

**WEBER BASIN WATER CONSERVANCY DISTRICT
 BOARD OF TRUSTEES MEETING
 THURSDAY, JULY 31, 2025, 9:00 A.M.
 DISTRICT HEADQUARTERS**

- 1) Welcome & Pledge of Allegiance Chair Osguthorpe
- 2) Consideration of Approval of Minutes for Regular Board Meeting and
 Hearing on Petitions for Water Contracts held June 26, 2025,
 and Orientation Meeting held June 24, 2025..... Chair Osguthorpe
- 3) Update Regarding West Bench Redevelopment Gen. Mgr. Paxman
 Area RDAand Brandon Cooper, Riverdale City Director
- 4) Consideration of Approval of Resolution Appointing Gen. Mgr. Paxman
 A Representative for the West Bench Redevelopment Area..... and Mgr. Searle
- 5) Consideration of Approval of Fourth Quarter
 2025 Financial ReportTrustee Buttschardt
- 6) Hearing on Petitions for Water Contracts and Consideration
 of Approval of Cancellations Mgr. Searle

A. DAVIS COUNTY:

Cancellations of Water

1. Curtis Pitts..... 1.4 a.f. Dist. 1
 Layton (11-560-0020)

Petitions for New Water

1. Evergreen-1525 & Burke Land LLC 2.46 a.f. Dist. 4
 Farmington (08-709-0002)
2. MIDA (Military Installation Development Authority)..... 5.0 a.f. Dist. 4
 HAFB

B. WEBER COUNTY:

Petitions for New Water

1. William Rick Bailey & Shalin Bailey Trust 1.3 a.f. Dist. 4
 Huntsville (21-048-0013)
2. William Rick Bailey & Shalin Bailey Trust 1.3 a.f. Dist. 4
 Huntsville (21-005-0047)
3. Lee Revocable Living Trust..... 1.95 a.f. Dist. 4
 Huntsville (21-005-0024)
4. Michael & Kristi Monson Living Trust 0.65 a.f. Dist. 4
 Eden (22-208-0002)

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- 7) Water Supply Report Mgr. Olsen
- 8) Consideration of Approval of Construction Contract for the Riverdale Roundabout Waterline Replacement Project Gen. Mgr. Paxman and AGM Nelson
- 9) Department Update – Information Services Department Mgr. Pierce
- 10) General Manager’s Report.....Gen. Mgr. Paxman
- 11) Other Business
- 12) Closed Session: Discussion on Purchase of Water Rights and Real Property Purchase

**MINUTES OF A REGULAR MEETING OF THE WEBER BASIN WATER
CONSERVANCY DISTRICT BOARD OF TRUSTEES HELD THURSDAY,
JULY 31, 2025, 9:00 A.M., AT DISTRICT HEADQUARTERS**

Present:

Chair Angie Osguthorpe
Trustee Jared Andersen
Trustee Mark D. Anderson
Trustee Kym O. Buttschardt
Trustee Gage Froerer
Trustee Scott K. Jenkins
Trustee Christopher F. Robinson
Trustee Paul C. Summers

Excuse:

Trustee Bob Stevenson

Scott W. Paxman, General Manager/CEO
Mike Malmborg, Legal Counsel
Jody Williams, Legal Counsel

Brittney Bateman, Economics Planning Coordinator
Suzy Eppens, Contracts Administrator
Greg Pierce, Mgr. of Strategic Initiatives
Darren Hess, Assistant General Manager
Josh Hogge, Mgr. of M&I
Brad Nelson, Assistant General Manager
Riley Olsen, Mgr. of Water Supply & Power
Nathan Page, Staff Engineer
Jon Parry, Assistant General Manager
Kendall Searle, Mgr. of Administration
Sam Sorensen, Mgr. of Maintenance
Kathy Wood, Mgr. of Human Resources

Brandon Cooper, Riverdale City Director
Ben Kirk, BOR
Lauren Thomas, Weber County
Stephanie Russell, Weber County

I

WELCOME & PLEDGE OF ALLEGIANCE

Chair Osguthorpe welcomed all in attendance. She excused Trustee Stevenson then led the group as they recited the Pledge of Allegiance.

II

APPROVAL OF MINUTES

Chair Osguthorpe presented minutes of the regular board meeting, hearing on petitions for water contracts and public hearing held June 26, 2025, and orientation meeting held June 24, 2025 for review and approval. There were no additions or corrections. Motion was made by Trustee Jenkins, seconded by Trustee J. Andersen and passed unanimously, approving the minutes.

III

UPDATE REGARDING WEST BENCH REDEVELOPMENT AREA RDA

Gen. Mgr. Paxman invited Brandon Cooper, Riverdale City Director, to present an update regarding the West Bench Redevelopment Area (RDA).

Mr. Cooper stated he will be reviewing the proposed amendment of the previous RDA budget and sharing the updated information regarding the project area. He showed a map of the redevelopment area that was created in 2005 and said this contains 73.47 acres. He stated the original base year evaluation was set in 2011 at \$19,951,126.00. Mr. Cooper then explained the timeline and the changes that have been made since the RDA's inception including the change of tax increment collection commencement within 2020 to 2025.

Mr. Cooper then shared the key projects of the redevelopment area including the America First Campus, which is the largest supporter, as well as housing, hospitality, retail, and commercial office space. He then shared a list of the infrastructure needs which included line relocations, traffic improvements, water improvements, sewer improvements, and other public utility improvements.

He stated as the RDA stands currently, the District has agreed to participate at 100% over the course of 17 years. He said the proposed amendment would be at an 80% participation rate over a 20-year period and a total budget cap for the entire RDA of \$45.5M.

Much discussion continued and Mr. Cooper answered questions from the board.

Stephanie Russell was invited to comment on behalf of Weber County. Ms. Russell explained that new laws have been passed regarding community reinvestment areas since the creation of this RDA and stated Weber County amended their policy and procedures to align with the new law. She stated that there are still unresolved concerns from Weber County regarding the amendment of the old RDA.

Mr. Cooper stated that the amendment needs a 2/3 vote to pass, and they do anticipate seeing that approval based on support from the other entities involved.

IV

CONSIDERATION OF APPROVAL OF RESOLUTION APPOINTING A REPRESENTATIVE FOR THE WEST BENCH REDEVELOPMENT AREA

Mgr. Searle stated the board will be asked to appoint a representative for the Taxing Entity Committee (TEC) to vote on behalf of the District regarding the West Bench Redevelopment Area. Mgr. Searle stated the intent is that the representative will stay with the position of General Manager of the Central Weber Sewer District regardless of who holds the position.

There was discussion regarding the representative's authority and guidelines, and it was stated that the current General Manager of Central Weber Sewer District, Kevin Hall, would be a good representative and would be willing to listen to all the entities he would represent.

More discussion continued regarding the West Bench RDA.

Motion was made by Trustee Jenkins, seconded by Trustee Robinson and passed unanimously, approving the General Manager of the Central Weber Sewer District as the TEC Representative on behalf of the District for the West Bench RDA, and adopting the following resolution.

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Board of Trustees of the Weber Basin Water Conservancy District that the Chair and the General Manager of said District be, and they are, hereby authorized and empowered to accept on behalf of said District the appointment of the General Manager of the Central Weber Sewer District as the Taxing Entity Committee Representative on behalf of the District for the West Bench RDA, on the terms and conditions contained in the form of agreement presented to and considered at this meeting.

V

CONSIDERATION OF APPROVAL OF FOURTH QUARTER 2025 FINANCIAL REPORT

Trustee Buttschardt asked Fin. Analyst Bateman to review the fourth quarter 2025 financial report. Fin. Analyst Bateman stated this is the final month of the fiscal year. She said the District practices accrual-based accounting so we will have some adjustments to June before finalizing Fiscal Year 2025.

Fin. Analyst Bateman then reviewed the O&M report in detail including the categories of Water Sales, Taxes, Misc. Revenue, Debt, Capital, Misc. Expenses, and Proceeds. She provided explanations for any category that was below or exceeded the total budget.

Fin. Analyst Bateman presented the source and use statement. She explained the statement in detail and displayed various slides showing charts and graphs providing additional information on revenue, expenses, reserves, etc. Questions from the board were then answered.

Fin. Analyst Bateman reviewed the revenues and expenses and the year-to-date budget verses the fiscal year budget.

Fin. Analyst Bateman concluded her presentation by stating the overall FY2025 budget ended with a \$3.1M surplus for the year, which will be added to the O&M reserves.

Motion was made by Trustee Buttschardt, seconded by Trustee Summers and passed unanimously, approving the fourth quarter 2025 financial report as presented.

**VI
CONSIDERATION OF APPROVAL OF CANCELLATIONS OF WATER**

Mgr. Searle presented the following cancellations of water contracts.

A. DAVIS COUNTY:

- 1. Curtis Pitts..... 1.4 a.f. Dist. 1
Layton (11-560-0020)

Mgr. Searle reported that Mr. Pitts has a total allocation of 3.1 a.f. and after this cancellation 1.7 a.f. will be left on the property for irrigation. He said a meter was installed and it was realized by the property owner that water was allocated for oak brush that he does not water and therefore would like to cancel a portion of his contract.

Motion was made by Trustee Jenkins, seconded by Trustee Buttschardt and passed unanimously, approving the cancellation contract for Curits Pitts in Davis County outlined above and adopting the following resolution.

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Board of Trustees of the Weber Basin Water Conservancy District that the Chair and General Manager of said District be and they are hereby authorized and empowered to execute on behalf of said District cancellation petitions for the following, on the terms and conditions contained in the form of agreement presented to and considered at this meeting.

- 1. Curtis Pitts.....1.4 a.f. Dist. 1

**VII
CONSIDERATION OF TREATED WATER CONTRACT**

Mgr. Searle presented the following contract for treated water.

A. DAVIS COUNTY

- 1. MIDA (Military Installation Development Authority)..... 5.0 a.f. Dist. 4
HAFB

Mgr. Searle stated MIDA has exceeded their contracted volume of water for two consecutive years. As per District policy, they were asked to contract for additional water to cover the

increased demand due to area growth. They have elected to contract for an additional 5.0 a.f. of treated water which is the minimum volume for treated water contracts. Motion to approve the MIDA contract was made by Trustee Jenkins, seconded by Trustee Buttschardt, and the motion passed unanimously approving the water contract outlined above and adopting the following resolution.

RESOLUTION

BE IT AND IT IS HEREBY RESOLVED by the Board of Trustees of the Weber Basin Water Conservancy District that the Chair and General Manager of said District be and they are hereby authorized and empowered to execute on behalf of said District water contracts for the following, on the terms and conditions contained in the form of agreement presented to and considered at this meeting.

1. MIDA (Military Installation Development Authority)..... 5.0 a.f. Dist. 4

**VIII
WATER SUPPLY REPORT**

Acting Chair Trustee Summers invited Mgr. Olsen to present. Mgr. Olsen presented the following reservoir content data:

<u>RESERVOIR</u>	<u>TOTAL CAPACITY</u>	<u>DISTRICT CAPACITY</u>	<u>ACCRUED TO DIST TO DATE</u>	<u>% OF DIST CAPACITY</u>	<u>HISTORICAL RESERVOIR CONT.</u>	
					<u>AS OF 7/30/24</u>	<u>AS OF 7/25/23</u>
CAUSEY	7,870	6,870	4,730	69%	6,109	6,672
E CANYON	51,200	20,110	16,274	81	43,380	47,020
ECHO	73,940	6,422	0	0	55,410	64,920
LOST CRK	22,510	20,010	14,310	72	17,480	18,040
PINEVIEW	110,150	66,228	49,942	75	96,340	105,870
SMITH-M	8,351	6,560	5,427	83	7,517	7,620
WANSHIP	62,120	60,000	45,093	75	53,900	59,050
WILLARD	<u>247,302</u>	<u>222,273</u>	<u>105,620</u>	<u>48</u>	<u>205,372</u>	<u>215,425</u>
TOTAL	583,443	408,473	241,396	59%	485,508	524,617

Percent of District upstream storage is 73%.

Mgr. Olsen said the total District capacity is 59%, which was heavily impacted by the draining of Willard Bay. Mgr. Olsen presented slides showing the Ogden River and Weber River storage. He reviewed the storage in each District reservoir and said storage overall looks good considering the poor runoff this season. He shared that each reservoir, excepting Willard Bay is right at or slightly above the 5-year average.

Mgr. Olsen stated that the elevation of Willard Bay is right where is needed for the AV Watkins Siphon Replacement Project, so that work has begun and those larger releases out of Willard Bay have ceased.

Mgr. Olsen then shared the soil moisture chart showing a decrease due to lack of precipitation.

Mgr. Olsen showed the current elevation of Great Salt Lake. He stated the lake is currently at an elevation of 4,192.1 feet which is about a foot below this time last year.

Mgr. Olsen ended his presentation by showing the weather forecasts for the following month with monthly temperatures looking to be above average and precipitation showing equal chances of being above or below normal.

IX

CONSIDERATION OF APPROVAL OF CONSTRUCTION CONTRACT FOR THE RIVERDALE ROUNDABOUT WATERLINE REPLACEMENT PROJECT

Gen. Mgr. Paxman invited AGM Nelson to explain this project. AGM Nelson showed a map of the proposed roundabout on Ritter Drive which showed possible infrastructure. He explained the bids for the project came back far too high to be reasonably considered. AGM Nelson said the District feels this project should be tabled for now and considered at a later date, possibly with a larger project.

Motion was made by Trustee Froerer, seconded by Trustee J. Andersen and passed unanimously, tabling the Riverdale Roundabout Waterline Replacement Project for a later date.

X

INFORMATION SERVICES DEPARTMENT UPDATE

Mgr. Pierce was invited to give an update on the Information Service Department. Mgr. Pierce reviewed the staff of his department. He then reviewed what the Information Services Department is responsible for and the extensive list of physical and non-physical infrastructure that the department manages and maintains.

Mgr. Pierce highlighted the in-house development of mywaterutah.org which is a customer portal created in partnership with many other cities and entities. This allows each participating entity to give meter data access to individual customers which encourages conservation and gives the tools to individual users to regulate and manage their volumes of water efficiently and effectively.

Mgr. Pierce reviewed security monitoring and access systems upgrades and improvements. He then shared information regarding the District's AMI Network and Towers. Mgr. Pierce reviewed the industry-leading software and cyber security measures the District has in place and mentioned the partnership with the Utah Cyber Center.

Mgr. Pierce reviewed the recent cyber security audits of the District. He stated all audits came back with glowing reviews, specifically the Office of the Legislative Auditor General stated the District network is the "most advanced network other than our own" and "a model for how other water systems should be designed and run." Mgr. Pierce said we can feel great about our current cyber security position.

Mgr. Pierce said the goal of the Information Services Department is to maintain an exceptional level of service to our employees as well as our customers, to ensure our users have proper training, to keep IT staff up to date on emerging threats and technologies, to optimize and advance our systems where possible, and to protect and secure our infrastructure.

Trustee Summers thanked Mgr. Pierce and stated he was encouraged by the District's procedures and vigilance regarding security and all things IT. Trustee Buttschardt and Trustee M. Anderson thanked Mgr. Pierce for his incredible work and asked him to communicate their thanks and appreciation to his staff as well.

XI

GENERAL MANAGER'S REPORT

Gen. Mgr. Paxman stated there is an invite for each trustee to the Annual Appreciation BBQ that will take place after the August board meeting on Thursday, August 28, 2025. He encouraged the Trustees to please plan on staying for that event.

Gen. Mgr. Paxman reminded the board of the upcoming National Water Resource Association Conference being held in Tuscan, Arizona. He said this will take place November 5 – 7 and more details will be sent out shortly, but to save the date on calendars now.

Gen. Mgr. Paxman stated AGM Nelson has provided a handout on the Siphon Replacement Project at Willard and directed the Trustees to review the provided information. He said the dam will be removed in the designated section, a coffer dam installed, the outlet pipe installed and other related work, then the dam will be reconstructed. Gen. Mgr. Paxman said the work should be completed before the end of this calendar year.

Gen. Mgr. Paxman stated the marina boat ramp is not closed, but there are warnings regarding the low reservoir levels and boating is at your own risk. He stated the reservoir is currently at 48% capacity.

**XII
CLOSED SESSION TO DISCUSS PURCHASE OF
WATER RIGHTS AND REAL PROPERTY**

Acting Chair, Trustee Summers, entertained a motion from Trustee M. Anderson, seconded by Trustee Robinson, moving the meeting into closed session to discuss the purchase of water rights and real property. The vote was unanimous, and the meeting was then closed.

**XIII
RESULTS OF CLOSED SESSION**

In the absence of Chair Osguthorpe, acting Chair Trustee Summers entertained a motion from Trustee Jenkins, seconded by Trustee M. Anderson, moving the meeting out of closed session, back to an open meeting. The vote was unanimous, and the meeting was opened.

There was no action taken based on the result of the closed session.

**XIV
ADJOURNMENT**

There being no further business for discussion, meeting adjourned at 11:58 a.m.

Respectfully submitted,



Scott W. Paxman, General Manager/ CEO

The Board of Trustees of the Weber Basin Water Conservancy District, Utah, met in public session July 31, 2025, at 9:00 a.m., at District headquarters, Layton, Utah. Meeting was called to order by Acting Chair Kym O. Buttschardt. On roll call the following members were found to be present:

Present:

Chair Angie Osguthorpe
Trustee Jared Andersen
Trustee Mark D. Anderson
Trustee Kym O. Buttschardt
Trustee Gage Froerer
Trustee Scott K. Jenkins
Trustee Christopher F. Robinson
Trustee Paul C. Summers

Excuse:

Trustee Bob Stevenson

Scott W. Paxman, General Manager/CEO
Mike Malmborg, Legal Counsel
Jody Williams, Legal Counsel

Brittney Bateman, Economics Planning Coordinator
Suzy Eppens, Contracts Administrator
Greg Pierce, Mgr. of Strategic Initiatives
Darren Hess, Assistant General Manager
Josh Hogge, Mgr. of M&I
Brad Nelson, Assistant General Manager
Riley Olsen, Mgr. of Water Supply & Power
Nathan Page, Staff Engineer
Jon Parry, Assistant General Manager
Kendall Searle, Mgr. of Administration
Sam Sorensen, Mgr. of Maintenance
Kathy Wood, Mgr. of Human Resources

Ben Kirk, BOR

Mgr. Searle stated the meeting was being held pursuant to notice to the public, duly published as required by law, for the purpose of permitting all interested persons to show cause why the respective petitions for water contracts of the individuals as set forth in the notice, copies of which are attached hereto and incorporated by reference as a part of these minutes, for the allotment of water to lands in Davis and Weber Counties, Utah, by the Weber Basin Water Conservancy District, should not be granted.

Mgr. Searle reported there have been no written objections filed against the foregoing petitions and asked for any other objections to be presented at this time. No objections were received.

Thereupon the following resolution was presented and read:

**RESOLUTION GRANTING PETITIONS FOR THE ALLOTMENT
OF WATER BY WEBER BASIN WATER CONSERVANCY DISTRICT**

WHEREAS, acting pursuant to Section 73-9-19, Utah Code Annotated, 1953, as amended, there have been filed in the office of the Weber Basin Water Conservancy District, the following petitions for water contracts requesting the allotment of Weber Basin water annually, pursuant to the terms and conditions set forth in said petition:

A. DAVIS COUNTY:

- 1) Evergreen-1525 & Burke Land LLC2.46 a.f. Dist 4
Farmington (08-709-0002)

B. WEBER COUNTY:

- 1) William Rick Bailey & Shalin Bailey Trust1.3 a.f. Dist 4
Huntsville (21-048-0013)
- 2) William Rick Bailey & Shalin Bailey Trust1.3 a.f. Dist 4
Huntsville (21-005-0047)
- 3) Lee Revocable Living Trust.....1.95 a.f. Dist 4
Huntsville (21-005-0024)
- 4) Michael & Kristi Monson Living Trust0.65 a.f. Dist 4
Eden (22-208-0002)

Whereas after the filing of said petitions, it was determined to hold a public hearing on same in the office of the Board of Trustees of the District, and the General Manager of the District caused due and proper notice of the holding of such hearing to be posted to the Utah Public Notice Website on July 16, 2025, which notice advised all interested persons of the holding of such hearing and of their right to present objections in writing showing cause why such petitions should not be granted, and

WHEREAS, at the hour and place named in said notice, or at a subsequent meeting adjourned there from, the Board of Trustees of the District has met in public session and has heard all persons desiring to be heard and written or other objections having been presented, and

WHEREAS, after due consideration, it is the determination of the Board of Trustees that it is for the best interest of the District that such petitions should be granted.

NOW, THEREFORE, be it Resolved and Ordered by the Board of Trustees of the Weber Basin Water Conservancy District, as follows:

Section 1. That it is hereby determined to be in the best interest of the Weber Basin Water Conservancy District, that such petitions be granted.

Section 2. That said petitions are hereby granted and amounts of water in acre-feet are hereby allotted to the respective petitioners for the lands for which the same is petitioned, all as above set out.

Section 3. That the Chair of the District is hereby authorized and directed in the name of the District and on its behalf to execute formal orders granting said petitions allotting water to lands therein described, upon the terms, at the rates, and payable in the manner as in said petitions set forth and the General Manager/Secretary of the District is authorized and directed to attest said order.

Section 4. The Secretary of the Board of Trustees on its behalf, is directed to cause a fully executed copy of said order, to which shall be attached a copy of the petitions upon which the order is made, to be recorded in the office of the respective County Recorder.

After consideration of the resolution and order, motion was made by Trustee Jenkins, seconded by Trustee Buttschardt and passed unanimously, approving petitions for water contracts in Davis and Weber Counties and adopting the foregoing resolution.

Approved and adopted July 31, 2025.

Angie Osguthorpe, Chair

ATTEST:

Scott W. Paxman, General Manager/ CEO

(SEAL)

**MINUTES OF AN ORIENTATION MEETING OF THE WEBER BASIN WATER
CONSERVANCY DISTRICT BOARD OF TRUSTEES HELD MONDAY,
JULY 28, 2025, 10:00 A.M., AT DISTRICT HEADQUARTERS**

Present:

Trustee Mark D. Anderson
Trustee Gage Froerer
Trustee Scott K. Jenkins
Trustee Paul C. Summers

Excused:

Chair Angie Osguthorpe
Trustee Jared Andersen
Trustee Kym O. Buttschardt
Trustee Christopher F. Robinson
Trustee Bob Stevenson

Scott W. Paxman, General Manager/CEO
Brad Nelson, Assistant General Manager

**I
TOUR OF DISTRICT FACILITIES**

All in attendance meet at District Headquarters then visited Willard Bay to see the AV Watkins Siphon Replacement Project and other District infrastructure.

**II
ADJOURNMENT**

There being no further business for discussion, meeting adjourned at 12:30 p.m.

Respectfully submitted,



Scott W. Paxman, General Manager / CEO