

**MINUTES OF THE WORK SESSION OF  
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**  
on **Monday, October 14, 2024, 1:00 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 Sharon Bolos, Commissioner Gage Froerer

**Discussion and/or action for approval of minutes for the Commission Work Session held on October 14, 2024**

*Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on October 14, 2024. Commissioner Harvey seconded the motion. All say aye. The motion carries.*

**Sheriff Office Updates – Sheriff Ryan Arbon**

This meeting was canceled.

*Commissioner Bolos made a motion to saunter until 1:30 p.m. Commissioner Harvey seconded the motion. All say aye. The motion carries.*

**Discussion regarding North Ogden City Agreement to purchase County Parcel – Scott Mendoza, Sean Wilkinson, Bill Ross, Jessika Clark**

Scott Mendoza presented the most recent draft of the Interlocal agreement between North Ogden City and Weber County regarding Parcel #16-049-0130. North Ogden City is ready to move forward with this agreement if the Commissioners are comfortable with it. The Commissioners discussed and approved minor changes to the agreement, including keeping the water turned on for the bathrooms and fountain seasonally, the administrator of the agreement will be the mayor, and a change in the timeframe for the agreement from 10 years to 5 years with the option to come back for an additional 5 years. The Commissioners agreed to move forward with the agreement. This will be presented as a consent item at a Commission meeting possibly next week.

**Discussion regarding Nordic Village CRA - Stephanie Russell, Ashlyn Tuckett, Lauren Thomas, Scott Parke, Sean Wilkinson, Lynelle Jensen, Stefani Ebert, Brennen Brown, Brook Cole, Jessika Clark**

Stephanie Russell discussed the progress and future plans for the Nordic Village project. The project involves significant public infrastructure improvements, including road improvements, public trails, and the construction of public water and sewer systems. The petitioners are asking for 50% at 15 years from all districts that are participating, which is in line with Weber County's new policy. The project is funded through tax increment financing, which does not come from

general taxpayer dollars. The final vote for the project will take place in December, and the public meeting notices will be published on the Utah Public Notice website.

*Commissioner Froerer made a motion to saunter until 2:15 p.m. Commissioner Bolos seconded the motion. All say aye. The motion carries.*

*Commissioner Bolos made a motion to cease to saunter and return to the Work Session. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

**Discussion on a request to modify the approved Winston Park development agreement to refine certain provisions** – Charlie Ewert, Rick Grover, Sean Wilkinson, Liam Keogh, Chad Meyerhoffer, Jessika Clark, Gary Myers, Stephanie Russell, Wade Rumsey, Igor Maksymiw, Justin Thoman

Charlie Ewert discussed the applicants for the Winston Park development would like to amend some changes to their development agreement and refine certain provisions. Wade Rumsey discussed making the owner-occupied requirement more optional, allowing a percentage of the twin homes to be rented. He also discussed the possibility of having more trees in the subdivision, with two trees per lot. Additionally, he discussed the installation of smart water controllers, alternative fence styles, and adding one step in the patio homes. Commissioner Harvey was concerned about the step going into the senior homes/patio homes. Justin Thoman discussed that they want to be able to possibly open up the home to have a crawl space. The Commissioners agreed to the changes with the understanding that the owner-occupy requirement will remain the same with no rental units, and that the step into the patio homes will be in 50% of the homes built with the other 50% with no step into the home.

*Commissioner Bolos made a motion to saunter until 2:45 p.m. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

*Commissioner Bolos made a motion to cease to saunter and return to the Work Session. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

**Discussion regarding Late Primary Residential Exemption Requests** – John Ulibarri, Lynelle Jensen, Courtlan Erickson, Deedee Kimber, Jessika Clark

John Ulibarri discussed the issue of property owners requesting primary residential exemptions on their homes, which has been restricted by legislation. He presented three options for the Commissioners to consider, including doing nothing, approving abatements on a case-by-case basis, or approving all requests. He suggested that if the Commissioners chose to abate taxes, they should only do so for the current year. The Commissioners agreed with Mr. Ulibarri's suggestions, with the understanding that they would use their discussion to determine if a property is a primary residence. The Commissioners also agreed to limit abatements to the current year.

**Discussion regarding 3<sup>rd</sup> Quarter Financial Statements and Related Budget Changes –**  
Scott Parke, Steffani Ebert, Jessika Clark

Scott Parke presented the 3<sup>rd</sup> quarter financial statements and related budget changes. He discussed the stabilization of employment costs, the decrease in inflation, and the projected 3.5% sales tax for the year. He also reviewed the budget changes, including the addition of a new Homeland Security Grant, CSI and Animal Control overtime costs, and the transfer of 7.5 million dollars from the tourism fund to the capital projects fund to pay down the line of credit for Parks and Recreation, including the OECC renovation. He also highlighted doing a variable budget, and the Commissioners liked this idea. Scott discussed that overall, the funds are on track, and the fourth quarter should be more of the same. He also discussed the pending items for the final budget, including a sewer fee increase of \$45.00. Scott will present the 3<sup>rd</sup> quarter financial statements tomorrow along with the budget changes at tomorrow's Commission meeting.

**Discussion regarding Sewer Service in Western Weber County –** Sean Wilkinson, Gary Myers, Chad Meyerhoffer, Liam Keogh, Charlie Ewert, Rick Grover, Tammy Aydelotte, Kevin Hall, Jessika Clark, Stephanie Russell

Sean Wilkinson discussed the sewer service in Western Weber County, specifically the issue of expanding sewer service beyond the Black Pine development. The County's stance is not to expand further west and will not be the body of politic for the sewer infrastructure. Kevin Hall with Central Weber discussed possibly annexing the three developments out west. Commissioner Froerer suggested an Interlocal agreement between Central Weber and LMSA to handle the sewer infrastructure. Stephanie Russell discussed that LMSA is willing to do that, but the Board has not voted on it and is still researching how to get this done. She also discussed that LMSA is partnering with the Inland Port to make sure the right infrastructure is placed, and that the intent of LMSA is to do an Interlocal agreement with Central Weber.

**Discussion regarding CJC Furniture Proposal –** Rodney Layton

Rodney Layton presented the proposal for the CJC furniture at \$215,000.00, which also includes the donations he has received. This will be presented as a consent item at the Commission meeting tomorrow.

**Adjourn**

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