

LOCAL BUILDING AUTHORITY BOARD MEETING

Watch live, or at your convenience.

<https://www.youtube.com/c/southwebercityut>

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, June 20, 2025, in the Council Chambers at 1600 E. South Weber Dr.

ITEMS

1. Consent Agenda
 - a. May 13, 2025 Minutes
 - b. May 20, 2025 Minutes
2. LBA Resolution 25-02: Fiscal Year 2026 Final Budget
3. Adjourn Board Meeting and Reconvene Council Meeting

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: 06-03-2025

CITY RECORDER: Lisa Smith

SOUTH WEBER CITY LOCAL BUILDING AUTHORITY BOARD MEETING

DATE OF MEETING: 13 May 2025

TIME COMMENCED: 6:05 p.m.

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

PRESENT: PRESIDENT:

Rod Westbrook

BOARD MEMBERS:

**Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty
Wayne Winsor**

CITY MANAGER:

David Larson

COMMUNITY RELATIONS:

Shaelee King

CITY ATTORNEY:

Jayne Blakesley

FINANCE DIRECTOR:

Brett Baltazar

COMMUNITY DEV MGR:

Lance Evans

BOARD SECRETARY:

Lisa Smith

Minutes: Michelle Clark

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

ACTION ITEMS

1. Approve 25 June 2024 Minutes

Board member Halverson moved to approve 25 June 2024 Minutes. Board member Petty seconded the motion. President Westbrook called for a voice vote. Board Members Davis, Dills, Halverson, Petty, Westbrook and Winsor voted aye. The motion carried.

2. LBA Resolution 25-01: Adopt FY 2026 Tentative Budget and Set Public Hearing for May 20, 2025

The 2026 Tentative Budget document contains revenues and expenditures for the LBA, which is intended for the construction of the Public Works Facility. This draft is a balanced budget meaning the revenues equal the expenditures for this fund. To project future revenues and expenditures, prior and current data, forecasting formulas, and analysis of completion of the

current project in which the LBA is created. Completion of the project is currently estimated to be in August of 2025.

Board member Petty moved to approve LBA Resolution 25-01: Adopt FY 2026 Tentative Budget and Set Public Hearing for May 20, 2025. Board member Winsor seconded the motion. President Westbrook called for a roll call vote. President Westbrook, Board Members Davis, Dills, Halverson, Petty, and Winsor voted aye. The motion carried.

3. Adjourn

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

APPROVED: _____ **Date Jun 10, 2025**
Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: City Recorder: Lisa Smith

SOUTH WEBER CITY LOCAL BUILDING AUTHORITY BOARD MEETING

DATE OF MEETING: 20 May 2025

TIME COMMENCED: 7:29 p.m.

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

PRESENT: PRESIDENT:

Rod Westbrook

BOARD MEMBERS:

**Jeremy Davis
Joel Dills
Blair Halverson
Angie Petty
Wayne Winsor**

CITY MANAGER:

David Larson

COMMUNITY RELATIONS:

Shaelee King

CITY ATTORNEY:

Jayne Blakesley

FINANCE DIRECTOR:

Brett Baltazar

COMMUNITY DEV MGR:

Lance Evans

BOARD SECRETARY:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, and Lynn Poll

ACTION ITEMS

Board member Petty moved to open the public hearing for FY 2026 Tentative Budget. Board member Halverson seconded the motion. President Westbrook called for a voice vote. Board Members Davis, Dills, Halverson, Petty, Westbrook and Winsor voted aye. The motion carried.

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

1. Public Hearing for FY 2026 Tentative Budget

President Westbrook asked if there was any public comment.

(No public comment was received)

Board member Halverson moved to close the public hearing for FY 2026 Tentative Budget. Board member Petty seconded the motion. President Westbrook called for a voice vote. Board Members Davis, Dills, Halverson, Petty, Westbrook and Winsor voted aye. The motion carried.

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

3. Adjourn

Board member Winsor moved to adjourn the meeting and reconvene the City Council Meeting at 7:29 pm. Board member Halverson seconded the motion. President Westbrook called for a voice vote. Board Members Davis, Dills, Halverson, Petty, Westbrook and Winsor voted aye. The motion carried.

APPROVED: _____ Date 06-10-2025

President: Rod Westbrook

Transcriber: Michelle Clark

Attest: Secretary: Lisa Smith

LBA RESOLUTION 25-02

**A RESOLUTION OF THE LOCAL BUILDING AUTHORITY BOARD
OF SOUTH WEBER CITY
ADOPTING THE FINAL 2025-2026 FISCAL YEAR BUDGET**

WHEREAS, South Weber created a Local Building Authority (LBA) on June 13, 2023 and registered the entity with the state of Utah; and

WHEREAS, a tentative budget was adopted on May 13, 2025, and a subsequent public hearing was held on May 20, 2025; and

WHEREAS, the board treasurer finds no need to amend the tentative budget and presents it to the board;

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

Section 1. Adopt: The Final Budget for Fiscal Year 2025-2026 for the Local Building Authority of South Weber is adopted as attached 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 June 2025.

Roll call vote is as follows:

President Rod Westbroek	FOR	AGAINST
Board Member Halverson	FOR	AGAINST
Vice President Petty	FOR	AGAINST
Board Member Dills	FOR	AGAINST
Board Member Davis	FOR	AGAINST

Rod Westbroek, President

Attest: Lisa Smith, Secretary



Local Building Authority

2025-2026 Tentative Budget

Presented By:

David Larson, City Manager

Brett Baltazar, Finance

Director

Table of Contents

Purpose of an LBA:2

Functions of an LBA:.....2

Public Works Facility Timeline:2

Revenue & Expenditure Summary:3

Expenditure Detail:4

State Revenue & Expenditure Report:.....5

Purpose of an LBA:

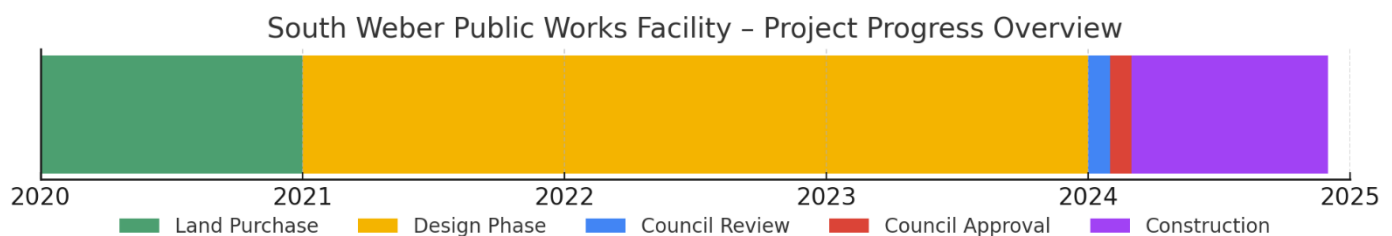
The purpose of South Weber City's Local Building Authority (LBA) is to serve as a legal and financial tool to facilitate the financing, acquisition, construction, and improvement of the Public Works Facility for the city.

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)	Ensuing Year Approved Budget Appropriation (d)
Revenues			
Interest Earnings	323,068	250,000	250,000
Leases	207,353	707,000	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