

MINUTES
WEBER COUNTY COMMISSION
Tuesday, November 26, 2019 - 5:30 p.m.
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: Scott K. Jenkins, James "Jim" H. Harvey and Gage Froerer.

OTHER STAFF PRESENT: Ricky D. Hatch, County Clerk/Auditor; Christopher Crockett, Deputy County Attorney; and Fátima Ferneliuss, of the Clerk/Auditor's Office, who took minutes.

A. WELCOME - Chair Jenkins

B. INVOCATION - Scott Parke

C. PLEDGE OF ALLEGIANCE - Commissioner Harvey

D. THOUGHT OF THE DAY - Commissioner Jenkins

E. PUBLIC COMMENTS: Dave Shupe, of Liberty, said that a Weber County Assessor staff went to his home and saw that the sq. footage was wrong but after he returned to the office he made no change. He said that the county relies on the taxpayers to fix the Assessor's mistakes, which is wrong, but when a taxpayer makes an error, he is held accountable and receives penalties, but when the county makes an error, there is no consequence. He said that this allows the Assessor to make mistakes and get paid for them, but it is wrong to incentivize the Assessor to make errors in the wrong direction for the county to receives more dollars, that the commissioners need to live within its budget and quit making taxpayers pay for their mistakes.

F. PRESENTATION ON NORTHERN UTAH ECONOMIC DEVELOPMENT UPDATE.

Chris Roybal, with Northern Utah Economic Development, gave an update at this five month juncture and believes they are ahead of schedule. Highlights included that the website is coming along and will showcase certain 5+ acre parcels available in northern Utah. The Guide to Northern Utah's regional economic development will go to 800 national site selectors on 12/9/19, and then quarterly. Weber and Davis representatives are attending marketing meetings in California, and have met with most major brokerage houses, construction companies, banks, law firms, etc. He noted some large project contracts are coming or looking into the region. They are looking at development in the large available property in western Weber County. All municipalities between the two counties are onboard with this and there will be quarterly meetings with them starting in January.

G. CONSENT ITEMS:

1. Warrants #2205-2226 and #445078-445358 in the amount of \$1,226,258.27.
 2. Purchase orders in the amount of \$331,246.33.
 3. Minutes for the meeting held on November 19, 2019.
 4. A new business licenses.
 5. Retirement Agreement with Kimberly Perry.
 6. Request sell surplus real property, Parcel #04-040-0062.
 7. Surplus a Smith's Detection APD 2000 Chemical Warfare Agent Detector from Homeland Security.
 8. Surplus computers and equipment from the Information Technology Department.
 9. Surplus nineteen office chairs from the Ogden Eccles Conference Center.
 10. Modification #2 to a TAP Funds Cooperative Agreement with Utah Department of Transportation (UDOT).
 11. Weber Co. Tax Review Committee request to refund \$364.48 to Keaton Southwick Parcel #15-328-0001 for acreage discrepancy.
 12. Ratification of RAMP grants: WCCA/Peery's Egyptian Theater; Excellence in the Community; WCCA/Peery's Egyptian Theater; Ogden Musical Theater; Weber County Parks; Indoor Archery Range Building.
- Commissioner Froerer moved to approve the consent items; Commissioner Harvey seconded.
Commissioner Harvey – aye; Commissioner Froerer – aye; Chair Jenkins – aye

H. PUBLIC HEARING (begins at 6:00 p.m.).

1. Commissioner Harvey moved to adjourn the public meeting and convene the public hearing; Commissioner Froerer seconded.
Commissioner Harvey – aye; Commissioner Froerer – aye; Chair Jenkins – aye

2. PUBLIC HEARING TO TAKE INPUT ON THE WEBER COUNTY 2020 TENTATIVE BUDGET.

Scott Parke, County Comptroller, stated that as part of the 2020 tentative budget there is an adjustment to the Municipal Services Fund. Of the county's \$212 million revenues, about 26% come from property taxes and 32% from sales taxes but a lot of the money has restrictions from the State. In 2020, the General Fund will collect about \$80.2 million with 56% going to public safety. The commission approved \$3.1 million for employee compensation, which is made of about 45 additional cents/hour to help offset the increased cost of health and dental insurance (8½% & 15%+ respectively), employees are eligible to receive up to 3% based on pay for performance, about \$1.1 million will go for jail upgrades and a new \$900,000 storage facility for the Sheriff, about \$1.2 million for repairs/upgrades for Culture, Parks & Recreation facilities, there is about \$4

million dollars saved for repairing/replacing the parking structure, about \$2.7 million for other expenditures and new for this year is the \$1.7 million being set aside for a Repair and Replacement Fund to help maintain buildings going forward. Changes from the tentative to the final budget include the Sheriff's storage facility, \$600,000 towards finishing the second floor of the Weber-Morgan Health Department Annex Building for leasing out, and \$200,000 for repair/maintenance of trails. The 5-year forecast shows that the projected fund balance in the General Fund is right where expected. The county built up the Library Fund balance over the last few years to deal with a new library built in Roy and the North Ogden and Ogden facilities that were remodeled and they are projecting that the fund balance is decreasing because employees and operating expenses increased but no taxes were not increased. The rate may need to be adjusted and this is on the radar for the next 5-7 years. The Paramedic Fund is very healthy and no tax increase is anticipated for the next 5 years for the Health Fund.

The Municipal Services Fund is anticipated to be bankrupt by the end of 2020, at which time State law would take effect and start commanding how the county would operate that fund. This fund (begun in 2013) was not set up to be fiscally solvent in the long run; it was just balanced from year to year and the underlying issues were not addressed. A tax rate adjustment will be made to this Fund by lowering the county's general operations tax rate for everyone in the county by \$500,000, the unincorporated residents will see a tax increase by about \$358,825. The tax rate shift is to eliminate the financial subsidy currently being provided to the unincorporated residents from the county's General Fund, which is unlawful by State statute, and they will start paying their fair share for their indirect expenditures. A couple of open houses were held on this item and one of the questions that arose was what the county is doing to ensure that all the secondary Ogden Valley homes are paying the correct tax. Anytime a home changes ownership, the Assessor's Office sends out a letter asking if it is a primary or secondary home and owners have to prove primary residence. The county will do a 100% tax increase on the Municipal Services line for unincorporated areas. Every resident will see a tax decrease on their general county fund line and 6% (the unincorporated residents) will see an increase on their Municipal Services line, which is still the lowest by far of the cities that have a tax rate, even after doubling that rate. This does not solve the problem but currently there are unanswered questions about western Weber County (e.g. there are potential annexations and a petition to form a city).

3. Public comments:

--Gary Haws, of Eden, agrees that unincorporated residents should pay their fair share. Their largest expense is for the Sheriff—and cities have a Sheriff at every school. His understanding is that the County Jail has a percentage of inmates in the juvenile court system which may or may not be from unincorporated areas, and until this is figured out he opposes the tax increase, that it is not fair without all the needed data.

--Mr. Parke responded to Eric South, of Warren, that his presentation will be available on the county's website. Mr. South, a federal employee, is opposed to a second tax increase in a couple of years but feels people should pay their fair share.

--John Prince, of Huntsville, thanked Mr. Parke for his competency that showed in his presentation. He suggested that the county really look at each department's efficiencies.

--Jim Bond, of Warren, appreciates the county's mitigating work on the flooding in his area and the installed infrastructure. He spoke of the tax increase in his area stating that he is a disabled veteran and a federal retiree and every increase is difficult. Chair Jenkins addressed his question stating that the county just received notice that the paperwork for the petition for the city was filed with the Lt. Governor's Office for the follow-up on the study, and it will be voted on June 2020. Mr. Bond heard that there would be a 270% tax increase for the proposed city and the annexation of part of Plain City could affect some of that. He opposes the increase and doesn't believe he'll receive any additional services from this.

4.

Commissioner Harvey moved to adjourn the public hearing and reconvene the public meeting; Commissioner Froerer seconded.

Commissioner Harvey – aye; Commissioner Froerer – aye; Chair Jenkins – aye

5. ACTION ON PUBLIC HEARING:

a. **RESOLUTION ADOPTING THE MUNICIPAL SERVICES FUND PROPERTY TAX INCREASE FOR CALENDAR YEAR 2020 - RESOLUTION 59-2019.**

Chair Jenkins lives in a city and the other two commissioners live in unincorporated areas. He supports this shift because he has been supporting the unincorporated Weber County through his taxes for several years. This shift should have been done a long time ago and the 100% tax increase would not be needed now. The county has to do something this year or there will be automatic consequences from the statute for not complying. Commissioner Froerer supports this even though it means a tax increase for his family. When he came into office one issue was the budget—the commissioners' highest obligation is to oversee how taxpayers' dollars are spent. He strongly believes that if one uses a service, then you should pay for it, that the services being provided are equitably being charged, that this budget is well managed and the county's debt is rapidly being decreased. This is really a shift allocating the dollars that were being subsidized, which is required by law.

Commissioner Harvey noted that both County Building Inspection and Engineering draw from the Municipal Services Fund, that there have been two vacant positions and the other employees are stepping up, that the county has looked at efficiencies, made all the cuts, and he is comfortable with the job being done by all the incredible efficient employees. They get awards State-wide and nationally and the county is considered in the top 2% of the counties in the nation because of its efficiencies. This is a tax shift and correction to an imbalance that has occurred for a number of years.

Commissioner Harvey moved to adopt Resolution 59-2019 adopting the Municipal Services Fund property tax increase for the 2020 calendar year; Commissioner Froerer seconded.

Commissioner Harvey – aye; Commissioner Froerer – aye; Chair Jenkins – aye

b. RESOLUTION ADOPTING THE OPERATING AND CAPITAL BUDGETS OF WEBER COUNTY FOR CALENDAR YEAR 2020 - RESOLUTION 60-2019.

Commissioner Froerer moved to adopt Resolution 60-2019 adopting the Operating and Capital Budgets of Weber County for the 2020 calendar year; Commissioner Harvey seconded.

Commissioner Harvey – aye; Commissioner Froerer – aye; Chair Jenkins – aye

I. COMMISSIONER COMMENTS: Commissioner Froerer thanked the financial team. The budget has been worked on for the past few months and he can state unquestionably that every department's budget was scrutinized, including the Sheriff, and that this Commission takes its job as budget overseers very seriously. Chair Jenkins said that it is difficult for the unincorporated residents but for 94% of the county, taxes were lowered this year.

J. ADJOURN

Commissioner Froerer moved to adjourn at 6:53 p.m.; Commissioner Harvey seconded.

Commissioner Harvey – aye; Commissioner Froerer – aye; Chair Jenkins – aye

Attest:

Scott K. Jenkins, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor