



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 12, 2026, in the Council Chambers at 1600 E. South Weber Dr.

ITEMS

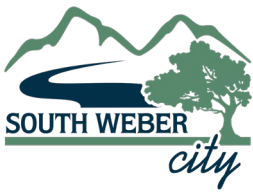
1. LBA Resolution 26-01: Adopt Fiscal Year 2027 South Weber Local Building Authority Tentative Budget and Set Public Hearing for May 26, 2026
2. Adjourn Board Meeting and Reconvene City Council Meeting

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: 05-05-2026

CITY RECORDER: Lisa Smith



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

May 12, 2026

PREPARED BY

Brett Baltazar
Finance Director

ITEM TYPE

Legislative

ATTACHMENT

LBA RES 26-01 Tentative
Budget

PRIOR DISCUSSION DATES

AGENDA ITEM

FY 2027 LBA Tentative Budget and set Public Hearing for May 26, 2026

PURPOSE

Discuss LBA budget adoption and set public hearing

RECOMMENDATION

Staff Recommends adoption

BACKGROUND

Adoption of the LBA Tentative Budget for fiscal year beginning July 1, 2026 and ending June 30, 2027. Set a public hearing for public comment on the tentative budget set for adoption on May 26, 2026. Following the public hearing, the city council may continue discussions and adjust this budget until the Final Budget is adopted.

The Local Building Authority (LBA) as an entity of the state, must follow state law requirements similar to the city in adopting a tentative budget and allow a public hearing.

ANALYSIS

The *2027 Tentative Budget* document contains revenues and expenditures for the LBA, which was created for the construction of the Public Works building, and now maintains the annual payments of the LBA Bond. This draft is a balanced budget. A balanced budget means the revenues equal the expenditures for this fund.

LBA RESOLUTION 26-01

**A RESOLUTION OF THE LOCAL BUILDING AUTHORITY (LBA)
BOARD OF SOUTH WEBER CITY
ADOPTING THE 2026-2027 FISCAL YEAR TENTATIVE BUDGET**

WHEREAS, Utah Code Annotated 10-6-111, 10-6-112, and 10-6-118 require the governing body to prepare a tentative budget, provide that budget for public inspection, and approve that budget before the end of the fiscal period; and

WHEREAS, Finance Direct Brett Baltazar and City Manager David Larson have worked with the Board to create a fiscally responsible budget; and

WHEREAS, the Tentative Budget is a public document that will be modified and amended as needed prior to adoption of the Final Budget; and

WHEREAS, the LBA Board shall hold a public hearing for citizens input at its meeting on May 26, 2026; and

WHEREAS, the Board has carefully considered the proposed budget 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. Adopt: The Tentative Budget for Fiscal Year 2026-2027 is adopted as attached in **Exhibit 1** and a public hearing is set as referenced above.

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 12th day of May 2026.

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

LBA RES 26-01 Exhibit 1

South Weber City Local Building Authority 2026-2027 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. The construction project of the Public Works Building is complete

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.

Revenue & Expenditure Summary:

Account No.	Account Title	2023-2024 Actual	2024-2025 Actual	2025-2026 Budget	2025-2026 Actual Est.	2026-2027 Budget
Local Building Authority						
Revenue						
28-36-100	Interest Earnings	323,068	368,006	250,000	144,875	13,000
28-36-250	Leases	207,353	705,758	707,000	706,687	707,000
28-36-700	Sale Of Bonds	9,000,000	-	-	-	-
28-36-900	Contribution from Fund Balance	-	-	3,955,000	3,955,000	-
Total Revenue:		9,530,421	1,073,764	4,912,000	4,806,562	720,000
Expenditures						
28-44-530	Interest Expense	207,353	413,306	410,000	408,406	390,000
28-44-710	Land	-	-	-	-	-
28-44-720	Buildings	19,851	2,812,166	1,605,000	595	-
28-44-730	Improv. Other than Bldgs.	782,945	2,589,493	2,000,000	2,000,000	-
28-44-740	Machinery & Equipment	-	35,711	600,000	111,961	-
28-44-811	Bond Principal	-	297,000	297,000	297,000	320,000
28-44-840	Cost of Issuance	68,552	-	-	-	-
28-44-828	Transfer to SWC	221,835	-	-	-	-
28-44-900	Addition to Fund Balance	-	-	-	-	10,000
Total Expenditures:		1,300,536	6,147,676	4,912,000	2,817,961	720,000

Revenue & Expenditure Detail:

Local Building Authority

Revenues:

28-36-100	Interest Earnings	13,000
28-36-250	Leases	707,000
28-36-700	Sale Of Bonds	-
28-36-900	Contribution from Fund Balance	-

Expenditures:

28-44-530	Interest Expense	390,000
28-44-710	Land	-
28-44-720	Buildings	-
28-44-730	Improv. Other than Bldgs.	-
28-44-740	Machinery & Equipment	-
28-44-811	Bond Principal	320,000
28-44-840	Cost of Issuance	-
28-44-900	Addition to Fund Balance	10,000