

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
on **Monday, January 27, 2025, 1:00 p.m. to 2:15 p.m.**, at the Commission Conference
Room #365, 2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom
<https://us06web.zoom.us/j/87347346572?pwd=OLT9nUW9igK1amgnwBFosvgiBVyXay.1>
Meeting ID: 873 4734 6572
Passcode: 226857

Members Present: Commissioner Gage Froerer, Commissioner Jim Harvey

Excused Member: Commissioner Sharon Bolos

Discussion and/or action for approval of minutes for the Commission Work Session held on January 13, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on January 13, 2025. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Closed Session to discuss the purchase, exchange, or lease of real property

Commissioner Harvey made a motion to go into a closed session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Commissioner Harvey made a motion to come out of the closed session and go into the public work session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion regarding Blackpine Infrastructure Development Bonds – Stephanie Russell, Ashlyn Tuckett, Lauren Thomas, Sean Wilkinson

Stephanie Russell discussed being approached by Blackpine about a month ago. Blackpine is not able to go to the bond market right now as the Inland Port has a statewide lawsuit. They have asked Weber County to open the CRA that was started last year as it has not been completed. Lauren Thomas expressed her concerns regarding the legalities of creating the CRA and redoing the Interlocals. Stephanie discussed meeting with the governing political team for the Inland Port. They are working on getting a bill passed that would ratify all of the existing contracts between the counties and cities, and once everything is ratified, they feel comfortable about going to the Bond Market. The Bond Council will support all the Inland Port's actions to go to the Bond Market. When this happens, the CRA is not needed, and everything should move forward.

Discussion regarding Ogden Airport Community Reinvestment Area – Stephanie Russell, Ashlyn Tuckett, Sara Meess, Jared Johnson, Sean Wilkinson, Lauren Thomas

Stephanie Russell discussed the Ogden Airport CRA. She explained that the Economic Finance Committee and the Weber County legal team feel very confident and comfortable with the Interlocal that Sara Mees presented. Jared Johnson also discussed the potential for a city-initiated annexation of the property. Sara then updated the Commissioners on the Williams International expansion, which is expected to create 300 jobs and involve a significant capital expenditure. Stephanie discussed they feel comfortable working with Ogden City regarding the amendments and TIFF funding for the infrastructure lift that is needed, which will free up the electricity. Commissioner Froerer would like a breach of contract clause put into the contract in case the yearly reports are not submitted. Lauren Thomas will add that clause to the contract. The conversation ended with a discussion about the progress on various projects at the Ogden Airport.

Discussion regarding updated Parking Ordinance for the Pineview and Causey Areas – Courtlan Erickson, Sheriff Ryan Arbon, Todd Ferrario, Sean Wilkinson, Kiley Slater, Mark Horton

This discussion centered on issuing parking fines, how much the fines should be for the first offense, second offense, etc., and the management at Pineview and Causey regarding parking. The fines will be in affect from May to September. They discussed the upcoming construction in the area, and the potential impact of the new city. The Commissioners agreed to start taking a step-by-step approach to address the parking issues and a suggestion was made to involve the Forest Service in future discussions. Mark Horton proposed the fines be \$150.00 for first offense, then \$300.00 for a second offense. He stated that if the fines are high, it will send a message that it's important not to park on the road. The possibility of a shuttle services from nearby towns to alleviate parking issues, and using the fines to pay for it was also discussed. The Commissioners would like to coordinate between the Forest Service, the Sheriff's Department, and possibly UDOT regarding this plan and to make sure everyone is on the same page.

Sheriff Arbon asked the Commissioners if they could go into a closed session to talk about personnel and property.

Commissioner Harvey made a motion to go into a closed session regarding personnel and property. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Commissioner Harvey made a motion to come out of the closed session and go into the public work session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion regarding Standardization of Development Agreement Template – Charlie Ewert, Rick Grover, Sean Wilkinson, Courtlan Erickson, Gary Myers

Charlie Ewert discussed the standardization of the development agreement template. He stated that one of the good things about this template is that it states we are going to snapshot the codes and the agreement as it is when the County Commissioners sign it, and that snapshot is what runs with that development. Also, any new ordinance that the County adopts isn't automatically applied to the project unless the Commissioners deem it applicable. Charlie also discussed the possibility of the developers not wanting to use the agreement due to its strict nature, but emphasized that they could always come back and negotiate changes if necessary. The Commissioners agree that this puts more of the burden on the developer to make any changes if they don't like the agreement, rather than staff spending time redrafting it, and like this concept.

Adjourn

Commissioner Harvey made a motion to adjourn. Commissioner Froerer seconded the motion. All say aye. The motion carries.