

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, July 7, 2025, 12:15 p.m. to 3:30 p.m.**, at the Commission Conference
Room #365, 2380 Washington Blvd, Ste. 360, Ogden, UT

Members Present: Commissioner Sharon Bolos, Commissioner Gage Froerer, Commissioner Jim Harvey

Presentation of the 2024 Calendar Year Audit – Scott Parke, Ricky Hatch, Kimberlee Beck, Lynelle Jensen, Jessika Clark, Kyle Greene

Kyle Greene from Squire and Company reviewed the 2024 calendar year audit. The audit resulted in an unmodified opinion, meaning a clean opinion with nothing to report, except for one emphasis on a matter related to a restatement of a special assessment bond from 2013. Scott explained the details of the restatement, clarifying that the issue was a misunderstanding of how the developer's payments were to be recorded. Scott also discussed a finding related to incorrect fee calculations for building permits, which was promptly addressed and corrected. Ricky Hatch briefly mentioned a new GASB committee and the appointment of Scott Park to this committee.

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

Commissioner Harvey made a motion to go into a closed session to discuss the purchase, exchange, or lease of real property. Commissioner Froerer seconded the motion. All voted 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 voted aye. The motion carries.

Discussion regarding Bennett Development Agreement and Rezone - Charlie Ewert, Liam Keogh, Gary Myers, Rick Grover, Tammy Aydelotte, Tucker Weight, Ashley Thoman, Stephanie Russell, Jessika Clark, Jeff Beck, Genneva Blanchard, Daniel Stephens, Andrew Favero

Charlie Ewert discussed several key aspects of the Bennett development project, including the need for an open space buffer around the property. He also addressed stormwater management, with the development agreement requiring a stormwater master plan and placing the operational and maintenance burden on the HOA. Charlie discussed the proposed alignment for the Legacy Corridor, with the Commissioners' consensus to support a route that avoids existing homes and minimizes disruption. Charlie discussed the use of secondary water systems, with Weber Basin Water Conservancy District encouraging fewer districts in the area and the use of culinary water over secondary systems due to cost efficiency. Lastly, Charlie reviewed changes to the development agreement, including the addition of pedestrian bridges and a provision for financial studies to determine any additional costs to the county. The Commissioners would also like Charlie to present the changes to this development agreement to the Planning Commission.

Discussion regarding Transfer Station Finances - Sean Wilkinson, John Watson, Scott Parke, Jessika Clark, Brett Robinson, Jessika Clark, Liam Keogh, Stephanie Russell

Sean Wilkinson discussed the financial challenges at the Transfer Station, particularly the decline in commercial traffic due to Republic Services moving operations to the new Ogden Transfer Station. He is recommending reducing the disposal fee from \$52.24 to \$50.00 per ton to retain business, with Scott Parke explaining they could absorb a \$2 per ton loss while maintaining a positive balance. The Commissioners agreed to hold the fee steady at \$50.00 for now and explore options, including potential service reductions, contracting out operations, or establishing a special service district. Sean also discussed the need to negotiate new contracts with the cities and explore options for controlling trucking costs and landfill operations.

Discussion regarding Complex Property Tax Matter - Ricky Hatch, Courtlan Erickson, Lynelle Jensen, Jessika Clark

This discussion was centered around discussing an individual and their property. Due to this information, the Commissioners agreed to go into a closed session.

Commissioner Harvey made a motion to go into a closed session to discuss the character and competence of an individual. Commissioner Froerer seconded the motion. All voted 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 voted aye. The motion carries.

Closed Session to discuss the character and competence of an individual

Commissioner Harvey made a motion to go into a closed session to discuss the character and competence of an individual. Commissioner Froerer seconded the motion. All voted 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 voted aye. The motion carries.

Discussion regarding the Little Mountain Sewer District Services for Residential Development Projects in the Western Weber Area – Felix Lleverino, Rick Grover, Sean Wilkinson, Charlie Ewert, Gary Myers, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Pat Burns and Associates

Stephanie Russell, representing Little Mountain Sewer District, provided an update on the 5900 lift and line project, which is under the jurisdiction of Central Weber Sewer and funded by Promontory Commerce Center PID. The project is expected to go out to bid in late July and construction will begin at the end of August or first part of September, with will serve letters likely available by early September. Pat Burns would like to continue with the rezones and approval processes to get the IFD approved. He discussed that if the Commissioners agree he can continue the rezones and approval processes without the will serve letters, then he can immediately start on the infrastructure when he gets the will serve letters from LMSA. The Commissioners agreed to allow Pat to proceed with the rezone process for his projects, but not beyond the rezone stage without proper will serve letters.

Discussion regarding Ogden Valley Wayfinding Signage Agreement Extension - Tammy Aydelotte, Stephanie Russell, Ashlyn Tuckett, Sean Wilkinson, Charlie Ewert, Rick Grover, Jessika Clark

Tammy Aydelotte discussed receiving and extension from the State last year due to weather and different projects drawing out the timeline to place the signs. The Roads Department was going to help this spring to get the signs installed, but they were pulled away on a different project. Because they were unable to do the signage in the spring, they are once again up against the deadline. She has asked the State for another extension but does need the Commissioners' permission to proceed. The Commissioners approved the extension request.

Adjourn

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