

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

on Monday, **May 1, 2023, 11:00 a.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=Wi9MTU0rcVNqUUVVMVINZkc5TTA0Zz09>

Meeting ID: 898 9857 4373, Passcode: 890615

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

Discussion and/or action for approval of minutes for the Commission Work Session held on April 3, 2023 and April 18, 2023.

Commissioner Bolos made a motion to approve the minutes from the Commission Work Sessions held on April 3, 2023 and April 18, 2023. Commissioner Harvey seconded the motion. All say Aye. The motion carries.

Discussion on new zones in Western Weber Planning Area and ordinance updates to implement West Weber General Plan – Rick Grover, Sean Wilkinson, Gary Myers, Liam Keogh, Charlie Ewert, Tucker Weight, Chris Crockett

Charlie Ewert discussed the ordinance updates and amendments for the West Weber General Plan. He discussed the changes that will affect only the residential zones and not the commercial zones with arterial streets versus collector streets and smaller lot sizes. He discussed reorganizing the R zones in one place and what each R zone would entail. He discussed clarifying the street standards and adding a shared private lane definition to the ordinance. He also discussed lot development standards. This will be on the agenda for a future Commission Meeting for the Commissioners to vote on.

Discussion on CRA for Chromalox and Promontory and DWQ contract – Stephanie Russell, Sean Wilkinson, John Bond, Scott Parke, Steffani Ebert, Chris Crockett, Brandan Quinney, Amanda Janulis with Chromalox (via Zoom), Angela Carrier with Chromalox (via Zoom), Paul Reif – Chromalox (via Zoom), Promontory/Black Pine – Sam Hartman, Ben Wilhelm, Dallin Stevens

Stephanie Russell discussed the CRA for the Chromalox expansion. Chromalox is doing an expansion project that will create a total of 146 indirect and 355 induced jobs in their expansion. The projected produced total earnings of those jobs are 761.4 million with state and local tax revenues of 163.5 million. The CRA tax increment finance is for 15 years at a 70% participation rate with a cap of 1 million for Weber County. This will be on the agenda at the Commission Meeting next week.

Sam Hartman from Black Pine presented their CRA with a list of the different objectives and projects. This included all public infrastructure, etc. They have made their projects to accommodate for future growth in West Weber. There will be over 6,000 direct and indirect jobs created from these projects. They are asking for 80% at 25 years, which would go specifically to the public infrastructure pieces. The Finance Committee does support this ask. There will be a cap suggested in the PID and Tiff governing document. They will be doing a resolution to draft the governing document for the PID, which will be on the agenda for the next Commission Meeting. The Commissioners would like more clarity and a breakdown of what the costs will be for this project. They will return with those numbers for another work session.

On the Commissioners agenda tomorrow, there will be the DWQ contract, which is a contract for 5 million dollars. The contract outlines what they can and can't do with this contract. The money is committed to the LMSA project, but it is up to the Commissioners to accept it from the State. Scott Parke discussed they need to wait to spend the 5 million until they have an understanding of where exactly this money will be spent.

ARPA Funds Update – Scott Parke, Sean Wilkinson, Brooke Stewart, Lynelle Jensen, John Bond, Stephanie Russell

Scott Parke gave an update of the ARPA funds and presented which projects were funded and not funded. He discussed the projects that have been approved and where in the process they are. They also discussed some of the projects and reasons why they were not funded and future possible projects that could be funded. The projects need to be incurred or obligated by December 31, 2024 and spent as in liquidated and closed out by December 31, 2026. Brooke Stewart presented the approved ARPA Projects. The Commissioners discussed projects they would like to see the ARPA funds go to. Sean Wilkinson also discussed the CJC project and what this project needs along with the bids they have received from the RFP that was sent out. Lynelle Jensen presented the unapproved ARPA projects. The Commissioners would like them to reach out to the approved and unapproved projects to see if they will be completed in the timeline and to see if maybe they may qualify for funding or more funds. Once they have these numbers, they will meet with the Commissioners again.

Discussion on Weber Valley Youth Center Access Easement – Scott Mendoza, Sean Wilkinson, Courtlan Erickson

Scott Mendoza discussed that the County agreed to an easement with the State so that the State can access their rear gate on the south east corner of their lot. They are working with the State right now to get the easement officially in writing. The State has been using this road to access their property since 2017. This just needs to be documented. This will be on the Commission Meeting agenda tomorrow for them to vote on.

Discussion on Financial Report for 2022 and 2023 – Scott Parke, Steffani Ebert, Chris Crockett, Stephanie Russell, Sean Wilkinson

Scott Parke discussed the Financial Report for 2022 and 2023. He combined the 4th quarter of 2022 and the 1st quarter of 2023. He discussed the property tax growth, sales tax growth, the General Fund, Culture Parks and Rec Fund, Municipal Services Fund Budget Variances, and Capital Projects Fund. He discussed the updated Economic Data, which is slowing down a little bit, but stated that Weber County is still in good shape. The funds are maintaining.

Discussion on amending the Form Based Ordinance to create a West Weber Village Street Regulating plan, and other related changes – Rick Grover, Sean Wilkinson, Liam Keogh, Charlie Ewert

Charlie Ewert discussed ordinance amendments for a form based zone to provide for creation of a West Weber village street. He went over the West Weber Village Street Regulating Plan, which included open spaces, residential spaces, and commercial spaces.

Closed Session regarding 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 Bolos seconded the motion. All say Aye. The motion carries.

Weber County Sheriff's Office Update – Sheriff Ryan Arbon

This meeting was canceled.