



MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES

TIME & PLACE	Tuesday, July 15, 2025, at 3:00 p.m. the Board of Trustees of the Weber-Box Elder Conservation District convened in a regular monthly meeting. This meeting was held in the district office at 471 West 2 nd Street, Ogden, Utah.
ROLL CALL	<p>BOARD MEMBERS IN ATTENDANCE: David S. Humphreys (Chairman) Paul W. Nelson (Vice Chairman) David R. Hall James Hill Marci Doolan – via Microsoft Teams</p> <p>STAFF MEMBERS IN ATTENDANCE: Jeff Humphrey (General Manager/Treasurer) Tamera Martinson (Office Manager/Secretary Clerk)</p> <p>OTHERS IN ATTENDANCE: Mark Hodson (President, Ogden River Water Users' Association) Joseph Bauman (Chairman, South Ogden Conservation District) David Skeen Rex Carpenter (AE2S Engineering) Glade McCombs (JLM Development) Steve Anderson (Nilson Homes) Trek Loveridge (Nilson Homes) Mike Flood (Nilson Homes)</p>
MINUTES	The minutes of June 10, 2025, were approved upon the motion of Paul Nelson and seconded by James Hill. David Humphreys, Paul Nelson, David Hall, James Hill, and Marci Doolan passed the motion with an affirmative vote.
WATER	Jeff Humphrey gave a report on the water situation. Precipitation for June was .05 inches and .01 inches month-to-date. The Ogden River Water Users' Association had 43,297-acre feet of water in the reservoir at the end of June.
2nd QUARTER BUDGET VS. ACTUAL	The Secretary, Tamera Martinson, presented and discussed the 2 nd quarter's actual expenditures compared to the 2025 Budget. The budget is generally on track. She did point out a few areas where the district may need to make some cutbacks for the remainder of the year.

DEVELOPER PLAN REVIEW FEES

- South Ogden Conservation District Proposed adoption of development review fees similar to those charged by Weber Basin.
- Initial and supplemental reviews would each be charged at the same rate.
- Purpose: offset staff and engineering costs for multiple developer submissions.
- Proposal to adopt the existing Weber Basin's development review fees.

Motion: James Hill made a motion to adopt review fees per Weber Basin's structure for both initial and supplemental plan reviews. The motion was seconded by David Hall and unanimously passed.

PETITIONS

Petition 3607 – Brynlee Acres Subdivision (Brynlee Acres SF, LLC)

- Location: approx. 3460 W North Plain City Road, Plain City, Utah
- Petition previously tabled pending water model review.
- Water model preview showed acceptable capacity.
- Inclusion recommended; no service hindrance expected.

Motion: David Hall made a motion to allow Petition 3607 (Brynlee Acres) into the district provided the necessary water shares are turned over to the district. The motion was seconded by James Hill and unanimously passed.

Petition 3608 – Silver Valley Subdivision (Nilson Land Development)

- Location: approx. 3050 W 1975 N., Plain City, Utah
- Water model preview showed infrastructure deficiencies in Unit K
- Development would require a new dedicated line (~10,000 ft, potentially 8–16 inches)
- Concerns raised about pressure loss, system strain, and fairness to existing customers.
- Developers must fund the infrastructure necessary to serve their development.
- Full district-wide planning (via IFP and IFFP) is underway but expected to take 2+ years.

Motion: David Hall made a motion to table Petition 3608 (Silver Valley Subdivision) until a water model study has been completed. The motion was seconded by James Hill and unanimously passed.

Petition 3609 – Oak Hollow Subdivision (JLM Development – Amber LLC)

- Location: approx. 265 E Larsen Lane, Ogden, Utah
- Inclusion recommended.
- The developer must complete the connection to Warren Hollow Subdivision.

Motion: David Hall made a motion to allow Petition 3609 (Oak Hollow Subdivision) into the district provided the necessary water shares are turned over to the district. In addition, the developer must complete the connection to the Warren Hollow Subdivision. The motion was seconded by James Hill and unanimously passed.

UNIT K DEVELOPMENT WATER MODEL

A discussion was held regarding the growth in Unit K (Plain City/Farr West area). Jeff Humphrey has been meeting with engineers from Hansen, Allen & Luce, Inc. in order to come up with a solution for the district to review developments while waiting for the district's master plan and IFFP to be completed. It was proposed that the district review each development as they come in. The water model is set up in a way that the engineers can run each proposed development through the water model. The results will tell the district what the developer will need to install based on the current infrastructure so that the development will not affect the current customers' services. The proposed charge would be paid for by the developers prior to being put on the Board of Trustee's agenda for inclusion into the district. The cost of the review would range from \$800-\$2,000; however, the cost could exceed \$2,000 on larger developments.

Motion: After Board discussion, James Hill made a motion to allow management to enter into Engineering Service Agreements in Unit K in order to complete a water model for developments that would like to be included in the district and to have the developers pay for the services prior to completing the water model. The motion was seconded by David Hall. David Humphreys, Paul Nelson, David Hall, James Hill, and Marci Doolan passed the motion with an affirmative vote.

**MANAGER'S
REPORT**

Jeff Humphrey gave the Board an update on the projects that are underway in the district. He also updated them on the progress of the meter project. The contractors are installing meters at an extremely fast pace; therefore, the grant money and existing bonds will be spent in a very short time. Mr. Humphrey discussed the need for more money for the meter project. He has been staying connected with the Division of Water Resources to see if there will be any more grant money coming up. Either way the district will need to bond for more money to continue with the meter project.

Mr. Humphrey informed the Board that one of the pumps went down at the Western Pump Station. The pump was removed, and staff are getting prices in order to decide whether to rebuild or purchase a new pump bowl. The motor appears to be fine.

BILLS

The attached certified list of bills for June/July were presented for approval upon the motion of James Hill. Paul Nelson seconded the motion. David Humphreys, Paul Nelson, David Hall, James Hill, and Marci Doolan passed the motion with an affirmative vote.

ADJOURNED

Having no other items to discuss, the meeting adjourned at 4:20 p.m. with a motion from Paul Nelson. The motion was seconded by James Hill and unanimously passed by those in attendance.

Submitted by:
/Tamera Martinson/, Secretary-Clerk