment

DISCUSSION

18. Moderate Income Housing Single Room Occupancy Choice

REPORTS

- 19. New Business
- 20. Council & Staff
- 21. Adjourn

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

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

DATE: 12-05-2023

CITY RECORDER: Lisa Smith



SOUTH WEBER CITY LOCAL BUILDING AUTHORITY BOARD MEETING

DATE OF MEETING: 10 October 2023

TIME COMMENCED: 7:30 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
Blair Halverson
Angie Petty
CITY MANAGER: David Larson
FINANCE DIRECTOR: Mark McRae
COMMUNITY SERVICES DIR: Trevor Cahoon
CITY TREASURER: Maryn Peterson
COMMUNITY SERVICES ASSIST: Shaelee King
CITY ATTORNEY: Jayme Blakesley
CITY ENGINEER: Brandon Jones
DEPUTY RECORDER: Kimberli Guill

Minutes: Michelle Clark

ATTENDEES: Mark Anderson, Paul Sturm, Michael Grant, Mark Larsen, and Chaylee Olson.

1. 25 July 2023 Minutes

Board Member Soderquist moved to approve the minutes of 25 July 2023. 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.

2. LBA Resolution 23-03: Approving the Official Statement for the Lease Revenue Bonds:

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 though the open market. If the Council prefers the direct placement option, then the OS would not be needed.

Mark Anderson of Zions Bank announced the due diligence meeting with City Manager David Larson, Public Works Director Mark Larsen, and City Attorney Jayme Blakesley was held last week and verified this is a mature document. He acknowledged recent economic issues have added turmoil into the financial market. He will have more information for the Council as he meets with financial institutions tomorrow.

Councilman Dills expressed due to inflation, economic conditions, and citizens on fixed incomes, he does not feel the city should be doing this project right now. He added this building is too much for what the city needs and suggested reducing it. Councilman Halverson rebutted this building must meet future needs. The Council preferred the direct placement.

Board Member Petty moved to approve LBA Resolution 23-03: Approving the Official Statement for the Lease Revenue Bonds. Board Member Halverson seconded the motion. President Westbrook called for a roll call vote. President Westbrook and Board Members Alberts, Halverson, Petty, and Soderquist voted aye. Board Member Dills voted nay. The motion carried 4 to 1.

3. Adjourn and Reconvene City Council Meeting

Board Member Petty moved to adjourn the meeting at 7:54 p.m. and reconvene 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:

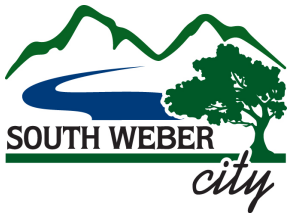
Date

Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest:

Deputy Recorder: Kimberli Guill



LBA 3 Budget
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Maryn Peterson

Treasurer

ITEM TYPE

Administrative

ATTACHMENTS

LBA Budget

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

LBA Resolution 23-04: LBA Budget 2024 Approval

PURPOSE

The Local Building Authority (LBA) for South Weber City was created June 13 2023 under state code. A budget needs to be adopted for the 2024 fiscal year.

RECOMMENDATION

Staff recommends approval

BACKGROUND

According to State code, all entities need to adopt a budget each fiscal year. Because it is a separate entity, a budget has been prepared separately and must be approved separately.

LBA RESOLUTION 12-04

A RESOLUTION OF THE LOCAL BUILDING AUTHORITY OF SOUTH WEBER ADOPTING THE 2023-2024 FISCAL YEAR BUDGET

WHEREAS, South Weber created a Local Building Authority (LBA) on June 13, 2023 and subsequently registered as a state entity; and

WHEREAS, a 2023 Lease Revenue Bond for nine (9) millions dollars was funded on November 1, 2023; and

WHEREAS, with the receipt of funds the LBA must establish a fiscally responsible budget; and

WHEREAS, the LBA has held a public hearing to receive citizen input on December 12, 2023; and

WHEREAS, the Board has carefully considered the proposed budget and public comment and with full conformity with state laws, now desires to adopt the same;

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

Section 1. Adoption: The South Weber City Local Building Authority’s Final Budget for Fiscal Year 2023-2024 is adopted as attached in **Exhibit 1**.

Section 2. Compliance and Submission: Staff is authorized to make any modifications to the Final Budget to conform with submission requirements of state law. Budget herein shall be forwarded to the State Auditor within thirty (30) days of adoption.

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 12th day of December, 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, Board President

Attest: Lisa Smith, Board Secretary

EXHIBIT 1
FISCAL YEAR 2024 LBA FINAL BUDGET



Local Building Authority
2023-2024
Final Budget

Mark McRae, Finance Director
Maryn Peterson, Treasurer

Account No.	Account Title	2020-2021 Actual	2021-2022 Actual	2022-2023 Actual	2023-2024 Budget
Local Building Authority					
Revenue					
28-36-100	Interest Earnings	0	0	0	0
28-36-250	Leases	0	0	0	208,000
28-36-700	Sale of Bonds	0	0	0	9,000,000
Total Revenue:		0	0	0	9,208,000
Expenditures					
28-44-530	Interest Expense	0	0	0	208,000
28-44-710	Land	0	0	0	0
28-44-720	Buildings	0	0	0	6,063,000
28-44-730	Improv. Other than Bldgs.	0	0	0	2,000,000
28-44-740	Machinery & Equipment	0	0	0	867,000
28-44-811	Bond Principal	0	0	0	0
28-44-840	Cost of Issuance	0	0	0	70,000
Total Expenditures:		0	0	0	9,208,000

Local Building Authority

28-36-100	Interest Earnings		0
28-36-250	Leases		208,000
28-36-700	Sale of Bonds		9,000,000
28-44-530	Interest Expense		208,000
28-44-710	Land		0
28-44-720	Buildings		6,063,000
	<i>Bid amount on building</i>	6,000,000	
	<i>Contingency</i>	63,000	
28-44-730	Improv. Other than Bldgs.		2,000,000
	<i>Site work</i>		
28-44-740	Machinery & Equipment		867,000
	<i>Furniture, Fixtures, Equipment</i>	600,000.0	
	<i>Front End Loader Reimburse City</i>	222,000.0	
	<i>Fork Lift Reimburse City</i>	45,000.0	
28-44-811	Bond Principal		0
28-44-840	Cost of Issuance		70,000

Name	South Weber Local Building Authority	Fiscal Year Ended	6/30/2024
Part III	Special Revenue Fund		
Nature of the Fund: LBA			
Description (a)	Prior Year Actual (b)	Current Year Estimate (c)	Ensuing Year Approved Budget Appropriation (d)
Revenues			
Interest Earnings	0	0	0
Leases	0	0	208,000
Sale of Bonds	0	0	9,000,000
TOTAL REV	-	-	9,208,000

Expenditures			
Interest Expense	0	0	208,000
Land	0	0	0
Buildings	0	0	6,063,000
Improv. Other than Bldgs.	0	0	2,000,000
Machinery & Equipment	0	0	867,000
Bond Principal	0	0	0
Cost of Issuance	0	0	70,000
TOTAL EXP AND OTHER USES	-	-	9,208,000