

**MINUTES OF THE ADMINISTRATIVE MEETING OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

on Monday, **March 6, 2023, 12:30 p.m. to 3:30 p.m.**, at the Commission Conference Room #365,
2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom

<https://us06web.zoom.us/j/89898574373?pwd=Wi9MTU0rcVNqUUVVMVlNZkc5TTA0Zz09>

Meeting ID: 898 9857 4373, Passcode: 890615

Members present: Commissioner Gage Froerer, Commissioner Jim Harvey.

Excused members: Commissioner Sharon Bolos.

Discussion and/or action for approval of minutes for the Commission Work Session held on February 23, 2023.

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on February 23, 2023. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion regarding North Fork Park, Water Systems Chlorination Requirements, and Park Access – Todd Ferrario, Jennifer Graham, Sean Wilkinson

Todd Ferrario presented a packet to the Commissioners with the Coal Canyon Water agreement from October 2021 and an overhead view with a map. The water passes through Weber County property before it goes through Coal Canyon Water system. They received a letter from the State of Utah that is requiring disinfectant of the Coal Canyon Water system. JUB Engineering group did give them an estimate of what it would cost. It is unclear as to what Coal Canyon is going to do, but this does affect the property above, which is the Weber County property. As the water passes through the Weber County property, Weber County needs to chlorinate the water before it reaches the Coal Canyon Water system. Todd gave the options of doing a mechanical system or a solar system. It is in a heavily shaded area, so the solar system wouldn't be feasible. Todd estimates it will be a cost of \$15,000 or less for a mechanical system to add a chlorinated system. Both Todd and Jennifer Graham recommend that they work with the State and do their own chlorination and not depend on Coal Canyon Water to do it. They will contact Coal Canyon Water and cancel the contract so that Weber County can create their own water system with chlorination. Commissioner Harvey agrees. Sean Wilkinson will look and see if this qualifies for ARPA funds.

Todd Ferrario presented a letter of agreement between the landowners around North Fork Park for them to sign so they can have access through the park to their properties. Liam Keogh has prepared this letter of agreement for the landowners. The Commissioners will send out the agreement letter. All of the property owners need to sign this letter. If they don't sign it, the property owners will not have access to their property that is behind the park.

Commissioner Harvey made a motion to recess for 10 minutes. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Commissioner Harvey made a motion to go back in session. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discussion regarding Black Pine Development/Promontory Commercial Center – Bill Cobabe, Sean Wilkinson, Rick Grover, Charlie Ewert, Liam Keogh, Jo Durbano – West Weber Park Special District, Kelly Ingraham – West Warren Special Park District, Daniel Stevens – Black Pine Development, Dallen Curidon – Black Pine Development

Bill Cobabe presented a packet to the Commissioners explaining what the development agreement looks like, the general restrictions that would apply to any architectural standards, the guidelines that are currently in the Code, and instructions to the Black Pine Developers. Charlie Ewert recommends adding an MT zone, which doesn't exist as of now, and adding the M1 zone for design buffering, dark sky, etc. They could also apply this to the M2 zone at a later date. They discussed setbacks of buildings, which would be 30 feet in height up to 50 feet max of the right away. The Planning Commission has looked at this and have made a positive recommendation. Jo Durbanio discussed their concerns and feel that there is going to be a substantial amount of landscaping to the 35 acres of land that was donated from Black Pine. They are going to hire a civil engineering group to help build the 35 acres into a park. He doesn't know if it is Black Pine's burden to pay for all of this or possibly the County, they do need help paying for it as it is a piece of farmland that has been overused. It is going to take a lot of work to make the area into a workable park, and they do need additional funding. Commissioner Froerer asked Rick Grover where they are regarding the ordinance. He would like to see a workable park and also a plan for the future to complete the park, as he doesn't want it to be forgotten about. Rick Grover stated the ordinance is at the Planning Commission level, and they are waiting for them to approve the General Plan.

Discussion regarding 7500 West Drainage Pipe Change Order – Ashley Thoman, Gary Myers, Sean Wilkinson, Tammy Aydelotte, Bill Ross, Steffani Ebert

The junction drainage box is below the asphalt and is getting close to groundwater. They are asking for a change order to raise the lid of the box so it is above the road and makes it a smoother area on the road. It is 2-1/2 feet to the top of it. The cost per box is \$1735.00. The change order is for a total of \$3,470.00 for two boxes, which includes installation. The Commissioners agreed to the change order.

Discussion regarding Osprey Ranch Sewer Escrow – Gary Myers, Sean Wilkinson, Ashley Thoman, Rick Grover, Tammy Aydelotte, Bill Ross, Courtland Erickson, Steffani Ebert

Gary Myers met with the Developer and discussed the costs of the sewer infrastructure, etc. Their cost will be about 3 million to cover the upsizing costs. The Osprey Ranch Development is asking for compensation to upsize or update any of the County's connections. Commissioner Froerer would like to meet with Scott Parke, Wolf Creek Water and Sewer, and Powder Mountain Water and Sewer. The state did not match ARPA funds for 2023. Weber County received 5 million in 2022 from the State, but nothing for this year. He doesn't want to make a commitment on this, but wants to see what will be mandated under the ARPA fund. This will affect the escrow for the Osprey development, and they need to involve the water and sewer agencies in the development. Gary will reach out to the developer regarding the escrow and changes.

Commissioner Harvey made a motion to recess for 10 minutes. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

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

Discussion regarding Ogden Canyon Fire Hydrant Agreement – Sean Wilkinson, Scott Mendoza, Courtlan Erickson, Bill Ross

Sean Wilkinson presented a contract between Ogden City, Weber County, and Weber County Fire district that stated Weber County will supply the fire hydrants and Ogden City will maintain them. Also, if there is damage, Weber County will pay for the damages. The hydrants are expected to be placed in September 2023 by Ogden City. They will put them in and use their waterline. The agreement is also that the Weber County Fire District will pay half, Weber

County will pay half, and Ogden City will maintain the fire hydrants. The Commissioners agreed.

Sheriff's Office Update – Sheriff Ryan Arbon (via Zoom), Julie Stoddard

Julie Stoddard discussed a contract from Summit Energy. They have used them to purchase their gas from since 2016, but they have become very expensive. She spoke to Chris Crockett, and he stated that they could get out their contract with a 60-day notice. Sheriff Arbon contacted Jed Cook with Dominion who explained the difference between Summit Energy and Dominion. Dominion is regulated and the energy companies are not. Over the last two months, they have spent almost \$60,000.00 for gas at the jail, etc. There are two options. They can go to Dominion and sign a hedge, which would cap the price of what they could be charged or stay with Summit Energy. The Commissioners agree that they should use Dominion. Julie will reach out to Chris Crockett to send a 60-day notice to cancel with Summit Energy.

Sheriff Arbon spoke to Sasha Clarke with Dicio to help with getting information out about the bond for the jail. He will get the numbers from Sasha of how much it will cost and will let the Commissioners know. The Commissioners will support the Sheriff, but this is something he will be in charge of.

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