

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 13, 2025, in the Council Chambers at 1600 E. South Weber Dr.

ITEMS

1. Approve June 25, 2024 Minutes
2. LBA Resolution 25-01: Adopt FY 2026 Tentative Budget and Set Public Hearing for May 20, 2025

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: 05-06-2025

CITY RECORDER: Lisa Smith

SOUTH WEBER CITY LOCAL BUILDING AUTHORITY BOARD MEETING

DATE OF MEETING: 25 June 2024

TIME COMMENCED: 7:12 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
Wayne Winsor**

CITY MANAGER:

David Larson

COMMUNITY RELATIONS:

Shaelee King

CITY ATTORNEY:

Jayme Blakesley

ADMIN SERVICES DIRECTOR:

Maryn Nelson

**COMMUNITY DEVELOPMENT
MANAGER:**

Lance Evans

CITY RECORDER:

Lisa Smith

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Derek Tolman, and Cole Fessler.

ACTION ITEMS

1. Consent Agenda

a. May 14, 2024, Minutes

Board member Halverson moved to approve the consent agenda as written. Board member Winsor seconded the motion. President Westbroek called for a roll call vote. Board Members Davis, Dills, Halverson, Petty, Westbroek, and Winsor voted aye. The motion carried.

2. LBA Resolution 24-02: Fiscal Year 2025 Final Budget

Board member Halverson moved to approve LBA Resolution 24-02: Fiscal Year 2025 Final Budget. Board member Dills seconded the motion. President Westbroek called for a roll

call vote. Board Members Davis, Dills, Halverson, Petty, Westbrook, and Winsor voted aye. The motion carried.

3. Adjourn

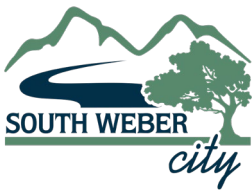
Board member Halverson moved to adjourn the meeting. Board member Dills seconded the motion. President Westbrook called for a roll call vote. Board Members Davis, Dills, Halverson, Petty, Westbrook, and Winsor voted aye. The motion carried.

APPROVED: _____ Date 05-13-2025

President: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
Secretary: Lisa Smith



LBA 2 Budget
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

05/13/2025

PREPARED BY

Brett Baltazar

Finance Director

ITEM TYPE

Legislative

ATTACHMENTS

LBA RES 25-01

Exhibit 1- 2026 LBA
Tentative Budget

PRIOR DISCUSSION DATES

AGENDA ITEM

Resolution 25-01: FY 2026 LBA Tentative Budget and set Public Hearing for May 20, 2025

PURPOSE

Adoption of the LBA Tentative Budget for fiscal year beginning July 1, 2025 and ending June 30, 2026. Set a public hearing for public comment on the tentative budget set for adoption on May 20, 2025. Following the public hearing, the city council may continue discussions and adjust this budget until the Final Budget is adopted.

RECOMMENDATION

Staff Recommends adoption

BACKGROUND

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 *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. A balanced budget means 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 2024. At which point in time, the LBA will have the purpose of making bond payments for the new facility.

LBA RESOLUTION 25-01

**A RESOLUTION OF THE LOCAL BUILDING AUTHORITY BOARD
OF SOUTH WEBER CITY
ADOPTING THE 2025-2026 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 citizen input at its meeting on May 20, 2025; 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 2025-2026 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 13th day of May 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

EXHIBIT 1

LBA TENTATIVE BUDGET



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:

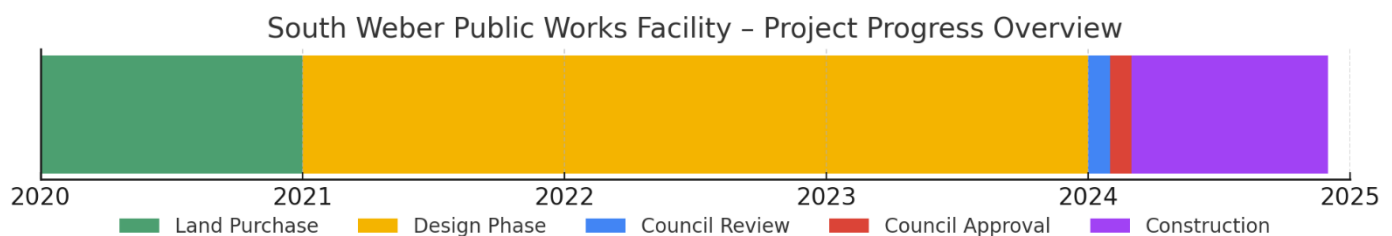
The purpose of South Weber City's Local Building Authority (LBA) is to serve as a legal and financial tool to facilitate the financing, acquisition, construction, and improvement of the Public Works Facility for the city.

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)	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