

**MINUTES  
OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Tuesday, October 31, 2017 - 10:00 a.m.

Commission Chambers, 2380 Washington Blvd., Ogden, Utah

*In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and 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 Ebert, Kerry W. Gibson and Jim Harvey.

**OTHER STAFF PRESENT:** Ricky D. Hatch, County Clerk/Auditor; Courtlan Erickson, Deputy County Attorney; and Fátima Fernelius, of the Clerk/Auditor's Office, who took minutes.

- A. **WELCOME** – Chair Ebert
- B. **INVOCATION** – Steffani Ebert
- C. **PLEDGE OF ALLEGIANCE** – Sean Wilkinson
- D. **THOUGHT OF THE DAY** – Commissioner Harvey

**E. PRESENTATIONS:**

1. **PRESENTATION OF THE NATIVE AMERICAN HERITAGE MONTH PROCLAMATION.**

Patricia Bausman, Registrar, Golden Spike DAR (Daughters of the American Revolution), stated that DAR promotes respect for the indigenous people of our continent and encourages public education on history and culture of the native community. Chair Ebert read the proclamation proclaiming November as National American Indian Heritage Month, which recognition began in 1976, and presented DAR with a plaque.

**F. CONSENT ITEMS:**

- 1. Warrants #1241-1248 and #422207-422552 in the amount of \$1,932,930.74.
- 2. Purchase orders in the amount of \$139,657.50.
- 3. Minutes for the meeting held on October 24, 2017.
- 4. Surplus equipment from the Weber County Transfer Station.
- 5. Surplus vehicles from the Weber-Morgan Health Department.

Commissioner Gibson moved to approve the consent items; Commissioner Harvey seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

**G. ACTION ITEMS:**

1. **DISCUSSION AND/OR ACTION ON A LIBRARY IN WESTERN WEBER COUNTY.**

Farr West City Mayor Lee Dickamore said that there is a need for a library in the northwest area of the county, that it is an issue of fairness and that in 1999 and in 2014 the commissioners had an opportunity to put a library in the area but it was taken out of the budget with the funds going for other needed improvements. He had met individually with the commissioners recently with a plan on how to fund a library—the City is willing to give the county 3½ acres worth \$1+ million. The commissioners had pointed out the many capital project improvements that need funding. He subsequently met with the Library Board, various area school principals and the PTSA presidents. He said that the various groups are unanimous in their desire for a library. He has not heard back from the commissioners on a plan for a library.

The commissioners expressed their strong support for libraries. They also have to be fiscally responsible with taxpayer funds. Scott Parke, County Comptroller, stated that there are a lot of county projects that need funding. The county went through a tax increase last year because it had not been funding its capital projects as needed, and there was a large amount (over \$40 million, including library projects) of unfunded capital projects. There still is not enough money to fund all the project needs. Mr. Parke cautioned that the county is running out of sales tax capacity to issue new debt, and if the county were to issue debt for a library now it would hinder its capacity to issue debt for any infrastructure needs that may come up. He referred to the serious flooding issue that brought to light the under maintained storm water system, which ended up being a \$25 million project, and if a similar problem arose and the county had used its sales tax capacity for issuing debt, it would be in a difficult position. He warned against maxing out our bonding capacity. John Bond, County Treasurer, presented two options for the library issue: 1) it could go to the public for a vote as a bond, which would result in a lower interest rate and reassurance that this is what the community wants. It was the method used in 2013 for the libraries, or 2) use the county's sales tax revenue as collateral. He said that first and foremost a lot of information needs to be gathered, analyzed and discussed. He referred to the discussion he had with the county's financial advisor. Last October the county went out for a \$10 million sales tax bond.

Mr. Bond stated that if the county took another \$10-15 million sales tax bond right now, it would reduce the county's coverage and the AAA bond rating would likely drop, which came at a high cost, and the county's interest rate would also increase. His advice to the commissioners recently on large capital projects was to hold off a bit and gain a little more fund balance and proceed a little slower. There have been several large projects in the past five years. This is his advice to the commissioners now. Mr. Bond cautioned that it is not a good idea to go from a AAA to a AA bond rating; these are risks the county would encounter if it goes out for another \$10-15 million bond using sales tax. He needed more information; an analysis will take 3-4 months. He explained that to go for a public vote sends a stronger signal to the bonding lending community. The Weber Center building bond will be paid off in three years.

Commissioner Harvey pointed out other associated costs that have to be planned for besides the donated land—the structure would be another \$10-12 million, another half a million dollars for books and infrastructure, and ongoing costs of about another half million to \$600,000 dollars annually for operating costs. He stated that from today's discussion it would be fiscally irresponsible to act too quickly on this and that data is also needed. Commissioner Gibson feels that the library system would be incomplete without a library in that area and it should be made as high a priority as possible. Chair Ebert reiterated that this Commission supports libraries, that the county has constraints but also understands fairness and equity and will prioritize a library.

2. **FINAL READING OF AN ORDINANCE AMENDING WEBER COUNTY CODE: DEFINITIONS (101-1-7) & OGDEN VALLEY SIGNS (TITLE 110, CHAPTER 2) TO AMEND PROVISIONS RELATED TO FLAGS, WINDOW SIGNS, & PORTABLE SIGNS – ORDINANCE 2017-31.**

Rick Grover, County Planning Director, noted that the public hearing occurred last week and there are no changes.

Commissioner Gibson moved to adopt Ordinance 2017-31 amending Weber County Code: Definitions (101-1-7) and Ogden Valley Signs (Title 110, Chapter 2) to amend provisions related to flags, window signs, and portable signs; Commissioner Harvey seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

3. **SECOND READING OF AN ORDINANCE APPROVING OGDEN CANYON ROAD NAME CHANGES - ORDINANCE 2017-32.**

Brett Badley, County Addressing Manager, stated that there are no changes from the previous meeting.

Commissioner Harvey moved to adopt Ordinance 2017-32 approving Ogden Canyon Road name changes; Commissioner Gibson seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

4. **LEASE AGREEMENT WITH SUMMERS & SUMMERS, LLC, AND WESTERN LANDSCAPING, CO.**

Sean Wilkinson, County Community Development Director, noted that the county has had a lease with Summers since 2007 on the Ogden Valley property. It expired earlier this year and Summers asked to continue the lease and to include Western Landscaping so they can store landscaping products. The rent will increase and the term is for one year with three additional one-year lease options.

Commissioner Harvey moved to approve the Lease Agreement with Summers & Summers, LLC, and Western Landscaping, Co.; Commissioner Gibson seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

5. **RESOLUTION AUTHORIZING PARTICIPATION IN SMALL BUSINESS LOAN PROGRAM ADMINISTERED BY BUSINESS LOANS OF UTAH – RESOLUTION 44-2017.**

Douglas Larsen, Weber County Economic Development Partnership Director, stated that the county is appropriating \$100,000 in 1/2018, when this program will start, to invest in the growth of small businesses by participating in this loan fund administered by the Business Loans of Utah. The funds provide access to critical investment capital for underserved county businesses. For every \$1 the county appropriates it leverages \$7. The loans have a 5-year term. He introduced Mike Plaizier and Paul Johnson, of Utah Center for Neighborhood Stabilization, as the brains behind the program, which Mr. Plaizier highlighted. Chair Ebert outlined the process including that the county will review the applications, Mr. Larsen will make recommendations and the credit committee will make the final determination. Mr. Plaizier stated that they have received approval on the fund from the lender, Zions Bank, for \$7 million.

Commissioner Harvey moved to adopt Resolution 44-2017 authorizing participation in the Small Business Loan Program administered by Business Loans of Utah; Commissioner Gibson seconded.  
Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

**6. RESOLUTION APPOINTING A COUNTY REPRESENTATIVE & AN ALTERNATE REPRESENTATIVE FOR THE UTAH COUNTIES INDEMNITY POOL ANNUAL MEMBERSHIP MEETING – RESOLUTION 45-2017.**

Courtlan Erickson, Deputy County Attorney, presented this annual resolution.

Commissioner Gibson moved to adopt Resolution 45-2017 appointing James Ebert as the Weber County representative and Kerry W. Gibson as the alternate representative for the Utah Counties Indemnity Pool Annual Membership Meeting; Commissioner Harvey seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

**7. CONTRACT WITH LES OLSEN COMPANY FOR A COPY MACHINE AND A WHITEBOARD.**

Shelly Halacy, of the Commission Office, presented this contract, which costs less than the former contract.

Commissioner Harvey moved to approve the Lease Agreement with Les Olsen Company for a copy machine and a whiteboard; Commissioner Gibson seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

**E.2 - PRESENTATION OF THE QUARTERLY FINANCIAL REPORTS.**

Scott Parke, County Comptroller, gave the highlights of the county's expenditures and revenues through 9/30/2017 noting that the Clerk/Auditor's Office reviews every account quarterly. The county is right where it is expected to be. The Municipal Services Fund is also right where expected and so is the Animal Shelter. As of 9/30/2017 the Transfer Station has been on the positive side.

**8. APPROVAL OF THE WEBER COUNTY 2018 TENTATIVE BUDGET.**

Scott Parke, County Comptroller, outlined the budget process, which includes a 1% employee COLA adjustment and a .25 cent/hour increase to offset increased health insurance costs. The budget includes the capital projects plan, which last year had unfunded needs of about \$19 million over the next five years in excess of what the county had available for those projects. There are still about \$10 million of unfunded capital project needs over the next five years. This year about \$10 million will be spent to finish the libraries, \$600,000 for deferred maintenance, repairs and equipment, and about \$500,000 to help improve the Weber Center, including the parking structure repairs to try stretching out its use a little longer. The budget includes the county-wide capital projects plan. There is also about \$35.5 million in requests by department heads/elected officials with a huge shortfall. Additionally, there is a list of potential capital projects, not included on the list, because they have not yet been evaluated/prioritized, for about another \$20 million.

Commissioner Harvey moved to approve the 2018 tentative budget; Commissioner Gibson seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

**H. PUBLIC COMMENTS:** None.

**I. ADJOURN**

Commissioner Harvey moved to adjourn at 11:31 a.m.; Commissioner Gibson seconded.

Commissioner Gibson – aye; Commissioner Harvey – aye; Chair Ebert – aye

Attest:

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James Ebert, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor