



# Bona Vista Water Improvement District

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MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES OF THE BONA VISTA WATER IMPROVEMENT DISTRICT HELD MONDAY, JANUARY 29, 2024, AT THE DISTRICT OFFICE.

**BOARD MEMBERS PRESENT:**

Mayor Ken Phippen, Vice Chairman  
Ron Stratford, Chairman  
Mayor Michelle Tait  
Mayor Scott Van Leeuwen

**STAFF MEMBERS PRESENT:**

Blake Carlin, General Manager / Treasurer  
Chris Crockett, Attorney  
Marci Doolan, Administrative Manager / Clerk  
Matt Fox, Assistant Manager

**ELECTRONIC ATTENDANCE:**

Mayor Jon Beesley

**EXCUSED:**

None.

1. The meeting was called to order at 2:00 pm by Ron Stratford, Chairman.
2. Marci Doolan read the oath of office for the record. Ron Stratford agreed in the affirmative.
3. Mayor Van Leeuwen made a motion to approve the minutes from the board of trustees meeting held December 11, 2023. Mayor Tait seconded the motion. Trustees Beesley, Phippen, Stratford, Tait and Van Leeuwen voted aye. The motion carried.
4. The check register for December 2023 was discussed.
  - a. Marci Doolan relayed that the amount paid to the State of Utah for fuel was for three months' worth of fuel expenses.
  - b. Mayor Tait made a motion to approve the check register for December 2023. Mayor Phippen seconded the motion. Trustees Beesley, Phippen, Stratford, Tait, and Van Leeuwen voted aye. The motion carried.
5. Blake Carlin reminded the board members that he had reached out to them within the past month to talk about the 2700 W. Canal Crossing project. The road is being widened in West Haven, by the school, and the water line is in the way.
  - a. Mayor Van Leeuwen made a motion to approve awarding the contract to Thurgood Excavation in the amount of \$39,920. Mayor Tait seconded the motion. Trustees Beesley, Phippen, Stratford, Tait, and Van Leeuwen voted aye. The motion carried.
6. Cris Crockett relayed that with the change of the Chairman and the Vice Chairman, the state requires that the authorized users for the PTIF (Public Treasurers Investment Fund) be updated.
  - a. Mayor Tait made a motion to approve Resolution 01-2024 updating the authorized users on the PTIF account. Mayor Phippen seconded the motion. Trustees Beesley, Phippen, Stratford, Tait, and Van Leeuwen voted aye during a roll call vote. The motion carried.

7. Chris Crocket explained that they have been working with the Marriott family for several months in an effort to acquire a piece of ground in Pleasant View for the installation of a new tank. The purchase price will be \$150,000 with a few additional stipulations. Those stipulations include the District's request that it be conveyed by general warranty deed, they pay off any taxes owed, and convey a marketable title which includes the removal of a Lis Pendens that was on the property. In return, Westside has requested to retain the existing easements and water rights, and that they be allowed to collect any excavation material during the building process which would be hauled away at their cost.
  - a. In addition, the Marriott family wants to enter into an agreement for the future ability to wheel water through the Districts system. The District is not agreeing to the wheeling at this point, but is agreeing to discuss the wheeling at a later date. Several stipulations will be included during future discussions including, but not limited to, the ability for the system to handle it, their water must meet or exceed the Districts requirements, and that meters be installed at the point of entry. Also, once Pleasant View can supply water to the potential development, they will enter into an agreement with them for this purpose.
  - b. Mayor Phippen made a motion approving the real estate purchase agreement with Westside Investments for the Hot Springs Tank site in the amount of \$150,000. Mayor Beesley seconded the motion. Trustees Beesley, Phippen, Stratford, Tait and Van Leeuwen voted aye. The motion carried.
8. The wheeling agreement was discussed with the previous motion.
  - a. Chris Crocket additionally relayed that the agreement would include a fee, to be determined at a later date, to be paid to the District for the wheeling service.
  - b. Blake Carlin confirmed that this would be for a future development they have in mind.
  - c. Mayor Tait made a motion to approve the wheeling agreement with Western Basin Water Company. Mayor Van Leeuwen seconded the motion. Trustees Beesley, Phippen, Stratford, Tait and Van Leeuwen voted aye. The motion carried.
9. Blake Carlin gave an update on the water report. He relayed the percentages used from both Weber Basin and Ogden City, stating that they were close to the total available. He explained that they did not fire up the Farr West Well at all last year and that they are going to start working on it again tomorrow. They should have it up and running by the end of the week.
  - a. Matt Fox relayed that the pipe was not upsized, it was just cleaned. If the contractors working on it complete what they need to by the end of the week, he anticipates getting it running at the first of next week.
  - b. The question was asked if there is still a project scheduled for a well just west of the District's offices. Blake confirmed that there is and that they have started to work on that project. The Petersen's own the property. Mayor Phippen added that there is a development looking to get started in the same area.
  - c. Matt Fox relayed that the spring was turned out today due to turbidity. The snow melt is causing an issue.
10. Staff and board member comments:
  - a. Marci Doolan: Nothing additional to discuss.
  - b. Blake Carlin:
    - i. He relayed that the State has approved everything that they have been sent so as soon as the ground gets purchased, he can get it put out to bid.
  - c. Matt Fox: Nothing additional to discuss.

- d. Mayor Tait: Nothing additional to discuss.
  - e. Mayor Beesley: Nothing additional to discuss.
  - f. Mayor Phippen: Nothing additional to discuss.
  - g. Mayor Van Leeuwen:
    - i. He shared that the former Mayor of Marriott-Slaterville, Keith Butler,
    - ii. has recently had a stroke and the prognosis is not good. He has been a pillar of the community and a good man and honest in his dealings.
  - h. Ron Stratford: Nothing additional to discuss.
11. Mayor Phippen made a motion to adjourn the meeting. Mayor Tait seconded the motion. Trustees Beesley, Phippen, Stratford, Tait and Van Leeuwen voted aye. The motion carried.

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