

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

Tuesday, November 17, 2015 - 5:45 p.m.

Commission Chambers, 2380 Washington Blvd., Ogden, Utah

*In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the County Clerk records in the minutes the names of all citizens 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.*

**COMMISSIONERS:** Matthew G Bell and James Ebert. Kerry W. Gibson participated via telephone.

**OTHERS PRESENT:** Ricky D. Hatch, County Clerk/Auditor; David C. Wilson, Deputy County Attorney; and Fátima Fernelius, of the Clerk/Auditor's Office, who took minutes.

- A. WELCOME** – Commissioner Bell
- B. INVOCATION** – Jason Hodge
- C. PLEDGE OF ALLEGIANCE** – Commissioner Ebert
- D. THOUGHT OF THE DAY** – Commissioner Bell

**E. CONSENT ITEMS:**

1. Purchase orders for \$135,921.33
2. Warrants #326855-#327033 for \$1,021,765.34
3. Minutes for the meeting held on November 10, 2015
4. Stipulation, Quit Claim Deed and Easement Agreement by/between Weber County and J. Craig Peery and Peery/Ogden Canyon Trust, J. Craig Peery, Trustee
5. Set the first public hearing for December 1, 2015, 10 a.m., to consider potential projects for which funding may be applied for under CDBG program for 2016
6. Set public hearing for December 1, 2015, 10 a.m., to consider/take action on a proposal to amend the following: Weber County Land Use Code, General Provisions (Title 101), Definitions (Section 1-7); Subdivisions (Title 106), General Provisions (Chapter 1); Standards (Title 108), Hillside Development Review Procedures and Standards (Chapter 14); & other County Code sections to provide for administrative edits related to changes in the subdivision code and related to changes to the names of the Planning Commissions and the planning areas
7. Estoppel Certificate for Summit Mountain Holding Group, L.L.C.
8. Final approval of Phase 2 of Ridge Townhomes at Wolf Creek P.R.U.D., 8 units, at approx. 3400 North Moose Hollow Drive, including a \$377,600.00 financial guarantee for subdivision improvements. This approval also includes the County Survey Monumentation Improvement Agreement.
9. Granting easement from the County to Stonefield, Inc. for ingress & egress across Parcel #10-040-0004

Commissioner Ebert moved to approve the consent items; Commissioner Bell seconded.  
Commissioner Ebert – aye; Commissioner Bell – aye; Chair Gibson – aye

**F. ACTION ITEMS:**

**1. WEBER COUNTY BOARD OF CANVASS – 2015 ELECTION**

Ryan Cowley, County Elections Director, referred to the election results before the commissioners for Proposition 1 regarding the transportation tax stating that it passed by 56.7%. His overview included voter turnout statistics, by mail summary, and reasons for not counting. Mr. Cowley noted the great lengths that the Elections office went to in order to resolve those ballots that had a signature issue. He said that about 90% of the voters returned their ballot by mail, which is significant. The only other time that vote-by-mail was conducted was in 2013 for the library bond. The turnout county-wide for this year's election was about 37%. He noted that Farr West City chose to conduct a traditional election whereby voters had to go to their polling places to vote. This gave a good sample of data. Their turnout came in at about 23%. There was a significant voter increase by the cities that utilized vote-by-mail. He expressed thanks to everyone for the tremendous job in conducting the election and Commissioner Ebert also expressed thanks.

Commissioner Ebert moved to approve the 2015 County Board of Canvass; Commissioner Bell seconded.  
Commissioner Ebert – aye; Commissioner Bell – aye; Chair Gibson – aye

**2. RIGHT-OF-WAY CONTRACT WITH RORY YOUNGBERG, PARCEL 6, FOR THE SKYLINE DRIVE PROJECT – CONTRACT C2015-395**

Chad Meyerhoffer, of County Engineering, briefly presented this contract.

Commissioner Ebert moved to approve Contract C2015-395, right-of-way contract with Rory Youngberg, Parcel 6, for the Skyline Drive project; Commissioner Bell seconded.

Commissioner Ebert – aye; Commissioner Bell – aye; Chair Gibson – aye

**G. PUBLIC HEARINGS:**

1.

Commissioner Ebert moved to adjourn the public meeting and convene the public hearings; Commissioner Bell seconded.

Commissioner Ebert – aye; Commissioner Bell – aye; Chair Gibson – aye

**2. PUBLIC HEARING TO TAKE INPUT ON A PROPOSED INTERFUND LOAN BETWEEN THE TRANSPORTATION DEVELOPMENT FUND AND THE PUBLIC WORKS FUND FOR THE PURPOSE OF COMPLETING CAPITAL PROJECTS**

Scott Parke, County Comptroller, stated that there is a significant amount of money in the Transportation Development Fund and there are plans to spend that money, however, it will be several years before construction and the funds are expended. This money is earning minimal interest. The county has the opportunity to continue working on some of the flood-control projects but additional funds are needed. The solution is to borrow internally and this will be repaid over 10 years from the money earmarked for stormwater projects.

**3. PUBLIC HEARING TO TAKE INPUT ON THE WEBER COUNTY 2016 TENTATIVE BUDGET**

Scott Parke, County Comptroller, gave a slide presentation noting that the county has quite a diverse economy, which lends to a more stable economy. The market has not rebounded much since the 2008 downturn. His presentation included the new property value growth, the sales tax (increasing at about 4% annually over the last several years), General Fund revenues (expected at \$70.2 million) and General Fund expenditures (at \$69.7 million). The county spent almost \$6 million on healthcare in 2010 and budgeted almost \$9 million for 2016. Weber County is one of the few counties that pays 100% of the premiums for health insurance for every employee. Sick leave and other post employment benefits will become a significant expenditure in the next few years. He also stated that, while the county's benefit package is high, the county is finding it difficult to attract people to employment positions because the cash benefit is not as high as that of the nearby counties.

The county just received a high bond rating from Standard & Poor's Rating Services due to its strong management with good financial practices, strong budgetary flexibility, etc. Mr. Parke stated that the county needs to review how employees are compensated and figure out how to accomplish other goals to become more efficient. Commissioner Ebert said that the county is working on these items.

Mr. Parke addressed the Special Revenue Fund revenues (\$40.6 million) and expenditures (70.8 million) noting that the county built up a significant amount of money in the Transportation Development Fund intentionally and is now spending down that fund balance for transportation projects. He presented the five-year forecast for the Municipal Services Fund, the Library Fund and the Health Fund. The voters just approved the transportation tax, which will significantly increase the ability to complete various transportation/maintenance projects and maintain a healthy fund balance in the Municipal Services Fund. Regarding the Enterprise Funds, Mr. Parke stated that the Transportation Station is budgeted to exceed spending by \$414,919. The final 2016 budget is to be adopted on 12/22/2015.

Commissioner Bell noted that there are no COLA or merit increases in this budget; there were also no increases in 2014. He said that the plan is to see where the revenues are in the summer or fall of 2016 and to revisit this. Commissioner Ebert said that from studying the employment market in relation to county employees there are concerns that wages are not at market level and this makes retention and attracting potential employees extremely difficult. He said that the county is lucky to have dedicated employees that are weathering the storm. The commissioners are working on the employees benefits model. They are also well aware of the other issues mentioned and are diligently working on them. Chair Gibson expressed gratitude to the employees and noted the need to be aware of the health insurance premiums increase that is a result of the Affordable Care Act.

Commissioner Bell invited public comments and following is a summary:

Jan Fullmer, of Eden, is retired and her profession was in the healthcare industry. She stated that healthcare costs for insurance premiums have far exceeded the cost of living. She said that many companies that negotiate healthcare contracts with insurance companies prefer to cut back on paying for the gold/platinum policies for employees in order to increase their salaries. She asked if the county can be penalized for paying 100% of the healthcare premiums because that is considered a Cadillac plan under the Affordable Care Act. Mr. Parke believes the county's plan is grandfathered and stated that the County Human Resources Director is addressing it.

4.

Commissioner Ebert moved to adjourn the public hearings and reconvene the public meeting; Commissioner Bell seconded.  
Commissioner Ebert – aye; Commissioner Bell – aye; Chair Gibson – aye

5. **ACTION ON PUBLIC HEARINGS:**

**G2. RESOLUTION FACILITATING THE INTERFUND LOAN – RESOLUTION 45-2015**

Commissioner Ebert moved to adopt Resolution 45-2015 facilitating the loaning of funds from the Transportation Development Fund to the Weber County Capital Projects Fund; Commissioner Bell seconded.  
Commissioner Ebert – aye; Commissioner Bell; Chair Gibson – aye

**G3. WEBER COUNTY 2016 TENTATIVE BUDGET**

No action was necessary.

**H. PUBLIC COMMENTS:** None

**I. ASSIGN PLEDGE OF ALLEGIANCE & THOUGHT OF THE DAY FOR TUESDAY, NOVEMBER 24, 2015, 10 A.M.**

**J. ADJOURN**

Commissioner Ebert moved to adjourn at 6:28 p.m.; Commissioner Bell seconded.  
Commissioner Ebert – aye; Commissioner Bell – aye; Chair Gibson – aye

Attest:

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Kerry W. Gibson, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor