Minutes of the meeting of the Taylor West Weber Parks district held on Wednesday, December 6, 2023 at 5:10 p.m. at 3151 s 4700 w Ogden, Utah.

Board Members Present: Roger Heslop, Lance Peterson, Shae Bitton, Brandan Quinney, Katie Toone excused

Others Present:

1. Welcome

2. Approve minutes from November- Kathy motions to approve minutes. Shae seconds. Vote is unanimous.

3. Reporting of Sub-Committees

a. activities- nothing to report

b. outreach- nothing to report

c. fundraising- nothing to report

d. acquisition- nothing to report

4. Report on meeting with planning Commissioners- We went in to talk about Navy Meadows. We presented to them that when we first met with them there were 26 townhomes, and when Navy Meadows sent over their plot there were 100 townhomes. Charlie claimed that nobody at the county had ever spoken to Navy Meadows, but Navy Meadows claims it was the county who encouraged them to put in so many townhomes. We shared our concern that we would need 5 acres for a park in a development of that size. At the end of the meeting, he said something else about pushing through the set $3000 per dwelling fee the developers pay. He said the national standard for parks is 1 acre for each 1,000 people

5. State of the Taylor West Weber Park District report- 1. We are the only legal organization in Taylor and West Weber who is advocating for the community. Roger gathered our accomplishments. Participated in the development of the Western Weber General Plan. Contributed to the Master Plan. Acquired 9 acres for a park. The Western Weber General Plan 2023 still says that zoning is still 1 residence per acre. Land owners still determine what happens to their land. Developers may request to amend zoning. To request, the community should benefit to the same extent as the developers.

The county is proposing a flat fee of $3k per residential unit, no matter what type of dwelling. Approved to date, with our district’s development fee, would give us $1,477,000 promised from the developers to come back to our community. Next Tuesday night is a Western Weber planning meeting where there will be a work session to talk about Winston Park, Navy Meadows, and Terackee River. If their new developments are all approved, we would get another $1,714,000. Which would bring our potential to $3,191,000.

Future needs:

1.We need to develop an impact fee asap, so we can get the money from all of the new builds. We have to legally justify the impact of the new homes has on the community.

2. Apply for RAMP grants.

3. Develop master requirements for park development

4. Acquire addition land for park development

5. Expand existing park area.

6. Work with developers and county to accomplish goals of the park district.

6. Code of Ethics Statement for Board members- Kathy motions to adopt the Code of Ethical Conduct. Shae seconds. Vote is unanimous.

7. Motion to prefer community business owners- (As far as development in the district) We want to write something that says we will prefer work done by contractors who are based in the area. Shae motions to give park development preference to businesses based in Weber County, preferably within the park district boundaries. Kathy seconds. Vote is unanimous.

8. Audit Committee discussion- Kathy motions to adopt the proposed addition to Taylor West Weber Park Board by-laws. Shae seconds. Vote is unanimous.

9. Conflict of Interest Disclosure form- There is no conflict of interest form required at our service level.

10. Treasurer's Report- Lance made some amendments to the 2024 budget, as well as some changes to the 2023 budget that isn’t closed out yet. Some of our operating expenses were higher this year than the proposed budget. Our tax revenue should be coming in in the next couple of weeks. The interest rate that we were promised isn’t what we are receiving. Lance is going to find time to go talk to them and see what we can do to get a higher interest rate. If not, we are not opposed to moving to a different institution. We need to vote on the Fraud Risk Assessment. The proposed amendments, we have 330 points. Shae motions to approve. Kathy seconds. Vote is unanimous.

11. Legal Counsel- nothing to add

12. Board Member Concerns- Lance met with an electrician and a general contractor about building our bowery, and doing it at cost and then they can donate the profit to benefit them. Lance wants to get a bunch of fill dumped in the north end of the park, then we can get our parking lot built. Lync can come in and finish the lot when we have it filled. Then we could develop the 2 pavilions, the north and south ones. He has a prototype of a red barn pavilion. Once we get the deedfor the other 33 acre addition to our park, Lance will sit down with Reeves and see what they have done for us, and see if we can bid out the parking lot instead of having Lync do it for us. We could even have other companies bid to see if they are charging us fair prices. Kathy motions to allow Lance to proceed with his endeavors to find contractors to begin work on our parking lots and pavilions, and we should reimburse Lance for the services that he is providing to the park district over and above the regular park board duties (Lance will provide receipts). Lance will get bids on engineering and parking lot development bids. Shae seconds. Vote is unanimous.

13. Closing Remarks from the Chair

14. Adjourn at 6:00

2024 Budget Hearing at 6 PM

1. Kathy motions to open the Budget Hearing for the 2024 calendar year.
2. Discussion on the budget- Since there are no community members, there needs to be no public hearing.
3. Voting on the 2024 Budget- Shae motions to adopt the 2024 budget as proposed by Lance. Kathy seconds. Vote is unanimous.
4. Lance motions to dismiss. Kathy seconds. Vote is unanimous.