

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Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.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



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:

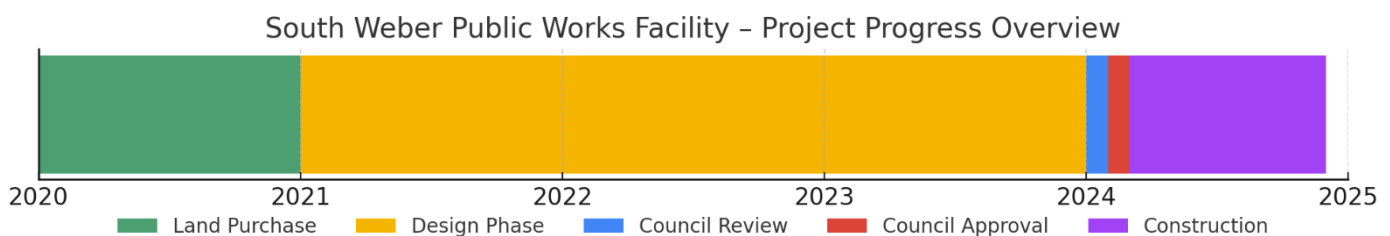
The purpose of South Weber City's Local Building Authority (LBA) is to serve as a legal and financial tool to facilitate the financing, acquisition, construction, and improvement of the Public Works Facility for the city.

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. <i>Site work</i> | | 2,000,000 |
| 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 |