

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

on **Monday, July 1, 2024, 11:30 a.m. to 3:00 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 Harvey, Commissioner Sharon Bolos, Commissioner Gage Froerer

Discussion and/or action for approval of minutes for the Commission Work Sessions held on June 24, 2024

Commissioner Bolos made a motion to approve the minutes from the Commission Work Session held on June 24, 2024. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion regarding Eden Acres Storm Drain Project – Ashley Thoman, Gary Myers, Sean Wilkinson, Scott Parke, Chris Crockett, Jessika Park, Stephanie Russell

- Ashley Thoman discussed funding for the Eden Acre Storm Drain project, which has received bids of around \$2 million, significantly higher than projected. They have not awarded the project yet as they planned on using impact fees. They have considered phasing the project or downsizing it to reduce costs. Scott Parke recommends using municipal service funds as this is a service type project. The project will need \$1 million from the municipal service funds, which should not have a huge impact.
- Ashley Thoman discussed that if they phased this project it wouldn't resolve the issues that they are seeing and would delay the relief from the flooding. If they phased this project, they would start at the bottom at the Lindsey ditch and work their way up. Scott Parke stated that if they phase it, it would take 10 years of impact fees to pay it back.
- Commissioner Froerer expressed concern about spending disproportionately in one area, and wants to make sure that it's balanced. He would also like to know if there are any other projects that would be affected if this money is spent on this project. He is also concerned about safety and transportation issues projects that need to be done first as this flooding issue is seasonal. The Commissioners would like to see the money put towards the roads and bridges first. Gary Myers discussed that they do have money for the bridges from UDOT, and they are on tract to meet the schedule of getting these bridges done. This includes the bridges on 4100 N and the bridge on 7900 E in the Ogden Valley.
- Commissioner Froerer is a no vote until they have the necessary funds to do the bridges and roads for this drain project. The Commissioners would like to see a priority project list before they make their decision about this project to make sure that the bridges and roads are covered.
- Sean Wilkinson stated they do need to spend the impact fees and asked the Commissioners if they could at least start this project with the impact fees money as they have 1.2 million in impact fees that do need to be spent. The Commissioners agreed.

Discussion on the Western Weber West Creek Rezone – Felix Lleverino, Charlie Ewert, Rick Grover, Sean Wilkinson, Jessika Clark, Pat Burns

- Felix Lleverino has been approached by Pat Burns from Lync Construction to do a rezone from A1 to R1-15 in the Western Weber West Creek area on 900 S and 6150 W. It is about 29.5 acres. In the development agreement, there is a cap requirement on the number of lots to ensure density requirements are met. The development agreement also includes a right of way dedication, parks donation, water wise landscaping, and energy efficiency. Commissioner Froerer is concerned about water issues and would also like to see a plan on how this development will handle the many cars pulling out onto 900 S. Commissioner Harvey would like to see part of the development have an outlet out west and was also concerned about overregulating. Commissioner Bolos is okay regarding the rezone and is okay with saying that they are setting the State Standard and nothing more.

- The Commissioners would also like to know where the infrastructure will be before they approve this rezone. Pat Burns stated, as the developer, he is working with Black Pine regarding water and sewer, and all the developers are working together to help put the infrastructure in. He will bring in more information regarding the infrastructure with more definitive answers for the Commissioners about how the infrastructure will look.

Discussion regarding Weber County Career Service Councilmember – Emily Wilde, Courtlan Erickson, Jessika Clark

- Emily Wilde discussed that Kevin McLeod would like to renew his term as a Weber County career Service Councilmember for three years. She has not put a notice out for this vacancy as there is not a requirement to post a notice. Commissioner Froerer would like to have Emily open this to the public to be more transparent and to make sure that Weber County does their due diligence. Both Commissioner Bolos and Commissioner Harvey agreed. Emily will post this position for three weeks. The Commissioners agree that Kevin McLeod is a good candidate, but would still like this position to be posted.

Discussion regarding Infrastructure Requirements Subdivisions Specific to Fire Suppression – Tammy Aydelotte, David Reed, Jared Taylor, Felix Lleverino, Summer Day, Ryan Klinge, Gary Myers, Tucker Weight, Rick Grover, Charlie Ewert, Sean Wilkinson, Courtlan Erickson, Liam Keogh, Chris Crockett, Jessika Clark, Stephanie Russell

- Tammy Aydelotte discussed concerns raised by the Fire District regarding the installation of hydrant systems in new developments in Weber County. The Fire District is pushing for immediate installation, while developers argue the cost may be too high, especially for smaller subdivisions. Summer Day discussed the challenges faced by those on private wells in achieving the necessary water pressure for fire suppression, and that the fire suppression infrastructure is also noted as a significant barrier to developers. The Commissioners understand this need and would like to add this as a standard to the development agreements.
- David Reed discussed that there is no way to fight a fire with well water. They have been dealing with one home at a time in the Ogden Valley as they are built, but now as bigger homes and developments go in, there is a need for hydrants as these developers are not putting in any hydrants. He would like to have a code put in where it is the same throughout Weber County that if more than two homes are built in a development or if there is potential for more homes to be built, there needs to be a water system put in. He would also like to require a 13R system, which requires more sprinkler heads in the home than what is required right now. He will do more research on the 13R system, and bring that information back to the Commissioners.

Rocky Mountain Power Update – Kirk Nigro, Sean Wilkinson, Charlie Ewert, Jessika Clark, Stephanie Russell

- Kirk Nigro from Rocky Mountain Power discussed the importance of maintaining a good relationship with Weber County and making sure Weber County's needs are met. He discussed the concerns that were addressed back in 2023, and wanted to make sure those concerns are still Weber County's priorities. Commissioner Harvey asked about installing big transformers. Kirk Nigro stated that they can't purchase anything in their bulk service from an adversarial country. This law is nationwide. As China is listed as an adversarial country, they are creating new supply lines, possibly from South Korea, but it will take 18 months to 2 years for the back log to get caught up. Commissioner Froerer thanked Kirk for their support with the weed control. Kirk also discussed advanced safety settings in an elevated fire risk zone. He discussed a new de-energization process for wild fires, which will protect communities and equipment.

Discussion regarding the CP&R Standard Contract – Marty Smith, Kassi Bybee, Liam Keogh

- Marty Smith discussed the need to amend the CP&R Standard Contract Ordinance to include theater and production contracts in the standard form agreement. This would allow for quicker approval of

contracts, reducing the burden on the Commissioners, and give Marty the authority to accept and sign the contracts rather than the Commissioners. The Commissioners agreed.

Closed session to discuss the character and competence of an individual

Commissioner Bolos made a motion to move to a closed session to discuss the character and competence of an individual. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Commissioner Bolos made a motion to go out of the closed session and into the open work session.

Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion on Implementing Background Checks at Weber County – Emily Wilde, Courtlan Erickson, Chris Crockett, Scott Parke

- Emily Wilde discussed implementing a county wide policy for background checks that would go through the HR Department, excluding departments like the Sheriff's office and the County Attorney's office. The Commissioners would need to pass an ordinance to have Weber County qualify for background checks. Emily has looked into using BCI to do criminal background checks. She has found they would probably be the cheapest based on how much information is needed, i.e. fingerprinting, etc. Scott Parke discussed that this most likely won't affect the budget due to the low volume of background checks that will be needed. Emily will vet three vendors to ensure competitive pricing and comprehensive coverage instead of going with BCI right away. She will bring that information to the Commissioners in August for them to decide on which vendor to use.

Commissioner Froerer made a motion to saunter for 12 minutes. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Discussion regarding Riverdale RDA – Stephanie Russell, Steffani Ebert, Scott Parke, Jessika Clark, Ashlyn Tuckett, Riverdale representatives - Brandon Cooper, Steve Brooks, Michelle Marangoni

- Steve Brooks discussed plans for replacing and widening bridges in the east west corridor, which will benefit nearby cities and reduce the initial bid from millions to \$2 million. America First Credit Union has agreed to pay for these bridges, so there will be no tax burden on the taxpayers.
- Brandon Cooper presented the West Bench RDA project and proposed amendment to the budget, with plans for development opportunities surrounding the America First campus and significant infrastructure improvements to unlock development potential. The original proposal was for a \$9 million cap for 17 years with 100% participation by the taxing entities, with the base year as 2011. There have been changes since then, and they are here to discuss the amendment proposal. He discussed the America First development and emphasized the need for growth and investment for long term benefits and also discussed issues related to tax increment financing.
- The projection cost for the added infrastructure will be \$39,500,000 for this project. The proposal is for a larger area, the same 17 years, but at a 90% participation with a higher budget cap at \$52,650,000. Through the 17 years, the County will receive approximately \$2 million, but the future value of the new investment is estimated to be almost up to \$750 million. The total contribution from Weber County will be \$9,900,000.
- Stephanie Russell and Scott Parke would like to do more research, and they will move forward with the direction from the Commissioners regarding this project.
- The Riverdale City representatives will meet again with the Commissioners when they have met with the Tech body, including the school district, to discuss this project further in August.

Adjourn

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