

CLEARFIELD CITY COUNCIL MEETING MINUTES
6:00 PM WORK SESSION
May 27, 2025

City Building
55 South State Street
Clearfield City, Utah

PRESIDING: Mayor Pro Tem Dakota Wurth

PRESENT: Councilmember Karece Thompson, Councilmember Nike Peterson, Councilmember Tim Roper, Councilmember Megan Ratchford, Councilmember Dakota Wurth

ABSENT: Mayor Mark Shepherd

STAFF PRESENT: Assistant City Manager Spencer Brimley, Community Services Director Eric Howes, City Attorney Stuart Williams, Police Chief Kelly Bennett, Community Relations Director Shaundra Rushton, Public Works Director Adam Favero, Finance Manager Rich Knapp, Utility Superintendent Kenny England, Senior Accountant Lee Naylor, Planner Tyson Stoddard, Community Development Director Stacy Millgate, City Recorder Nancy Dean, Deputy City Recorder Chersty Titensor

VISITORS: Jenna Nelson, Scott Paxman, Cole Ross, Ginger Chinn, Nikki Kodama

Mayor Pro Tem Wurth called the meeting to order at 6:01 p.m.

UPDATE FROM WEBER BASIN WATER CONSERVANCY DISTRICT ON WATER RATES AND SERVICES

Scott Paxman, Weber Basin Water Conservancy District, informed the Council of the reasons for the recent and future water rate increases. He said most of the increases were for the rehabilitation and maintenance replacement of existing infrastructure. He said the infrastructure was about 75 years old and most of it was large-diameter federal material. He said the next five (5) years Weber Basin would spend about \$500M on infrastructure costs. He said they had created two new blocks of water shares – District 4 and District 5 – and a lot of the infrastructure costs were being financed through impact fees. He explained the different impact fee options.

He said the rate increases from 2018 to current were adjustments to bring contracts up to appropriate operation and maintenance funding levels. He said adjustments from 2025-2028 were to bring contracts up to appropriate repair and replacement funding levels. The District anticipated that from 2029 forward there would be 3%-5% inflationary increases.

He reviewed the driving factors of increases which were: 1) inflation, 2) federal project – many utilities had reached useful life, but Weber Basin was not expecting federal assistance, 3) limitation on reserves prior to 2013. They were currently trying to build up the reserve funds to handle replacement projects. He reviewed some of the repair/replacement projects expected over the next 10 years.

He explained potential impacts to the City. He said there were five different water types and different tiers of water. He said Clearfield City contracts were among the lowest rates because it had more of the project water. 70% was project water which had an annual average increase of 13%, 11.6% in District 1 which had an annual average increase of 11%, and District 2 which had an annual average increase of 11%.

Adam Favero, Public Works Director, asked to review the new water blocks – District 4 and District 5. He explained that if the City needed new water above current municipal needs, it would have to go into those new rates. Mr. Paxman suggested that the City encourage conservation. Mr. Favero said conservation would prolong the water further, but now the City received most of its water from Weber Basin which was supplemented with well water. He said the amount of water available in the aqueducts and how much was available to pump was a concern. He said the State and area were trying to put together coalitions to see how to coordinate water. Councilmember Peterson asked how impact fees would be assessed if the City had to buy into the District 4 and District 5 water.

6:13 p.m. Councilmember Thompson arrived.

Spencer Brimley, Assistant City Manager, said growth was not stopping in Utah and there were several facets to the water issues. He was not sure how those impact fees would be applied. Mr. Paxman discussed the water supply, stating that due to growth they were at the limit and had approximately 10k acre/feet left with five (5) counties. He said demand for water was increasing in Western Weber County and developers were wanting water, but Weber Basin determined they would not give the water all at once, but when each phase of any development was ready, they would talk. He said there was one more block D5. Weber Basin anticipated being sold out of D4 in the next seven (7) years. He said D5 would be higher water rates and when that was gone the District would be out of water. He said the legislature had said not to count on the Bear River, which was what they were counting on for the next fifty (50) years. He stated that the State needed to be careful with the resources it had.

Councilmember Thompson asked what the affect the Inland Port would have on Weber Basin. Mr. Paxman said it was part of the West Weber County issue they were trying to deal with. They anticipated big developments over the next 30 years which did not include the Inland Port. Councilmember Thompson asked if Weber Basin produced a report that addressed the infrastructure and costs and how they were dealing with old infrastructure and new infrastructure. Mr. Paxman said the State required the five largest conservancy districts to create a capital impact plan which looked into the future to determine how old the infrastructure was, what portions needed to be replaced and what the cost was each year. He said on average the District needed about \$13M per year to just barely keep up with the infrastructure needs. He said the District had projected to about 50 years and the next report would be due in the Spring of 2026.

Mr. Paxman said the P60 Group report had been updated this year and they would have it very soon.

UPDATE PROVIDED BY NORTHROP GRUMMAN

Ginger Chinn, Northrop Grumman, State & Local Government Affairs, Nikki Kodama, Vice President of the B-21 Production Programs Manager. They wanted to let the Council know who Northrop Grumman was in Utah and what they were doing in Utah. Ms. Chinn said Northrop Grumman was a tech company to the core. They had 100k employees in all 50 states, of which 10k are in Utah and 2,700 in Clearfield.

Ms. Kodama said Northrop Grumman was divided into four sectors of operation: 1) Aerospace; 2) Space; 3) Missile Defense; 4) Mission Systems. Ms. Chinn pointed out the various facilities throughout Utah and the number of employees at each location. Ms. Kodama talked about what was being done in Clearfield mainly at the Freeport Center. She explained that they supported all the sectors, but the main presence was with the aerospace and propulsion systems. She said almost all the business was focused on advanced composite technology. They supported their commercial programs, military programs, legacy programs, and new programs. She said Northrop Grumman had a great track record of career development.

Ms. Kodama said Northrop Grumman opened another facility last year in the Freeport Center in G-14. She thought being able to follow the lineage and legacy of the Freeport Center and Northrop Grumman was unique to the Clearfield location.

Councilmember Ratchford asked if any projects had been delayed due to federal funding with all the restructuring. Ms. Kodama said the awarding of future contracts had seen some delays, but the core programs were still performing. She did not think that the government wanted to cut all funding, but fund the most impactful programs. She said they had not seen major delays. Ms. Chinn said they had strong congressional support.

Councilmember Peterson asked for schools wanting to get into this business – what skillset or degree were they looking for the most post-high school. Ms. Kodama said they were looking for people who could gain and maintain a government security clearance. They were looking for engineers, mechanical, computers, and hourly workforce in manufacturing.

Mayor Pro Tem Wurth asked whether Northrop had a vision of the impact on the workforce due to AI. Ms. Kodama said Northrop Grumman was forward leaning in digital transformation of how they would take production to the next level. Artificial Intelligence in Machine Learning was a big part of what they were doing to take manufacturing sites to the next level. She said if they looked at the evolution of manufacturing, they would see a lot more computer applications in the way they were pulling more data and putting that data to use. She did not think it would replace all people, but they would be looking for people who had digital skills. She said even with the hourly workforce they expected to consume things digitally. She said it was affecting the way that they were delivering at all levels of the workforce.

DISCUSSION OF COUNCIL INITIATIVES: CITY MURAL DESIGNS

Shaundra Rushton, Communications Manager, brought back revisions to the proposed murals from the last presentation. The Council offered their feedback and finalized their two choices.

Councilmember Thompson moved to adjourn the work session and reconvene in the policy session at 6:57 p.m., seconded by Councilmember Peterson.

RESULT: Passed [5 TO 0]

YES: Councilmember Thompson, Councilmember Peterson, Councilmember Roper, Councilmember Ratchford, Councilmember Wurth

NO: None

*****The minutes for the CDRA are in a separate location*****

**APPROVED AND ADOPTED
This 22nd day of July 2025**

/s/ Mark R. Shepherd, Mayor

ATTEST:

/s/ Nancy R. Dean, City Recorder

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield City Council meeting held Tuesday, May 27, 2025.

/s/ Nancy R. Dean, City Recorder