

MINUTES
WEBER COUNTY COMMISSION
Tuesday, March 17th, 2026 – 10:00 a.m.
at Weber Center, 2380 Washington Blvd., Ogden, UT

In accordance with the requirements of Utah Code Section 52-4-203, the County Clerk records in the minutes the names of all persons who speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The county does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

WEBER COUNTY COMMISSIONERS: Gage Froerer (via telephone), James "Jim" H. Harvey, and Sharon Bolos
STAFF PRESENT: Ricky Hatch, County Clerk/Auditor; Chris Crockett, Chief Deputy Attorney; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

- A. WELCOME:** Chair Froerer
- B. PLEDGE OF ALLEGIANCE:** All in attendance were invited to recite the Pledge.
- C. INVOCATION/MOMENT OF SILENCE:** Duncan Olsen
- D. COMMISSIONER COMMENTS:** None.

E. PUBLIC COMMENT: NONE.

F. PRESENTATION:

1. Presentation of the Ogden Grit Award, Honoring the Heart of Hospitality.
Sara Toliver (President of Visit Ogden): Thank you for giving us an opportunity to introduce a brand new recognition from Visit Ogden — the Ogden Grit Award. Many Ogdenites proudly describe themselves as a little bit gritty. We are known for our heart, our hard work, our resilience, and our ability to solve problems and show up for one another. That same spirit is alive and well in our hospitality community. Every day, individuals across our hotels, restaurants, attractions, and visitor-facing businesses go above and beyond to make sure our guests feel welcomed, cared for, and excited to experience the Ogden area. Often, those moments of dedication happen quietly, but they leave a lasting impression on the people who visit our community. The Ogden Grit Award was created to *Honor the Heart of Hospitality* recognizing those individuals who embody the grit, kindness, and commitment that make Weber County such a special place to visit. Today, we are honored to recognize the award's first recipient Will Stevens. Will has served as General Manager of the Hilton Garden Inn Ogden since April 2025. While he has been leading the Ogden team for just 10 months, he has over four years of leadership experience with Western States Lodging & Management and more than a decade with Hilton. In 2025, Will received one of Hilton's highest global honors, The CEO Light & Warmth Award. Out of more than 700 nominations worldwide, only 15 leaders were selected for this recognition. This award celebrates individuals who truly embody Hilton's mission of spreading the light and warmth of hospitality, and Will exemplifies that mission in every interaction, anyone who has worked alongside Will knows that this is something he lives. Will is known for his kindness, his genuine care for both guests and team members, and his ability to create a fun, positive atmosphere. He leads with heart, builds meaningful connections, and fosters a culture where people feel valued and supported. His passion for hospitality is evident in the way he shows up each day not just as a leader, but as someone who truly loves what he does.

Will Stevens (General Manager, Hilton Garden Inn Ogden): I have come to really love the community here. This month will be the highest grossing month in the 12 year history of our hotel. We are excited to be part of this community. Thank you.

2. Presentation on American Correctional Association Accreditation.
Chief Terance Lavelly (Sheriff's Department): Every 3 years we have to go through an on-site audit to maintain our accreditation with the American Correctional Association. That was scheduled for the first week in March. Well, back up a little bit back to April when we started working through those contracts with ACA. We also decided to go for a PREA compliance as well. [Prison Rape Elimination Act has standards set by the federal government of how facilities should operate with the goal of eliminating rape and sexual assault inside of jails and prisons]. In the first week in March, ACA sent out two separate auditors that were on site going through every nook cranny in the building, opening up behind the laundry area, down into the dock area, the maintenance area; just inspecting the in facility top to bottom; plus our procedures, policy manual, what our procedures are, and how we've been tracking those standards over the last three years since we gained our accreditation the first time in 2023. Out of 46 mandatory standards that apply to us, we gained 100% compliance on those. Out of 104 non-mandatory standards, we got a 96.2% rating. And the four standards that we missed are something that require a \$500 million bond to build a new building to increase our cell size and our day room size. So those four standards are

just things that we have no control over due to budgetary reasons and the how the facility was built 25, 26 years ago. As part of the PREA compliance, the PREA auditor interviewed 12 random staff members and all of our specialty staff members such as our PREA investigators, as well as 30 randomly selected inmates. We gave her a housing roster and she picked names off of there who she wanted to interview. To be candid, I was a little bit nervous going into those interviews. There were multiple people that have been walking into that building, as long as I have, just on two different sides of the uniform. So, I was a little nervous what these guys were going to say. At the end the auditors do an exit interview with the sheriff and myself and our ACA team. Both auditors said most importantly not only were our staff professional and knowledgeable, but she said, "Not only did I interview these 12 staff members and find some very human people. They're knowledgeable, professional, they know what they're doing. They care about the people they work with." But those 30 inmates she interviewed and we weren't in the room with her, she was by herself, so they were free and open to talk candidly with her as much as much as they wanted. And she said there were no negative comments from the inmates. They also said the same thing, "The staff are knowledgeable. They're professional. They work very hard at treating us like human beings and trying to solve our problems with inside the facility while those people are spending time with us." Not only did we pass all the standards and administrator side but we're actually doing it right because our staff are being complimented by the people that we deal with day in and day out, which isn't always an easy thing to do in the nature of the work that we do. Today's Consent item number nine will be the last step to gain our PREA compliance certificate from the ACA and then in August we'll go to Pittsburgh to do our in-person interview to go over all of our standards with the ACA to finish off that part of the reaccreditation with the ACA for the facility audit.

Commissioner Bolos: I heard this report in my last meeting with the Sheriff and Chiefs. I was very impressed with the work and leadership Chief Lavelly and his staff do. Thank you for sharing.

Commissioner Harvey: These numbers don't lie. The results are a by-product of the policies and procedures in place.

G. CONSENT ITEMS:

1. Purchase orders in the amount of \$618,799.61.
2. Warrants #107464-107522, #495613-495727 and #512 in the amount of \$1,333,750.87.
3. Summary of Warrants and Purchase Orders.
4. ACH payment to Zions Bank in the amount of \$277,913.31
5. Minutes for the meetings held on March 3rd and 10th, 2026.
6. New business licenses.
7. New beer license.
8. Request to grant public utility and municipal utility easement to Pleasant View City.
9. Contract with State of Utah Health & Human Services to provide transportation services to clients referred by the DHHS back from other states, or assistance with transportation for security/high-risk clients referred by DHHS.
10. Medicaid Justice Reentry Initiative Agreement by and between Weber Human Services and Weber County establish responsibilities, protocols for protecting data, and cross-agency coordination for the implementation of the Medicaid Justice Reentry Initiative for Medicaid member individuals being released from Weber County Correctional Facility.
11. Deputy Basic Training Agreement with Payton Varney.
12. Contract with Rocky Mountain Gun & Pawn LLC, DBA Kent's Sport Store & Pawn for the sale of seized/forfeited firearms from Weber County Sheriff's Office Evidence Warehouse.

Commissioner Bolos moved to approve the consent items; Commissioner Harvey seconded.
Chair Froerer – excused; Commissioner Harvey – aye; Commissioner Bolos – aye

H. ACTION ITEMS:

1. **APPROVAL OF FINAL READING OF ORDINANCE 2026-05 AMENDING SECTION 16-2-9 SOLID WASTE FEES OF THE WEBER COUNTY CODE.**

Sean Wilkinson (Community Development Director): No changes from First Reading (approved as Item H2 on March 10th, 2026).

Commissioner Bolos moved to approve Final Reading of Ordinance 2026-05 amending Section 16-2-9 Solid Waste Fees of the Weber County Code; Commissioner Froerer seconded.

Roll Call Vote: Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

2. **APPROVAL OF FINAL READING OF ORDINANCE 2026-06 REPEAL PROVISIONS RELATED TO THE BOARD OF ADJUSTMENTS AND TO REPLACE THEM WITH PROVISIONS FOR AN APPEALS AND VARIANCES HEARING OFFICER, AND RELATED ADMINISTRATIVE AND CLERICAL EDITS TO ALIGN THE CODE WITH STATE STATUTES.**

Charlie Ewert (Planning): No changes from First Reading (approved as Item H3 on March 10th, 2026).

Commissioner Bolos moved to approve Final Reading of Ordinance 2026-06 repeal provisions related to the Board of Adjustments and to replace them with provisions for an Appeals and Variances Hearing Officer, and related administrative and clerical edits to align the code with state statutes; Commissioner Harvey seconded.

Roll Call Vote: Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

3. **APPROVE A CONTRACT WITH STIRRIN’ DIRT RACING FOR THE 2026 HALLOWEEN HAVOC DEMOLITION DERBY TO BE HELD AT THE GOLDEN SPIKE EVENT CENTER.**

Duncan Olsen (GSEC Director): Johnny Gullo of Stirrin’ Dirt Racing hinted at wanting to get the Halloween Havoc contract locked in and we jumped at the opportunity. This contract is outside of our fee ordinance because we do so many different moving parts. There is not a real steep discount involved, we just want to lock him in for Halloween Havoc.

Commissioner Bolos moved approve a contract with Stirrin’ Dirt Racing for the 2026 Halloween Havoc Demolition Derby to be held at the Golden Spike Event Center; Commissioner Harvey seconded.

Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

4. **APPROVE AN AGREEMENT WITH WADMAN CORPORATION FOR PRE-CONSTRUCTION SERVICES ASSOCIATED WITH THE WEBER CENTER RENOVATION PROJECT.**

Scott Mendoza (Community Development): The County began a procurement process two years ago that could have included a new parking structure, renovations to the Weber Center, and potentially a large mixed use project in the Weber Center’s east parking lot. After study and discussion, this project will focus on the Weber Center and some other minor improvements, and will not include the parking structure or mixed use project. Through this contract Wadman will join this project as CMGC (constriction manager and general contractor) providing preconstruction services. This helps prevent overruns and delays by receiving their input defining project scope, establishing an accurate budget, and realistic schedule. This method was proven at the Conference Center. This contract amount is \$22,580.

Commissioner Bolos moved approve an agreement with Wadman Corporation for Pre-construction services associated with the Weber Center renovation project; Commissioner Froerer seconded.

Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

I. PUBLIC HEARING:

1. Request for a motion to adjourn public meeting and convene public hearings.

Commissioner Bolos moved to adjourn the public meeting and convene public hearings, 10:28 a.m.; Commissioner Harvey seconded.

Chair Froerer – excused; Commissioner Harvey – aye; Commissioner Bolos – aye

2. Public hearing regarding an ordinance and development agreement to rezone 65 acres from A-2 to R1-15. The proposal is located at approximately 639 South 6700 West. The project name is Meibos Development. ZMA 2024-08.

Felix Lleverino (Planning): This has been brought to Planning Commission September 2024 and January 2026 after minor developer adjustments. There is a unanimous recommendation from the Planning Commission. This is to rezone 65 acres from agricultural to residential R1-15. The plan is to have this residential development with street systems, pathways, and park space. The developer is required to provide open space and they have worked with the West Warren Parks District on 17 dedicated acres of park space that spans across the Meibos and Longhorn properties. The Development Agreement spells out specific requirements including park contributions, streets and pathways, street trees, type of open space, park amenities built by the developer and dedicated to the park district, and street improvements to be made. It includes a Traffic Impact Study that will help make sure improvements to the intersection of 6700 West and

900 South and 7100 West and 900 South for main entry points. Downward directed fully shielded lights will be installed at 6700 West and 900 South. Some restriping will be done along with additional asphalt and widening. Restriping will also be done at 900 South and 7100 West. Staff proposes approval with recommendations.

Commissioner Harvey: There was a traffic impact study done? And the developer has agreed to all recommendations? And are the comments from our Work Session covered?

Mr. Lleverino: Yes to all.

Harvey: Has the park district signed on for the property?

Mr. Lleverino: That is still in process between the developer and park district. We have not seen the final signed version. If it is not accepted, the developer can make a contribution for a park or through an in-kind donation of \$7.5k per door.

3. Public Comments: None.

4. Request for a motion to adjourn public hearings and reconvene public meeting.

Commissioner Bolos moved to adjourn the public hearings and reconvene public meeting, 10:38 am; Commissioner Froerer seconded.

Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

5. Action on public hearing:

I2: Approval of Ordinance 2026-07 and development agreement to rezone 65 acres from A-2 to R1-15, located at approximately 639 South 6700 West. ZMA 2024-08.

Commissioner Bolos: If the 17 acre park is not accepted by the park district and they opt to take the fee per door, the developer is still held to the 2.9 doors per acre for R1-15, correct?

Mr. Lleverino: Correct. They could design it to the max and shrink the lot size a bit. They are still capped at the 2.9 units per acre.

Chair Froerer: My concerns about the traffic pattern out there has been addressed with the adoption of the traffic study recommendations.

Commissioner Harvey: If the park district does not agree to the 17 acre park, I don't want this built out and somebody else comes back and thinks they have all this additional density. That's not going to happen.

Commissioner Bolos moved to approve Ordinance 2026-07 and development agreement to rezone 65 acres from A-2 to R1-15, located at approximately 639 South 6700 West. ZMA 2024-08; Commissioner Harvey seconded.

Roll Call Vote: Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

J. ADJOURN

Commissioner Bolos moved to adjourn at 10:42 am.; Chair Froerer seconded.

Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos - aye

Attest:

Gage Froerer, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber Country Clerk/Auditor