

Minutes of the work session of the Ogden City Council held on Tuesday, November 13, 2025, at 4:00 p.m., in the Council Work Room, and via electronic meeting, located on the third floor of the Municipal Building, 2549 Washington Boulevard, Ogden City, Weber County, Utah.

Present: Chair Marcia L. White (arrived at 4:11 p.m.)
 Vice Chair Richard A. Hyer
 Council members Bart E. Blair
 Dave Graf
 Shaun Myers (arrived at 4:07 p.m.)
 Ken Richey

Council Executive Director Janene Eller-Smith
Council Assistant Executive Director Glenn Symes
Council Senior Policy Analyst Steve Burton
Communications Director Brandon Garside
Communications Specialist Eric Davenport

Excused: Council member Angela Choberka

Also present: Chief Administrative Officer Mara. A. Brown
 Deputy CAO/City Engineer Taylor Nielsen
 Management Services Executive Director Lisa Stout
 Finance Director Justin Sorensen
 Public Services Executive Director Justin Anderson
 Water Utility Director Brady Herd
 Senior Planner Brandon Rypien
 Community and Economic Development Assistant Executive Director David Sawyer
 City Recorder Tracy Hansen

The purpose of the work session included presentations and discussions regarding:

- Proposed General Plan Water Use and Preservation Element;
- 2025 Water Conservation Plan;
- Fiscal Year 2024-2025 4th Quarter Capital Improvement Plan Report;
- Fiscal Year 2025-2026 1st Quarter Capital Improvement Plan Report;
- Fiscal Year 2025-2026 1st Quarter Financial Report;
- Proposed Fiscal Year 2025-2026 Budget Amendment – Various CIP's;
- Discuss Council Business; and hear Council Comments.

Proposed General Plan Water Use and Preservation Element

City Administration is asking the City Council to consider a resolution that would approve the Water Use and Preservation Element of the General Plan. The proposal comes from a requirement of the Utah State Legislature (SB 110 in 2022) for all cities to include a water use and preservation element in their general plans by December 31, 2025. The proposal was drafted as part of the ongoing general plan rewrite branded as Plan Ogden. While Plan Ogden is still in the drafting phase, the Administration proposes that the Council consider this portion of the plan in order to comply with the state's end-of-year deadline. The Planning Commission considered and recommended approval of the proposal on October 1, 2025.

Senior Planner Rypien introduced Delaney Sillman of Logan Simpson. Ms. Sillman used the aid of a PowerPoint presentation to summarize the proposal to approve the Water Use and Preservation Element of the General Plan. The presentation highlighted the State of Utah requirements to adopt this element of the General Plan before the end of the year; it also explained why water planning is crucial for Utah, citing extreme drought, explosive state growth, and historically limited water resources. State law requirements for the element include:

1. Addressing water demand and infrastructure in relation to development patterns.
2. Methods for reducing demand for existing development.
3. Plans for future development with water conservation best practices.
4. Evaluating modifications to local government operations to eliminate wasteful practices.

The element also requires a water budget to compare water supplies with projected land use needs and collaboration between service providers, water users, and municipalities is essential. The organization of the Water Use and Preservation Element of the Plan can be divided into key concepts: water in Utah generally, water in Ogden specifically (including sources and secondary water availability), best practices for conservation, current Ogden water conservation efforts, and goals for the future. A

positive trend for the community is that while population has grown, annual water use has not increased at the same rate, indicating successful per capita reduction. Current usage stands at approximately 184 gallons per capita per day for Ogden residents. The Element also includes projections showing that by 2050, Ogden's water demand would be approximately 21.7 million gallons per day, which represents about 50 percent of the City's available supply, indicating sufficient water resources for planned growth. Multiple conservation strategies are outlined, including limiting water loss, leak detection, metering, responding to drought, reducing residential and commercial use (especially for landscaping), and education efforts. For a copy of the presentation in its entirety, see the information packet for the meeting.

Discussion among the Council and Ms. Sillman centered on topics such as the percentage of water used for indoor versus outdoor activities and penalties, if any, associated with failure to adopt the Element before the end of the year. Council staff noted the proposal is being prepared for a vote during the December 16, 2025, meeting.

Councilmember Graf reported on a recent Stewardship Utah meeting that emphasized the critical state of the Great Salt Lake. He shared alarming information about potential health and agricultural impacts if the lake collapses, including increased cancer rates, COPD, asthma, and agricultural degradation from dust and saline deposits. He emphasized that water conservation is not optional but absolutely necessary.

2025 Water Conservation Plan

The Utah state code requires each City or entity that provides culinary water to more than 500 residents to establish a Water Conservation Plan. The Plan must be adopted by the legislative body and is to be updated every five years. Ogden City's water conservation plan was last updated for 2020, and the proposed plan is the five-year update as required by State law.

Water Utility Director Herd highlighted key updates to the proposed 2025 Water Conservation Plan.

- Ogden's current water usage is approximately 185 gallons per capita per day
- The state's regional goal is 175 gallons per capita per day by 2065
- The plan aims to reach this goal by 2060

Mr. Herd also outlined Ogden's water sources, including:

- Pineview Reservoir (used during spring, summer, and fall)
- Weber Basin contracted water (primarily used in winter)
- Well fields north of Pineview
- Two wells in the valley (Taylor Canyon and near the airport)

The City has implemented several conservation measures:

- Capital improvement projects, which have reduced water losses by 17 percent over the last 9-10 years (from 31 percent to 14 percent)
- Replacement of aging infrastructure, including the 24-inch and 36-inch canyon lines
- Proactive leak detection
- SCADA system monitoring for irregular flows
- Regular water audits (current score is 59/100, with a goal of 70/100 by 2040)
- Remote meter reading (covers 75-80 percent of the system)
- Tiered water rates to encourage conservation
- Pressure reducer valve maintenance
- Enforcement of no watering between 10:00 a.m. and 6:00 p.m. from April 15 to November 1

External conservation programs include:

- Public education through events and outreach
- The park strip conversion program (offering \$2.50 per square foot, with Weber Basin and the City each contributing \$1.25)
- Water audits for residents
- Rebate programs for water-efficient fixtures
- Rain barrel program
- Smart controllers for sprinkler systems

Councilmember Graf shared that this year the City delivered 1,500 acre-feet of water to the Great Salt Lake, demonstrating commitment to environmental responsibility. This led to discussion among the Council and staff centered on historical water sources that have either been capped or diverted elsewhere, or which still flow to the Great Salt Lake.

Council members inquired about the longevity of the park strip program (scheduled to expire July 2027) and the availability of smart controllers and rain barrels. Mr. Herd explained that while rain barrels have a longer return on investment – approximately 15 years – smart controllers provide significant water savings. There was also discussion about future population growth projections throughout Weber County and the State of Utah, with Council member Richey wondering when the State would take measures to limit growth and development based upon the limited availability of water.

Fiscal Year 2024-2025 4th Quarter Capital Improvement Plan Report; and Fiscal Year 2025-2026 1st Quarter Capital Improvement Plan Report

Finance Director Sorensen used the aid of a PowerPoint presentation to provide the quarterly Capital Improvement Plan (CIP) report for the fourth quarter of Fiscal Year (FY) 2024 – 2025 and the first quarter of FY 2025 – 2026. For FY 2025, appropriations for projects included:

- CIP Fund: \$31 million
- Water Utility: \$92 million (including \$87 million for the waterline)
- Sanitary Utility: \$2.7 million
- Storm Utility: \$3.5 million
- Golf Fund: \$1 million
- Airport: \$12 million (largely from FAA funds)

For FY 2026, the adopted budget included:

- CIP Fund: \$14 million
- Water Utility: \$7 million
- Sanitary Utility: \$3 million
- Storm Utility: \$4 million
- Golf Fund: \$1.2 million
- Airport: \$1 million

There are currently 116 projects in various stages of planning, design, or construction. For the fourth quarter of fiscal year 2025, spending included:

- CIP Fund: \$8.9 million (largely for Marshall White Center)
- Water Utility: \$450,000 (appears low because ARPA funds for the waterline are tracked separately)
- Sanitary Utility: \$1.6 million
- Storm Utility: \$1.4 million
- Golf Fund: \$160,000 (including the Mount Ogden fence)
- Airport Fund: \$2.6 million (primarily for the terminal)

Total capital project spending for fiscal year 2025 exceeded \$43 million. First quarter spending for fiscal year 2026 was minimal, with approximately \$1.5 million spent in the CIP fund. For a copy of the presentation in its entirety, see the information packet for the meeting.

Fiscal Year 2025-2026 1st Quarter Financial Report

Finance Director Sorensen used the aid of a PowerPoint presentation to review the City's first quarter financial report for the 2025-2026 Fiscal Year (FY). He noted that general fund revenues typically lag behind expenditures at this point in the year due to the timing of tax receipts. Property taxes are primarily received in December, while sales tax has a two-month delay. The Redevelopment Agency (RDA) fund appeared to be 95 percent spent because the budget carryover for the WonderBlock development project had not yet been posted. As of the end of September, the City had received approximately 17 percent of budgeted sales tax revenue, which is typical for this point in the fiscal year. With subsequent distributions, the City is now above the 25 percent mark that would be expected at this point. All City departments were operating within budget parameters with no concerning expenditure patterns. Enterprise funds were also performing as expected, with the golf course showing strong performance. The Golf Division has built up positive retained earnings, and both golf courses are operating with a positive balance.

Proposed Fiscal Year 2025-2026 Budget Amendment – Various CIP's

Finance Director Sorensen reported that Administration is proposing a Fiscal Year (FY) 2025-2026 budget amendment recognizing revenues and appropriating funds totaling \$2,218,275. Proposed revenues come from Federal Aviation Administration (FAA) grant funds (\$2,212,275) and Golf Enterprise Fund fund balance (\$6,000). The amendment closes out completed CIP projects--Trail Heads, Trails-General, Adventure Park--and transfers remaining project funds to the Centennial Trail and Park Facilities projects (\$295,650). The amendment also closes out the completed El Monte Deck project and moves remaining funds to the El Monte Kitchen project (\$21,350). In addition, the amendment transfers funds from the CIP Contingency account to City Swimming Pool Repairs to cover repairs at the Lorin Farr Pool (\$150,000).

Council Business

Weber County Waste Transfer Station: Council member Richey reported on discussions at the Weber Area Council of Governments (WACOG) meeting regarding the Weber waste transfer station; Weber County is seeking to have all cities commit to a new agreement with a five-year term (instead of two years) and a two-year exit clause, instead of six months, to ensure the facility's continued operation. He anticipates the City will be receiving more information from Weber County in the coming months. Council member Hyer added that that citizen waste drop-off costs about \$50 per ton at the transfer station, compared to over \$100 per ton in areas without competition. The transfer station also provides essential services like hazardous waste disposal that would be unavailable if the facility closed. Approximately one-third of the tonnage at the facility comes from Ogden.

Christmas Village: Council Executive Director Eller-Smith reminded Council members to wear their Christmas Village sweatshirts to the next meeting for the honorary Mayor declaration for Christmas Village.

The meeting adjourned at 6:03 p.m.

TRACY HANSEN, MMC/CRA
CITY RECORDER

MARCIA L. WHITE, CHAIR

APPROVED: January 20, 2026