

**MINUTES**  
**WEBER COUNTY COMMISSION**

Tuesday, October 1<sup>st</sup>, 2024 – 10:00 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:** James "Jim" H. Harvey, Sharon Bolos, Gage Froerer  
**STAFF PRESENT:** Ricky D. Hatch, County Clerk/Auditor; Chris Crockett, Deputy County Attorney; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

**A. WELCOME:** Chair Harvey

**B. PLEDGE OF ALLEGIANCE:** Ashlyn Tuckett

**C. INVOCATION:** Stephanie Russell

**D. THOUGHT OF THE DAY:** Commissioner Froerer: I had the opportunity to go to three countries while my daughter-in-law run the Sydney and Berlin marathons. It's interesting to visit other countries and cultures. Australia was great, people are friendly. I was apprehensive about Thailand but I learned the people are amazing with the best customer service I have seen in my life. The people serve with a kindness we have not seen recently in the United States; people were treated the way they would like to be treated. I found some quotes related to that kindness. "Be kind whenever possible. Be the change you wish to see in the world. A warm smile is a universal language of kindness. Being kind to others can be a way of being good to yourself. Love and kindness are never wasted." I would hope that people pay attention to kindness in this country. It's great there are parts of the world and people out there that care about others and are willing to demonstrate that kindness. I appreciate you two Commissioners for your kindness and the relationship we have here that exemplifies that kindness. Hopefully that transfers to the public we represent.

**E. PUBLIC COMMENT: NONE.**

**F. CONSENT ITEMS:**

1. Warrants #103212-103254, #486834-486950, and #388-389 in the amount of \$995,776.44.
2. Purchase orders in the amount of \$25,749.14.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meeting held on September 24<sup>th</sup>, 2024.
5. Two Memorandums of Understanding with the Eden Valley Trails Trust for donations of impact fees and Prop 1 funds for trail construction and maintenance projects.
6. Amendment to the contract with Baker Tilly Advisory Group to expand the compensation study.
7. Amendment to an amendment with Laura Fuller for representation of indigent persons in the Second District Court.
8. Deputy Sheriff Basic Training Agreements with the following individuals:  
Brylee Taylor  
Mario Lopez
9. Change Order #03 to the contract with Wadman Corporation for the construction of the Weber/Morgan Children's Justice Center.
10. Amendment to the contract with J-U-B Engineering, Inc. to continue filling the Executive Director position for the Golden Spike Storm Water Coalition.

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

**G. ACTION ITEMS:**

**1. APPROVAL OF THE WEBER COUNTY COMMUNITY REINVESTMENT AREA POLICY.**

Stephanie Russell (Economic Development Director): This is the product of 18 months of work by the Economic Development Finance committee, which was created to shepherd Community Reinvestment Areas (CRAs) and tax increment finance (TIF) requests. A state audit of administration of Tax Increment Finance found participants for CRAs wanting as it relates to criteria for issuing TIF and for reporting fund usage. After looking at those findings in relation to our CRAs, the Economic Development Finance Committee worked hard to build a comprehensive and straightforward policy. The intent of the policy is to provide a standard process and procedure will evaluate and make recommendations on all requests for County tax increment financing in any project area. There are two parts to this Policy. The first has to do with petitioning for the County to participate in a CRA and the process for our Economic Development Finance

Committee to evaluate that request. The second deals with petitioning for a project area. The criteria came from State code plus some additional guidance from the County. Some of what was included is a baseline value not exceeding 50% of the tax increment for 15 years. We are doing this to ensure a majority of the tax increment finance being dedicated for CRAs goes toward public or regional infrastructure and stimulating the economy. It's not just about creating jobs and stimulating the economy but we need to include providing renewable energy sources and attainable housing in Western Weber corridors. We would like to see these two types of developments work together which is why this policy was made to be very compliant and compatible with public infrastructure districts (PIDs); as we develop out in growth, we still need to provide services to these new areas. This allows us to be able to partner cohesively with other taxing entities servicing those development projects and provide infrastructure lift along with job creation and economic development in our unincorporated areas and as we participate with our municipalities. This policy provides a straight forward process so everyone has an understanding of how project areas will be evaluated and what level of participation to expect from the County.

Commissioner Froerer: This has been needed since I have been a Commissioner here. We never had a set policy so we were making decisions based on what was being presented. This gives us a policy that ensures people know what to expect when they come to present. Based on this Policy, the focus is first on infrastructure. And everybody is on a level playing field.

Commissioner Bolos: I really appreciate the consistency that developers have when they come to the County. I have one question. In Section 3.A.C, it says a projection of County TIF0% for test, then at 25% and 50%. You discussed 50%. Can you explain the 25%?

Ms. Russell: We want to see what the project looks like at 0%, 25%, and 50%. This requires the petition to show the project actually pencils and the TIF complements the project instead of being required to make it happen. Additionally, one of the new requirements is for them to report every year where that money is going.

Commissioner Froerer moved to approve the Weber County Community Reinvestment Area Policy; Commissioner Bolos seconded.  
Chair Harvey – aye; Commissioner Bolos – aye; Commissioner Froerer - aye

**H. COMMISSIONER COMMENTS: NONE.**

**I. ADJOURN**

Commissioner Bolos moved to adjourn at 10:19 a.m.; Commissioner Froerer seconded.  
Chair Harvey – aye; Commissioner Bolos – aye; Commissioner Froerer - aye

Attest:

\_\_\_\_\_  
James H. Harvey, Chair  
Weber County Commission

\_\_\_\_\_  
Ricky D. Hatch, CPA  
Weber County Clerk/Auditor