MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY

Monday, October 12, 2026, from 1:00 p.m. to 4:30 p.m., held in the Commission Conference Room #365, Weber County Commission Office 2380 Washington Blvd, Ste. 360, Ogden, UT

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

Discussion and/or action for approval of minutes for the Commission Work Session held on October 5, 2026

Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on October 5, 2026. Commissioner Harvey seconded the motion. All voted aye. The motion carries.

Discussion regarding Data – General vs Contract – Sheriff Ryan Arbon, Chief Josh Gard, Kali Rhodes, Steffani Ebert, Mike Michaelsen, Jessika Clark

Sheriff Ryan Arbon and Chief Josh Gard provided an update on deputy staffing, service data, and efforts to separate General Fund and contract city law enforcement services. Since May 22, the Sheriff's Office recorded nearly 40,000 hours of contract deputy work and 16,000 hours of General Fund work, with General Fund deputies responding to 4,347 calls for service. Staffing shortages continue to affect patrol coverage due to training, vacations, and sick leave. The Sheriff's Office is requesting 4 additional positions, including 2 for ICAC and 2 for drone operations, to address coverage gaps and maintain specialized services.

The importance of clearly distinguishing General Fund responsibilities from contract city services, ensuring cities pay for the services they receive, and establishing consistent guidelines for call response and mutual aid was discussed. Priority calls will continue to receive appropriate assistance, while lower-priority calls may need to wait when contract city deputies are occupied. The Sheriff emphasized that deputies must remain flexible to meet operational needs, including using specialized personnel when available. The Commissioners expressed support for the current approach to contract city services and the request for additional positions. The ICAC program will be presented at the upcoming All Cities work session.

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

Discussion regarding Amendments to Contract Approval Process – Courtlan Erickson, Chris Crockett, Jim Retallick, Bryan Baron, Emily Wilde

Courtlan Erickson discussed an amendment to the contract approval process, which will allow certain standard form contracts to be approved without going through county commission meetings for approval. The amendment would add new provisions for the Human Resources Office to approve standard retirement agreements and allow settlement and severance agreements to be approved outside of commission meetings. It will also enable the County Attorney's Office and Public Defender Group to approve expert witness contracts without Commission approval. A key concern was raised about ensuring these contracts stay within established budget guidelines, with Courtlan agreeing to add language requiring compliance with budget restrictions while working to address privacy concerns about expert witness information.

Commissioner Harvey made a motion to saunter. Commissioner Bolos seconded the motion. All voted aye. The motion carries.

Commissioner Harvey made a motion to cease to saunter. Commissioner Bolos seconded the motion. All voted aye. The motion carries.

Discussion regarding Plan for the Transfer of Sewer in the Valley - Lauren Thomas, Chad Meyerhoffer, Gary Myers, Sean Wilkinson, Courtlan Erickson, Bill Ross, Chris Crockett

Lauren Thomas discussed plans to transfer sewer services to Ogden Valley City, which will involve the dissolution of two existing districts (Pineview West and Ski Lake), with Ogden Valley City being able to then create a new sewer district. Lauren explained this plan will require registering both districts with the state before dissolution as the Commissioners serve as the board for both districts. For Ski Lake Special Service District, additional steps are needed as a third-party contractor currently operates the sewer system and will require Ogden Valley City to serve as the body politic to support the contractor during the transition period. The Pineview West Board will need to meet and consent to allow the new district to overlap, and once that happens, the new district can manage and operate it until it is eventually dissolved. The Commissioners agreed to move forward with the registration process with the State and meet with Ogden Valley City to discuss the logistics of the transfer.

Discussion regarding Lilac Estates Storage Unit Roadway Impact Fees - Tucker Weight, Gary Myers, Sean Wilkinson, Stan Berniche, Chris Crockett

Tucker Weight discussed reducing impact fees for 15 storage units at Lilac Estates townhomes from $22,000 to approximately $8,000 by applying a rate of $912 per thousand square feet, which aligns with previous reductions. It has also been determined the units will primarily serve townhome residents and can't be rented to the public. Stan Berniche also identified a $1,200 reduction in building fees due to the facility being classified as a shell-only building, requiring updated documentation for review.

Discussion regarding Jail Generator – Sean Wilkinson, Bill Ross, Sheriff Ryan Arbon, Bryce Taylor, Chris Crockett

Bryce Taylor discussed a new generator proposal for the jail's admin area. He reported that while it's technically possible to tie the new generator into the medical and mental health wing expansion, it would be complex and costly due to separate electrical services and would require the need to hire an engineer. He also discussed the generator replacement costs, with the total coming to $305,000 including a $121,000 new diesel generator, $88,000 in materials, and additional costs for installation. The current generator, which is 27 years old, could potentially be upgraded or rebuilt rather than replaced, though this would require a load test to determine its current capacity and condition. After discussing the options between upgrading the current generator or buying a new generator, Bryce is going to explore the option of upgrading the existing generator by contacting Precision Powers for a load test and cost analysis, comparing repair versus replacement options.

Discussion regarding Weber County Facilities Rental Policy – Sean Wilkinson, Bill Ross, Courtlan Erickson, Sheriff Ryan Arbon, Kali Rhodes, Chris Crockett

Sean Wilkinson reviewed facility rental policies, focusing on the Weber Center and the Sheriff's Training Facility. He addressed concerns about allowing external groups to use county facilities, particularly focusing on safety and liability issues. Chris Crockett identified the need for rental agreements with liability releases for any non-county employees using spaces in the Weber Center. The Commissioners agreed that any waivers of fees or policies should be explicitly approved by the legislative body to ensure compliance with state code and public records requirements, but clarification is needed on which groups should be allowed to use the facilities and how to handle fee waivers consistently. After discussing the options, the Commissioners decided to eliminate the fee waiver option and instead implement a standard low fee structure for all rentals to avoid potential discrimination issues, clarifying that county-created organizations and those with official county representation would be exempt from rental requirements and fees. The decision was also made to separate policies between the Weber Center and the Sheriff's Office, with the Weber Center maintaining its own rental agreement system.

Discussion regarding State Housing Infrastructure Partnership - Stephanie Russell, Charlie Ewert, Gary Myers, Rick Grover, Lacy Richards, Mike Ostermiller, Shane Douglas, Liam Keogh, Brent Bateman, Mike Michaelsen, Chris Crockett, Matt Meyer

Gary Myers reviewed a $6 million proposal for road improvements on 3600 West that would serve 7 development projects. He explained what is needed for this road improvement project, including how much asphalt was needed, purchasing rights-of-way, fencing, etc. He estimated this will be about $3.7 million in acquisitions, which does not account for any homes that are too close to the right-of-way that would need to be purchased. He also included a 35% contingency in the budget, which added roughly another $1.3 million. He then calculated the 4,100 feet of road needed, the 15-foot width acquisition, and added the 10% delivery allowance required by the State, this brought the total amount of the project to approximately $6 million. Rick Grover discussed potential funding options by applying the Fifth Transportation Sales Tax and possible developer contributions to help pay for this project. Matt Meyer, Managing Director of the State Housing Infrastructure Program (SHIP) discussed the SHIP loan that is offered for projects like this one. Stephanie Russell also provided further information regarding repayment options, including using the Fifth Transportation Sales Tax and impact fees along with developer contributions. The Commissioners will review funding options, including the SHIP loan application, before moving forward.

Adjourn

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