

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

on **Monday, February 26, 2024, 1:30 p.m. to 4:00 p.m.**, at the Commission Conference Room #365, 2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom

<https://us06web.zoom.us/j/87347346572?pwd=OLT9nUW9igK1amgnwBFosvgiBVyXay.1>

Meeting ID: 873 4734 6572

Passcode: 226857

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

**Discussion and/or action for approval of minutes for the Commission Work Session held on February 5, 2024**

Commissioner Froerer made a motion to approve the minutes for the Commission Work Session held on February 5, 2024. Commissioner Bolos seconded the motion. All say Aye. The motion carries.

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

Commissioner Froerer made a motion to go into a closed session. Commissioner Bolos seconded the motion. All say aye through roll call. The motion carries.

Commissioner Bolos made a motion to saunter for 10 minutes. Commissioner Froerer seconded the motion. All say aye. The motion carries.

**Discussion regarding URS Exemption for Internal Auditor Position – Steffani Ebert, Scott Parke, Emily Wilde**

Steffani Ebert discussed the County can designate certain positions to be exempt from the Utah Retirement System (URS), provided they meet specific criteria. She also reviewed a list of positions that have already opted out of URS and discussed the process for employees to choose exempt eligibility. She also stated there is a list of exempt positions available, which are at-will employees, salary, or elected officials and as long as the employee is on that list and fits the criteria, they can request to be exempt from the Utah Retirement System.

**Discussion on Tuition Reimbursement, Leave Policy, Telecommuting Policy, Internship Policy, and Attendance Policy – Emily Wilde, Chris Crockett**

Emily Wilde discussed the changes to the telecommuting policy, which was previously embedded in the attendance policy and has now been made a standalone policy. They added that telecommuting arrangements are made on a case by case basis with a form that will need to be filled out as part of the process. They also added that employees that are telecommuting need to be available via email, phone, etc. Chris Crockett suggested that each department have their own telecommuting policy on top of this general policy, which the Commissioners agreed was a good idea.

Emily also discussed an addition to the leave policy, which now allows an employee to provide a birth certificate instead of a medical certification for parental leave. She discussed the tuition reimbursement policy, which is \$5,250 annually, and the maximum that the employee can have

per year. She also discussed the newly created internship policy, which aims to standardize internships and ensure fairness across the departments in the county, and also the departments will need to keep a record of the interns at the HR Department.

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

Commissioner Bolos made a motion to go into a closed session. Commissioner Froerer seconded the motion. All say aye through roll call. The motion carries.

**Discussion regarding Nordic Valley PID** – Stephanie Russell, John Bond, Scott Parke, Steffani Ebert, Brandan Quinney, Charlie Ewert, Chris Crockett, Brennen Brown, Brook Cole, Rob Behunon

Stephanie Russell discussed the Nordic Valley development project. They now have the development agreement and are coming to the Commissioners to move the public infrastructure district (PID) forward. The project, which aims to create a base at Nordic Valley with mixed-use development, is projected to generate significant economic activity and fiscal benefits over a 25-year period. The infrastructure improvements needed for the project were discussed, with on-site improvements being privately funded and regional improvements potentially funded by a PID and tax increment dollars. The financing plan for the project was also outlined. Brooke Cole discussed they are in the process of reviving the Nordic Valley Sewer District and possibly expanding the sewer plant and the potential for additional water capacity as there are property owners that would be interested in being part of the sewer district. The goal is to provide the property owners in the area with sewer and water. The water will come from Weber Basin and all the non-Weber Basin water will be stored for snow making.

Stephanie Russell discussed the process of drafting the initiating resolution for the PID. She explained that the Commissioners would vote on this at one of their meetings, after which the governing document would be created in collaboration with the Finance Committee. A separate work session would then be held to present the project area plan and budget. No significant questions or objections were raised during this meeting.

**Discussion regarding Inland Port Project Area** – Stephanie Russell, Brandan Quinney, Scott Parke, Steffani Ebert, Charlie Ewert, Chris Crockett, Scott Wolford (Inland Port Authority) Brandan Quinney did a presentation regarding the Inland Port. The discussion then revolved around the inclusion of additional land into the Utah Inland Port Authority's project area. In Brandan's presentation, he showed a map of the properties that will be included and outlined the process and requirements for this inclusion. Scott Wolford with Inland Port Authority discussed the infrastructure of Western Weber County and processes that need to happen before bringing in potential business, homes, etc. Scott Parke discussed the potential impact on the Municipal Services Fund. The Commissioners considered the proposal and its implications, with a focus on the need for infrastructure and the provision of municipal services. They also heard from staff about the significant infrastructure needs in the area.

They discussed potential funding and infrastructure options for development areas outside of the Port Authority boundaries and highlighted the possibility of using other funding sources such as community reinvestment agencies and infrastructure financing districts. Charlie Ewert emphasized the control the Commissioners have over the density of the areas, suggesting they

could maintain control over whether or not to give it a higher density. He also touched on the potential impact of rezoning and suggested the need for a more clear and efficient method for the boundary of the development area to evolve over time.

The Commissioners expressed concerns about the complexity of the process and suggested the need for a checklist to make it easier. The idea of involving the Planning Commission was brought up, but the timeline for this was not clear. The decision was made to move forward with the existing boundaries and hold off on any new properties being added to the project area and to include the Planning Commission in further discussions.

### **Adjourn**

Commissioner Froerer made a motion to adjourn. Commissioner Bolos seconded the motion. All say aye. The motion carries.