

MINUTES
WEBER COUNTY COMMISSION

Tuesday, March 28th, 2023 – 10:01 a.m.

Via Zoom meeting + 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, James "Jim" H. Harvey, and Sharon Bolos
STAFF PRESENT: Ricky Hatch, County Clerk/Auditor; Brandan Quinney, of the Deputy County Attorney's office; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

A. WELCOME: Chair Froerer

B. PLEDGE OF ALLEGIANCE: Stephanie Russell

C. INVOCATION: Commissioner Bolos

D. THOUGHT OF THE DAY: Commissioner Harvey: The picture on my iPad today shows a chess set with the queen on its side and the statement "It's very easy to defeat someone but it is very hard to win someone." No matter where I've gone, whether it's the state capital or a jail, another state or another country, I have never met a person that didn't want to be respected. The harder thing to do is to get yourself in a place where you can be kind and understanding. Be kind and nice to others.

E. PUBLIC COMMENT:

Duncan Murray, 5460 W 1400 N in Warren: First, a comment of appreciation. In years past, Warren has had severe flooding problems. The county has done a great of building flood control structures and cleaning out ditches, in preparation for potential flooding. Which leads me to the second comment, the community of Warren would like sandbags on standby in case of flooding. We have several loads of sand to load bags and machinery on site to move them as needed. We think we need about 500-1000 bags.

- Commissioner Bolos: We have received an email from Lisa Gosline from Emergency Management saying we have bags available with more on order. Contact her with your request. I want to thank you for showing appreciation to our staff.

F. CONSENT ITEMS:

1. Warrants #7569-7664 and #475265-475452 in the amount of \$1,615,854.27.
2. Purchase orders in the amount of \$321,063.30.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meeting held on March 14th and 21st, 2023.
5. New Business Licenses.
6. Surplus an OKI C911 Printer for the Weber County Library.
7. Refunds for the following:
 - Parcel #09-570-0001, Owners- Wallace & Paige Eklund, Refund- \$2143.49
 - Parcel #07-088-0010, Owners- Jeremy & Jami Huntington, Refund \$541.12
8. Contract with Jeneta Richardson for director services in the Ogden Musical Theatre's performance of Music Man.
9. Local Transportation Funding Agreement with West Haven City to establish terms related to West Haven City 1800 South 1900 West Realignment Project.
10. Local Transportation Funding Agreement with West Haven City to establish terms related to the West Haven City 3300/3600 South Connector Project.
11. Local Transportation Funding Agreement with West Have City to establish term related to the West Haven City 3300 South 5100 West Project.

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

G. ACTION ITEMS:

1. **APPROVE AN AMENDMENT TO THE CONTINENTAL CRA INTER-LOCAL AGREEMENT.**

Stephanie Russell (Economic Development Director): In 2022, we created an Economic Development Finance Committee to administer our two financial incentives of Tax Increment Finance and Public Infrastructure Districts. The committee tracks performance of the County's participation in other CRAs, and other incentives as well as record our participation from unincorporated areas. In September 2022, the Legislative Auditor General published a performance audit of the Tax Increment Finance in Utah. There was legislation in the past session that did not pass but this is an issue we will continue to hear more about. Some of the recommendations in the proposed legislation included guidance on managing unexpended TIF funds once a collection period expires. They also looked at requiring local governments to make financial information such as receipts, expenditures, accounts balances, and fund transfers publicly available for each project area. It also

recommended requiring local governments conduct a robust justification study called a “But For” analysis that justifies the use of Tax Increment Finance. Taking those recommendations into consideration, our Economic Finance Committee has been working diligently on policies and procedures for our two incentives we administer and track. As a result, we have created a process that takes our participation with any developer or municipalities through a rigorous process to make sure the projects the county participates in funded tax payer finances will provide public benefits and long term economic sustainability and growth in the area.

The City of Ogden is asking for an extension of the Continental CRA established in 2019 for beginning their Wonder Block project. The TIF funding for this project will be used for infrastructure purposes to prepare the site and development purposes for project going on that site. Ogden is asking for an extension of the current agreement. We propose the following: for the tax increment period of 28 years the agency, Ogden City, shall collect from Weber County 90% of the county’s tax increment generated from the county’s local levy within the project area for the first 22 years of the tax increment period and 75% for the remaining 6 years. The County consents to the agency’s use for administration purposes 10% of the county’s tax increment for the first 5 years and 5% thereafter. The Economic Development Finance Committee recommends this extension of the interlocal agreement and the support of the Continental CRA.

Commissioner Harvey moved to approve an amendment to the Continental CRA Inter-local Agreement; Commissioner Bolos seconded.
Roll Call Vote: Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye

2. APPROVE A CONTRACT WITH THE WASATCH CIVIL CONSULTING ENGINEERING, INC. FOR FINAL DESIGN OF SEGMENT 4 OF THE 12TH STREET PROJECT.

Tucker Weight (Engineering): WACoG has awarded the county funds for this next phase of this 12th Street project. Currently the last phase ended at 7100 W. This contract is provide final design out to 9800 W and bid documents to get a contractor on board. The amount we have probably won’t reach all the way out as far as we’d hope but at least the design will be in place.

Commissioner Harvey moved to approve a contract with the Wasatch Civil Consulting Engineering, Inc. for final design of segment 4 of the 12th Street project; Commissioner Bolos seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

H. REQUEST FOR A MOTION FOR A CLOSED SESSION TO DISCUSS THE CHARACTER OR COMPETENCE OF AN INDIVIDUAL.

Commissioner Bolos moved for a closed session to discuss the character or competence of an individual at 10:22am; Commissioner Harvey seconded.
Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye

Commissioner Harvey moved to reconvene public meeting following closed session at 10:46am; Commissioner Bolos seconded.
Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye

I. COMMISSIONER COMMENTS: NONE.

I. ADJOURN

Commissioner Bolos moved to adjourn at 10:47 am.; Commissioner Harvey seconded.
Commissioner Froerer – aye; Commissioner Bolos – aye; Chair Harvey – aye

Attest:

Gage Froerer, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor