

LOCAL BUILDING AUTHORITY BOARD MEETING

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PUBLIC NOTICE is hereby given that the Local Building Authority (LBA) Board of SOUTH WEBER CITY, Utah, will meet in a regular public meeting during a City Council meeting which begins at 6:00 p.m. on Tuesday, May 20, 2025, in the Council Chambers at 1600 E. South Weber Dr.

ITEMS

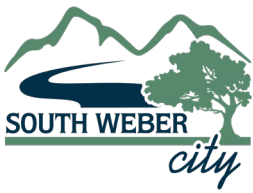
1. **Public Hearing for FY 2026 Tentative Budget**

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

The undersigned secretary for the LBA of South Weber hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building; Board Members and others on the agenda; City Website southwebercity.com/; and Utah Public Notice website www.utah.gov/pmn/index.html.

DATE: 05-13-2025

CITY RECORDER: Lisa Smith



LOCAL BUILDING AUTHORITY (LBA) BOARD MEETING STAFF REPORT

MEETING DATE

May 20, 2025

PREPARED BY

Lisa Smith
Board Secretary

ITEM TYPE

Hearing

ATTACHMENTS

None

PRIOR DISCUSSION DATES

May 13, 2025

AGENDA ITEM

Public Hearing for FY 2026 Tentative Budget

PURPOSE

Give South Weber citizens a chance to provide input into the budget for the Local Building Authority for the upcoming year.

RECOMMENDATION

N/A

BACKGROUND

State law requires entities to create a tentative budget and hold a hearing during the month of May before adopting the final budget in June.

ANALYSIS

N/A



Local Building Authority

2025-2026

Tentative Budget

Presented By:

David Larson, City Manager

Brett Baltazar, Finance

Director

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Purpose of an LBA:

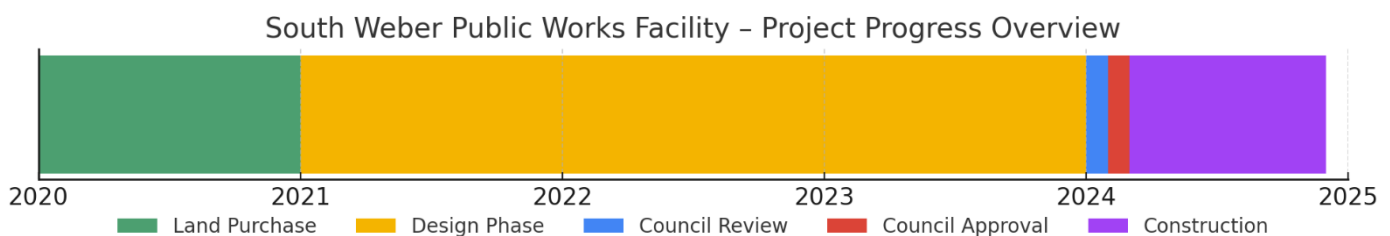
The purpose of South Weber City's Local Building Authority (LBA) is to serve as a legal and financial tool to facilitate the financing, acquisition, construction, and improvement of the Public Works Facility for the city.

Functions of an LBA:

- **Issuing Bonds:** The LBA funds major projects by issuing lease revenue bonds—no voter approval needed.
- **Leasing Facilities:** It can own buildings and lease them back to the city, allowing costs to be paid overtime.
- **Project Management:** Acts as a city-controlled body to streamline oversight, contracts, and funding.

Public Works Facility Timeline:

- **2019–2020:** The city identified and purchased a 12.15-acre site at approximately 75 East South Weber Drive for the new facility.
- **2021–2023:** Program evaluation and concept design phases were completed, leading to the issuance of a Design-Build Request for Proposals (RFP).
- **July 2023:** A comprehensive project overview was presented to the City Council, detailing plans for the facility and its anticipated benefits to public works services.
- **June 2024:** The City Council allocated \$9 million in bonds specifically for constructing three primary buildings: the main building, vehicle storage, and materials storage. Bonds also will cover necessary site updates.
- **November 2024:** Commencement of construction on the property.
- **August 2025:** Expected completion of the new Public Works Facility.



South Weber City initiated the construction of a new Public Works Facility to address city needs and enhance municipal services. The primary reasons include:

- **Centralization** – To combine scattered operations into one efficient location.
- **Modernization** – To replace outdated facilities with updated infrastructure and equipment.
- **Capacity** – To handle the city's growth and increasing service demands.
- **Safety & Compliance** – To meet current safety standards and improve working conditions.

By addressing these needs, South Weber City aims to provide more efficient and reliable public services to its residents and staff.

Revenue & Expenditure Summary:

Account No.	Account Title	2022-2023 Actual	2023-2024 Actual 6/30/2024	2024-2025 Budget	2025-2026 Budget
Local Building Authority					
Revenue					
28-36-100	Interest Earnings	0	323,068	250,000	250,000
28-36-250	Leases	0	207,353	707,000	707,000
28-36-700	Sale Of Bonds	0	9,000,000	0	0
28-36-900	Contribution from Fund Balance	0	0	8,438,000	3,955,000
Total Revenue:		0	9,530,421	9,395,000	4,912,000
Expenditures					
28-44-530	Interest Expense	0	207,353	410,000	410,000
28-44-710	Land	0	0	0	0
28-44-720	Buildings	0	19,851	6,043,000	1,605,000
28-44-730	Improv. Other than Bldgs.	0	782,945	2,000,000	2,000,000
28-44-740	Machinery & Equipment	0	0	645,000	600,000
28-44-811	Bond Principal	0	0	297,000	297,000
28-44-840	Cost of Issuance	0	68,552	0	0
28-44-828	Transfer to SWC		221,835	0	0
	Addition to Fund Balance		0	0	0
Total Expenditures:		0	1,300,536	9,395,000	4,912,000

Expenditure Detail:

Local Building Authority			
28-36-100	Interest Earnings		250,000
28-36-250	Leases		707,000
28-36-700	Sale Of Bonds		0
28-36-900	Contribution from Fund Balance		8,458,000
28-44-530	Interest Expense		410,000
28-44-710	Land		0
28-44-720	Buildings		1,605,000
	<i>Bid amount on building</i>	1,588,950	
	<i>Contingency</i>	16,050	
28-44-730	Improv. Other than Bldgs.		2,000,000
	<i>Site work</i>		
28-44-740	Machinery & Equipment		600,000
	<i>Furniture, Fixtures, Equipment</i>	600,000.0	
	<i>Fork Lift Reimburse City</i>	0.0	
28-44-811	Bond Principal		297,000
28-44-840	Cost of Issuance		0

State Revenue & Expenditure Report:

Name	South Weber Local Building Authority	Fiscal Year Ended	6/30/2026
Part III	Special Revenue Fund		
	Nature of the Fund: LBA		
	Description (a)	Prior Year Actual (b)	Current Year Estimate (c)
	Revenues		Ensuing Year Approved Budget Appropriation (d)
	Interest Earnings	323,068	250,000
	Leases	207,353	707,000
	Contribution from Fund Balance	0	8,438,000
			3,955,000
	TOTAL REV	530,421	9,395,000
			4,912,000

	Expenditures			
	Interest Expense	207,353	410,000	410,000
	Land	0	0	0
	Buildings	19,851	6,043,000	1,605,000
	Improv. Other than Bldgs.	782,945	2,000,000	2,000,000
	Machinery & Equipment	0	645,000	600,000
	Bond Principal	0	297,000	297,000
	Cost of Issuance	68,552	0	0
	Transfer to SWC	221,835	0	0
	TOTAL EXP AND OTHER USES	1,300,536	9,395,000	4,912,000