

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
on **Monday, October 7, 2024, 12:00 p.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 Jim Harvey, Commissioner Sharon Bolos, Commissioner Gage Froerer

Discussion and/or action for approval of minutes for the Commission Work Sessions held on September 16, 2024 and September 23, 2024

Commissioner Froerer made a motion to approve the minutes for the Commission Work Sessions held on September 16, 2024 and September 23, 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 Bolos made a motion to go into a closed session to discuss the purchase, exchange, or lease of real property. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discussion regarding Tiger Dam – Gary Myers, Sean Wilkinson, Bill Ross, Eli Johnson, Lisa Gosling, Jason Horne, Rachel Van Diepen, Sean Wilkinson, Ashlyn Tuckett, Jessika Clark, Stephanie Russell, Chris Crockett

Gary Myers introduced sales representative Rachel Van Diepen for Tiger Dam, which is a product designed to replace sandbags. These are tubes that can be quickly filled with water and line along riverbanks to prevent flooding. This product has been around since 2004 and has undergone extensive testing by the Army Corps of Engineers. It can be used to create walls of varying heights and can be deployed in various environments, including urban settings. This product comes in different sizes and is self-contained with its own pumps. It can be stored indefinitely as long as it's kept out of the sun. Gary discussed the potential benefits of using Tiger Dam, particularly in terms of cost and manpower savings compared to using sandbags. He requested approval from the Commissioners to use the flood control funds to purchase around 2,000 feet of Tiger Dam tubing and associated equipment for around \$127,000 as a sole source procurement. Commissioner Bolos discussed how the cities could also use these, but there needs to be a policy regarding the use of the Tiger Dam. The Commissioners asked Eli Johnson and Lisa Gosling to draft a policy that will allow Weber County to prioritize cities on a first come, first serve basis when these tubes are needed. The Commissioners agreed to the purchase of the Tiger Dam.

Discussion regarding NUEA Contract – Lauren Thomas, Stephanie Russell, Ashlyn Tuckett, Chris Crockett, Sean Wilkinson, Jessika Clark, Chris Crockett

Lauren Thomas updated the Commissioners on the NUEA contract. The main update was a change in a recital. She also focused on the procurement process for this contract, with Chris

Crockett suggesting that it could have gone through a bid process; however, he also highlighted that the project was low risk due to the limited number of counties involved and the short statute of limitations for challenges. The Commissioners agreed to proceed with the contract, with the understanding that they could go through procurement upon renewal.

Discussion regarding DR Horton’s request for a rezone from manufacturing M-1 to residential R-3, located on the corner of Midland Dr. and 1900 W, project known as Midland Townhomes – Felix Lleverino, Charlie Ewert, Rick Grover, Sean Wilkinson, John Thornley, Preston Mobius, Morgan Kolman, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Chris Crockett, Liam Keogh, Nate Shupe

Felix Lleverino discussed a request from DR Horton for an unincorporated island to be rezoned from a manufacturing site (M-1) to a mixed residential site (R-3), with the aim of developing residential housing. The County’s General Plan suggests this area could be mixed residential, and the developers, along with the landowner, expressed their desire to pursue a rezone to R3. Rick Grover stated that Ogden City would like to keep this area industrial, but there is an option for both manufacturing and residential. Both John Thornley and Preston Mobius stated that they plan to sell the residential units to homeowners, not investors. There will be two access points, one off of 3300 South and one onto 1900 West. Commissioner Harvey has discussed this area with Ogden City, and their desire to keep this area a manufacturing zone, and he is in favor of keeping this an M-1 zone. Commissioner Froerer and Commissioner Bolos are not a yes or a no yet, but would like more information, and both are interested in getting rid of the unincorporated islands throughout Weber County. The landowner is interested in working with DR Horton, and is concerned about what Ogden City would do with the property, but he is open to having further conversations with the Commissioners and Ogden City.

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

Discussion regarding Ogden Airport CRA – Stephanie Russell, Sara Meese, Bryan Coneie, David Sawyer, Jared Johnson, Ashlyn Tuckett, Jessika Clark, Chris Crockett, Sean Wilkinson

Sara Meese discussed the importance of the Ogden Airport as a regional economic growth asset, particularly in Northern Utah. She highlighted the need for infrastructure improvement to attract aerospace and aviation-related companies, citing the positive impact of recent state funding on interest from companies. She also presented a project area plan, which outlined the development objectives and the use of tax increment for infrastructure improvements and direct incentives for companies. She stressed the need for continued infrastructure investment to maximize the airport’s potential. She discussed the airport’s infrastructure projects, including sewer and water main upgrades, utility improvements, and potential funding from the FAA. She also mentioned the need for power upgrades, with the possibility of a new substation to meet the growing demand. She concluded by requesting the County’s continued participation at a 90% rate for 25 years, starting in 2025, for the airport, considering the significant infrastructure left and the regional impact.

The Commissioners are concerned about the 90% rate and how the rights of the current hangar owners would be protected. Jared Johnson and Bryan Conerie discussed they are working through the issues with the hangar owners to come to a fair and equitable solution regarding their

leases, safety issues, etc. Stephanie Russell stated the Finance Committee is on the fence about the proposal, considering the lack of alignment with the policy and the potential regional impact. The recommendation from the Finance Committee is that Ogden City needs to come back with a lower percentage, but they also don't feel that a 17 million County contribution is not a big ask compared to the 46+ million dollars it will cost to do this project. The Commissioners would like to have more details and reports from the advisory group to make sure that this project will not revert to the previous state it was in before committing. The Commissioners had their questions answered and look forward to more information regarding this CRA.

Adjourn

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