

## 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, June 9, 2026, in the Council Chambers at 1600 E. South Weber Dr.**

### ITEMS

1. Consent Agenda
  - a. May 12, 2026 Minutes
  - b. May 26, 2026 Minutes
2. LBA Resolution 26-03: Adoption of Final Budget Fiscal Year 2027
3. 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/](http://southwebercity.com/); and Utah Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html).

**DATE: 06-02-2026**

**CITY RECORDER:** Lisa Smith

# SOUTH WEBER CITY LOCAL BUILDING AUTHORITY BOARD MEETING

**DATE OF MEETING:** 12 May 2026

**TIME COMMENCED:** 6:45 p.m.

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

<b>PRESENT:</b>	<b>PRESIDENT:</b>	Rod Westbroek
	<b>BOARD MEMBERS:</b>	Jeremy Davis Joel Dills Blair Halverson Wayne Winsor
	<b>CITY MANAGER:</b>	David Larson
	<b>FINANCE DIRECTOR:</b>	Brett Baltazar
	<b>SECRETARY:</b>	Lisa Smith

**Minutes:** Michelle Clark

**ATTENDEES:** Paul Sturm

**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**

Board member Halverson moved to approve LBA Resolution 26-01: Adopting Fiscal Year 2027 South Weber Local Building Authority Tentative Budget and Setting a Public Hearing for May 26, 2026. Board member Winsor seconded the motion. President Westbroek called for a roll call vote. President Westbroek and Board Members Davis, Halverson, and Winsor voted aye. The motion carried.

**2. Adjourn**

Board member Winsor moved to adjourn the meeting and continue the City Council Meeting at 6:47 pm. Board member Halverson seconded the motion. President Westbroek called for a roll call vote. Board Members Davis, Halverson, Petty, and Winsor voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ Date 06-09-2026  
President: Rod Westbroek

\_\_\_\_\_  
Transcriber: Michelle Clark

\_\_\_\_\_  
Attest: Secretary: Lisa Smith

# SOUTH WEBER CITY LOCAL BUILDING AUTHORITY BOARD MEETING

**DATE OF MEETING:** 26 May 2026

**TIME COMMENCED:** 6:11 p.m.

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

**PRESENT: PRESIDENT:** Rod Westbroek

**BOARD MEMBERS:** Jeremy Davis  
Joel Dills  
Blair Halverson  
Angie Petty (excused)  
Wayne Winsor

**SECRETARY:** Lisa Smith

**CITY MANAGER:** David Larson

**FINANCE DIRECTOR:** Brett Baltazar

**CITY ATTORNEY:** Jayme Blakesley

**INTERN:** Celeste Wu

**FIRE CHIEF:** Derek Tolman

**Minutes:** Michelle Clark

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**ATTENDEES:** Paul Sturm, Mark Anderson, Ren Strong, and Brandon Johnson.

## ITEMS

Board member Winsor moved to open the public hearing for LBA Fiscal Year 27 Tentative Budget. Board member Davis seconded the motion. President Westbroek called for a voicel vote. President Westbroek and Board Members Davis, Dills, Halverson, and Winsor voted aye. The motion carried.

### ----- PUBLIC HEARING -----

#### 1. Public Hearing for LBA Fiscal Year 27 Tentative Budget

No public comment received

Board member Halverson moved to close the public hearing for LBA Fiscal Year 27 Tentative Budget. Board member Winsor seconded the motion. President Westbroek called for a voice vote. President Westbroek and Board Members Davis, Dills, Halverson, and Winsor voted aye. The motion carried.

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

**2. LBA Resolution 26-02: Authorizing the Issuance of Lease Revenue Bonds by the Authority**

Board member Halverson moved to approve LBA Resolution 26-02: Authorizing the Issuance of Lease Revenue Bonds by the Authority. Board member Davis seconded the motion. President Westbrook called for a roll call vote. President Westbrook and Board Members Davis, Dills, Halverson, and Winsor voted aye. The motion carried.

**2. Adjourn**

Board member Davis moved to adjourn the meeting and continue the City Council Meeting at 6:12 pm. Board member Halverson seconded the motion. President Westbrook called for a roll call vote. Board Members Davis, Halverson, and Winsor voted aye. The motion carried.

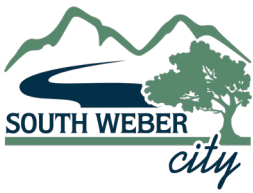
**APPROVED:**

Date 06-09-2026

\_\_\_\_\_  
President: Rod Westbrook

\_\_\_\_\_  
Transcriber: Michelle Clark

\_\_\_\_\_  
Attest: Secretary: Lisa Smith



2 Budget  
**LBA BOARD MEETING  
STAFF REPORT**

MEETING DATE

June 9, 2026

PREPARED BY

Brett Baltazar  
Finance Director

ITEM TYPE

Legislative

ATTACHMENTS

LBA RES 26-03

PRIOR DISCUSSION DATES

AGENDA ITEM

LBA Resolution 26-03: Fiscal Year 2027 Final Budget

PURPOSE

Adopt Fiscal Year 2027 LBA Final Budget

RECOMMENDATION

Staff Recommends adoption

BACKGROUND

Adoption of the LBA Final Budget for fiscal year beginning July 1, 2026 and ending June 30, 2027.

The Local Building Authority (LBA) as an entity of the state, in following state law requirements held a public hearing in relation to the fiscal year 2027 Budget. No public comments were made in relation to the budget.

Upon recommendation from the Finance Committee and City Council staff are pursuing refunding the current LBA Bonds. The LBA has an opportunity to reduce interest expense costs and/or reduce length of the bond.

The Final Budget contains updated expenditures related to cost of issuance or refunding the bonds. Current bond funds will cover this expenditure; with an estimate of \$125,000.

The Final Budget contains maintenance and utility expenditures related to the Public Works Building. The departments that utilize the building will be covering these expenditures with an estimate of \$48,000.

ANALYSIS

The Fiscal Year 2027 Final 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.

The 2027 Final Budget is a balanced budget. A balanced budget means the revenues equal the expenditures for this fund.

**LBA RESOLUTION 26-03**

**A RESOLUTION OF THE LOCAL BUILDING AUTHORITY BOARD  
OF SOUTH WEBER CITY  
ADOPTING THE FINAL 2026-2027 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 12, 2026 and a subsequent public hearing was held on May 26, 2026; 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 2026-2027 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 9th day of June 2026.

Roll call vote is as follows:		
President Rod Westbrook	FOR	AGAINST
Board Member Halverson	FOR	AGAINST
Board Member Petty	FOR	AGAINST
Vice President Dills	FOR	AGAINST
Board Member Davis	FOR	AGAINST
Board Member Winsor	FOR	AGAINST

\_\_\_\_\_  
**Rod Westbrook, President**

\_\_\_\_\_  
**Attest:** Lisa Smith, Secretary



**Local Building Authority**  
**South Weber City**  
**2026-2027 Final Budget**

**Presented By:**

**David Larson, City Manager**

**Brett Baltazar, Finance Director**

## Table of Contents

<b>Purpose of an LBA:</b> .....	2
<b>Functions of an LBA:</b> .....	2
<b>Revenue &amp; Expenditure Summary:</b> .....	2
<b>Expenditure Detail:</b> .....	3

**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
<b>Local Building Authority</b>						
<b>Revenue</b>						
28-36-100	Interest Earnings	323,068	368,006	250,000	144,875	7,000
28-36-250	Leases	207,353	705,758	707,000	706,687	-
28-36-700	Sale Of Bonds	9,000,000	-	-	-	757,000
28-36-900	Contribution from Fund Balance	-	-	3,955,000	3,955,000	125,000
<b>Total Revenue:</b>		<b>9,530,421</b>	<b>1,073,764</b>	<b>4,912,000</b>	<b>4,806,562</b>	<b>889,000</b>
<b>Expenditures</b>						
28-44-260	Building & Ground Maintenance					22,000
28-44-270	Utilities					22,000
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	-	-	-	125,000
28-44-828	Transfer to SWC	221,835	-	-	-	-
28-44-900	Addition to Fund Balance	-	-	-	-	10,000
<b>Total Expenditures:</b>		<b>1,300,536</b>	<b>6,147,676</b>	<b>4,912,000</b>	<b>2,817,961</b>	<b>889,000</b>

## Revenue &amp; Expenditure Detail:

Local Building Authority		
<b>Revenues:</b>		
28-36-100	Interest Earnings	7,000
28-36-250	Leases	757,000
28-36-700	Sale Of Bonds	-
28-36-900	Contribution from Fund Balance	125,000
<b>Expenditures:</b>		
28-44-260	Building & Ground Maintenance	22,000
28-44-270	Utilities	22,000
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	125,000
28-44-900	Addition to Fund Balance	10,000