

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

on **Monday, August 7, 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=Wi9MTU0rcVNqUUUVVMVINZkc5TTA0Zz09>

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 Sessions held on July 31, 2023.

Commissioner Harvey made a motion to approve the minutes from the Commission Work Session held on July 31, 2023. Commissioner Bolos seconded the motion. All say Aye. The motion carries.

Discussion regarding Osprey Ranch Building Permits – Gary Myers, Chad Meyerhoffer, Ashley Thoman, Bill Ross, Courtlan Erickson, Chris Crockett, Steve Burton, John Lewis, Shane Dunlevy, Eric Householder

Gary Myers discussed that a request has been made for an advanced building permit process from the owners for Osprey Ranch. Weber County’s ordinance says that all offsite improvements be completed before they issue a building permit. John Lewis discussed that there are a couple of different developers that would like to get started before winter. The sewer will be done in November, but that won’t give them enough time to begin building. He has written a letter asking for permission to begin development. Chris Crockett discussed that because of exceptions to the ordinances, Weber County has been put in difficult situations. His recommendation would be to change the ordinance to avoid any risk because, as of right now, the ordinance doesn’t allow for any exceptions. They could write in a provision to add that the Commissioners can make exceptions. The Commissioners decided to look into this ordinance further and have put this subject on hold for a week to possibly have a work session with staff to help modify the ordinance. Both Commissioner Bolos and Commissioner Harvey would like to look at amending the ordinance.

Discussion regarding CRA proposal presentations regarding Marriott-Slaterville and Roy City – Stephanie Russell, Scott Parke, John Bond, Steffani Ebert, Brandan Quinney, Doug Larson, Brody Flint, Rob Sant

Stephanie Russell discussed the CRA proposals from Marriott-Slaterville and Roy City. Marriott-Slaterville is requesting participation in a new community reinvestment project. It will be on a 98 acre parcel of vacant land. They are asking for participation from Weber County for 10 years at 50%, which is what they are asking from all entities. Phase 1 of this project will be a 50,000 square foot facility with all the equipment for about 14 million dollars. The budget is all based on Phase 1 right now. This will be for Model Linen. They have the tax increment starting no later than 2026 and being paid in 2027. They would like to record Interlocals by the end of this year.

Roy City’s CRA proposal is for a redevelopment project area of 67.53 acres located South of Riverdale Road, between 1900 West and I-15, down to 6000 S. They want to update the area to promote smarter and denser development on 1900. Roy City is excited that this project will revitalize the whole area. They anticipate about 232 million dollars of new assets with a value above and beyond the 49 million dollar of base. They are asking for 70% for 20 years from Weber County. They have 36 million dollars

allotted for a parking structure and have also included market constraints, etc. This project will begin in 2025. The Commissioners would like to see how the School District and Weber Basin to these proposal.

Discussion regarding ARPA funds – Brooke Stewart, Scott Parke, Lynelle Jensen, John Bond, Chris Crockett, Brandan Quinney, Gary Myers, Stephanie Russell, Miranda Menzies, John Lewis
Brook Stewart discussed that they are ready to award the \$100,000 to the Youth Impact Center, and the agreement is ready for signatures. She will present the signed agreement to the Commissioners at a Commission meeting. The Ogden Nature Center went over their budget and are requesting another \$7,356.00. There is contingency to cover that and the Commissioners are okay with giving them the \$7,356.00. Brooke Stewart will get signatures and present the agreement to the Commissioners at a Commission meeting.

Upper Valley Projects - Gary Myers met with the sewer districts in the Ogden Valley. They discussed the different needs of each district. He wasn't able to justify giving the ARPA funds to Cobabe Ranch Gravity line as this is for future development. He also discussed adding another line or another lift station to tie into the system at Osprey Ranch. This would be another million dollars to create a small lift station/line and have Wolf Creek absorb this into their system. Miranda Menzies is concerned about the trajectory to be able to expand the plants, and would like to see the other issues taken care of before they approach this idea. She would like to table this idea for a couple of months. The Commissioners agreed to table that idea. John Lewis discussed they are committed to help Wolf Creek get the land to expand and raise 10 to 15 million dollars to build the next capacity. Cobabe Ranch gravity line and Old Eden Town for the Eden Park Brown Lift Station were not funded. Scott Parke discussed the next step in the ARPA process would be do funding agreements. The projects for John Lewis were funded at \$4,173, 354.00 and for Wolf Creek Water and Sewer at \$3,826,646.00.

Discussion regarding Smart Fields Rezone – Felix Lleverino, Charlie Ewert, Rick Grover, Sean Wilkinson, Chris Crockett, Stephanie Russell
Felix Lleverino discussed the Smart Fields development agreement and rezone. This is in the West Weber at 1800 S 4300 W. He will be presenting a rezone proposal next week at the Commission Meeting to rezone this area from A1 to R115. There are about 40 acres. This does fit into Weber County's Master Plan. The reason for this development agreement is there are some special things that the developer wants to do, including having bigger lots for agriculture. There will be 81 lots. They are holding him to some pathway connections with push button flashing crossings on 4700 and are also making sure that his right away widths are in conjunction with the Master Plan in the RE15 zone. The developer has also agreed to make connections to the pathway along Howard's Slough in Hooper. This will be on the agenda for the next Commission meeting.

Sheriff's Office Update – Sheriff Ryan Arbon, Scott Parke, Stephanie Russell, Sean Wilkinson, Chris Crockett, John Bond
Sheriff Arbon discussed they will be going to Philadelphia for the ACA. They will be getting their accreditation for the jail and getting recognized. By getting credited, it will impact their insurance and save money for the County.

Sheriff Arbon discussed the Justice Center Bond. He stated he appreciates all the help he has been given from everyone. The estimates from the contractor have come back higher as he has now put in contingencies in regards to inflation, time delays, etc. The numbers have jumped from 88 million to 98

million. Scott Parke discussed the difference between the tax increase would be \$46.35 a year on the average household at 88 million bond and \$51.63 a year for the 98 million bond. His suggestion would be that they put in for the 98 million because it will save in the interest costs. This will be a line of credit and most likely will not be what will be spent. Stephanie Russell stated that they have met with the Bond Counsel and went over statutory dates. The next item up would be the Bond issuance resolution work session, which has been scheduled for August 21, 2023.

Sheriff Arbon discussed the animal shelter. There has been discussion regarding how to handle the animal shelter. Most counties have districts or other nonprofit organizations that take care of their animal shelters. The Commissioners agree that the long term goal would be to turn the animal shelter into a district.

Adjourn

Commissioner Harvey made a motion to adjourn the work session. Commissioner Bolos seconded the motion. All say Aye. The motion carries.