



Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

**Agenda for Board of Directors Meeting
Scheduled for Monday, September 29, 2025
To be held at the District's Office at 2:00 p.m.**

1. Call the meeting to order – *Chairman Stratford.*
2. JUB Engineering Update of Farr West Well – *Greg Seegmiller*
3. 1700 S Project Award of Contract to Allied Underground Technology Discussion and Motion – *Matt Fox*
4. Review, Approve or Disapprove QuikTrip Petition to Annex Property into the District – *Matt Fox*
5. Discussion of City Services – *Matt Fox*
6. Motion to enter a closed meeting to discuss the character, professional competence, or physical or mental health of an individual. – *Chairman Stratford*
7. Approve Meeting Minutes from August 25, 2025 – *Chairman Stratford.*
8. Review and Motion to Approve August 2025 Check Register – *Shauna Gilchrist*
9. Update on Hot Springs Tank and Shop Well – *Matt Fox*
10. Water Report – *Matt Fox*
11. Staff and Board comments.
12. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/8500694452?omn=84940689578>

Meeting ID: 850 069 4452

1700 S Waterline

Bid Score Sheet

Location: BVWID Office

Date: Thursday, September 4, 2025

Time: 1:00 p.m.

BIDDER	AMOUNT	
3xL	\$ 732,457.50	\$ 802,870.18
Allied	\$ 627,622.74	\$ 698,079.91
Bridge	\$ 653,599.92	\$ 710,339.93
Fore Front	\$ 1,109,265.00	1,230,340.00
HMH	\$ 782,077.50	\$ 888,443.50
Landmark	\$ 925,515.50	\$ 994,115.50
Newman	\$ 772,435.00	\$ 853,124.00
Next	\$ 770,914.00	\$ 817,578.00
Ormond	\$ 736,450.00	\$ 837,940.00
PNL	\$ 764,320.00	\$ 885,540.00
Rock Hard	\$ 781,140.00	\$ 840,210.00

Bona Vista Water Improvement District

1700 S Waterline

Bid Score Sheet



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

OTHER J-U-B COMPANIES

Skyview	\$ 819,920 ⁰⁰	\$ 1,002,520 ⁰⁰
Trico	\$ 967,664 ⁸⁶	\$ 1,287,265. ⁴²

Bid Tabulation

Client: Bona Vista Water Improvement District
Project: 1700 S Waterline
Project #: 55-24-03B
Date: September 4, 2025

= Highlighted numbers are different than submitted bids.

1700 S Waterline: 8" Alternative			Allied		Bridge		3XL		Crowned		PNL		N		
Item #	Description	Unit	Estimated Quantity	Unit Price \$	Total Price \$	Unit Price \$	Total Price \$	Unit Price \$	Total Price \$	Unit Price \$	Total Price \$	Unit Price \$	Total Price \$	Unit Price \$	Total Price \$
1	Mobilization	LS	1	\$ 35,776.00	\$ 35,776.00	\$ 184,500.00	\$ 184,500.00	\$ 12,819.00	\$ 12,819.00	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	\$ 40,000.00	\$ 15,000.00	\$ 15,000.00
2	Traffic Control	LS	1	\$ 24,988.00	\$ 24,988.00	\$ 23,000.00	\$ 23,000.00	\$ 22,480.00	\$ 22,480.00	\$ 12,500.00	\$ 12,500.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 4,260.00	\$ 4,260.00	\$ 1,150.00	\$ 1,150.00	\$ 5,966.00	\$ 5,966.00	\$ 7,500.00	\$ 7,500.00	\$ 6,000.00	\$ 6,000.00	\$ 6,622.00	\$ 6,622.00
4	Sawcut and Remove Asphalt	SY	2100	\$ 7.79	\$ 16,359.00	\$ 18.12	\$ 38,052.00	\$ 11.20	\$ 23,520.00	\$ 6.50	\$ 13,650.00	\$ 4.20	\$ 8,820.00	\$ 16.35	\$ 34,350.00
5	Remove Fire Hydrant	EA	3	\$ 1,802.00	\$ 5,406.00	\$ 582.45	\$ 1,747.35	\$ 998.00	\$ 2,994.00	\$ 1,400.00	\$ 4,200.00	\$ 1,250.00	\$ 3,750.00	\$ 2,500.00	\$ 7,500.00
6	Remove, and Relocate Existing Meter Box and Set	EA	11	\$ 1,094.00	\$ 12,034.00	\$ 389.35	\$ 4,282.85	\$ 1,383.00	\$ 15,213.00	\$ 900.00	\$ 9,900.00	\$ 800.00	\$ 8,800.00	\$ 3,800.00	\$ 15,000.00
7	Remove Blow Off Valve Assembly	EA	1	\$ 577.00	\$ 577.00	\$ 2,173.17	\$ 2,173.17	\$ 1,526.00	\$ 1,526.00	\$ 850.00	\$ 850.00	\$ 940.00	\$ 940.00	\$ 500.00	\$ 500.00
8	Cap Existing Water Line	EA	1	\$ 1,164.00	\$ 1,164.00	\$ 1,379.56	\$ 1,379.56	\$ 1,376.00	\$ 1,376.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
9	6" PVC Water Line	LF	50	\$ 56.77	\$ 2,838.50	\$ 195.60	\$ 9,780.00	\$ 116.00	\$ 5,800.00	\$ 100.00	\$ 5,000.00	\$ 95.00	\$ 4,750.00	\$ 99.22	\$ 4,961.00
10	8" PVC Water Line	LF	3170	\$ 45.05	\$ 142,808.50	\$ 32.30	\$ 102,391.00	\$ 88.78	\$ 281,432.60	\$ 72.00	\$ 228,240.00	\$ 68.00	\$ 215,160.00	\$ 77.90	\$ 246,843.00
11	12" PVC Water Line	LF	34	\$ 104.96	\$ 3,569.64	\$ 376.05	\$ 12,785.70	\$ 313.00	\$ 10,642.00	\$ 165.00	\$ 5,610.00	\$ 175.00	\$ 5,925.00	\$ 319.00	\$ 10,846.00
12	8" x 6" Tee	EA	4	\$ 1,805.00	\$ 7,220.00	\$ 1,485.07	\$ 5,940.28	\$ 1,755.00	\$ 7,020.00	\$ 2,050.00	\$ 8,200.00	\$ 1,200.00	\$ 4,800.00	\$ 1,705.00	\$ 6,820.00
13	8" x 8" Tee	EA	2	\$ 2,298.00	\$ 4,596.00	\$ 1,749.49	\$ 3,498.98	\$ 1,754.00	\$ 3,508.00	\$ 2,550.00	\$ 5,100.00	\$ 2,200.00	\$ 4,400.00	\$ 2,142.00	\$ 4,284.00
14	45° 6" Bend	EA	6	\$ 1,051.00	\$ 6,306.00	\$ 1,113.34	\$ 6,680.04	\$ 1,156.00	\$ 6,936.00	\$ 1,175.00	\$ 7,050.00	\$ 900.00	\$ 3,600.00	\$ 1,330.00	\$ 5,260.00
15	45° 8" Bend	EA	2	\$ 1,305.00	\$ 2,610.00	\$ 1,124.30	\$ 2,248.60	\$ 1,356.00	\$ 2,712.00	\$ 1,300.00	\$ 2,600.00	\$ 1,015.00	\$ 2,030.00	\$ 1,490.00	\$ 2,980.00
16	45° 12" Bend	EA	2	\$ 2,139.00	\$ 4,278.00	\$ 1,535.86	\$ 3,071.72	\$ 1,855.00	\$ 3,710.00	\$ 2,175.00	\$ 4,350.00	\$ 1,550.00	\$ 3,100.00	\$ 1,550.00	\$ 3,100.00
17	12" x 8" Reducer	EA	1	\$ 1,978.00	\$ 1,978.00	\$ 1,859.45	\$ 1,859.45	\$ 2,979.00	\$ 2,979.00	\$ 2,025.00	\$ 2,025.00	\$ 1,375.00	\$ 1,375.00	\$ 1,972.00	\$ 1,972.00
18	12" Butterfly Valve	EA	1	\$ 4,678.00	\$ 4,678.00	\$ 4,612.96	\$ 4,612.96	\$ 5,512.00	\$ 5,512.00	\$ 5,300.00	\$ 5,300.00	\$ 6,625.00	\$ 6,625.00	\$ 4,673.00	\$ 4,673.00
19	8" Gate Valve	EA	5	\$ 3,441.00	\$ 17,205.00	\$ 2,842.00	\$ 14,210.00	\$ 3,321.00	\$ 16,605.00	\$ 3,475.00	\$ 17,375.00	\$ 3,120.00	\$ 15,600.00	\$ 3,765.00	\$ 18,825.00
20	6" Gate Valve	EA	4	\$ 2,424.00	\$ 9,696.00	\$ 1,994.80	\$ 7,979.20	\$ 2,775.00	\$ 11,100.00	\$ 3,000.00	\$ 12,000.00	\$ 2,650.00	\$ 10,600.00	\$ 2,918.00	\$ 11,672.00
21	Hydrant Assembly (includes pipe, bend, valve, short side 3/4" Water Service Lateral	EA	4	\$ 10,153.00	\$ 40,612.00	\$ 8,638.42	\$ 34,553.68	\$ 9,366.00	\$ 37,464.00	\$ 9,900.00	\$ 39,600.00	\$ 10,950.00	\$ 43,800.00	\$ 9,584.00	\$ 38,336.00
22	Short Side 3/4" Water Service Lateral	EA	14	\$ 2,681.00	\$ 37,534.00	\$ 1,424.93	\$ 20,149.02	\$ 2,123.00	\$ 29,750.00	\$ 2,325.00	\$ 32,550.00	\$ 2,575.00	\$ 36,050.00	\$ 2,621.00	\$ 36,694.00
23	Long Side 3/4" Water Service Lateral	EA	9	\$ 2,791.00	\$ 25,119.00	\$ 1,436.19	\$ 12,925.71	\$ 2,700.00	\$ 24,300.00	\$ 2,925.00	\$ 26,325.00	\$ 2,920.00	\$ 26,280.00	\$ 2,641.00	\$ 23,769.00
24	Long Side 1-1/2" Water Service Lateral	EA	1	\$ 4,950.00	\$ 4,950.00	\$ 4,607.30	\$ 4,607.30	\$ 5,714.00	\$ 5,714.00	\$ 4,400.00	\$ 4,400.00	\$ 4,515.00	\$ 4,515.00	\$ 4,781.00	\$ 4,781.00
25	Install Blow off/Drain Assembly	EA	1	\$ 4,025.00	\$ 4,025.00	\$ 3,734.90	\$ 3,734.90	\$ 3,829.00	\$ 3,829.00	\$ 4,375.00	\$ 4,375.00	\$ 2,100.00	\$ 2,100.00	\$ 3,980.00	\$ 3,980.00
26	Connect to Existing 6" Water Line	EA	3	\$ 4,589.00	\$ 13,767.00	\$ 1,038.96	\$ 3,116.88	\$ 1,566.00	\$ 4,698.00	\$ 2,650.00	\$ 7,950.00	\$ 3,800.00	\$ 11,700.00	\$ 1,500.00	\$ 4,500.00
27	Connect to Existing 8" Water Line	EA	1	\$ 4,736.00	\$ 4,736.00	\$ 1,065.20	\$ 1,065.20	\$ 3,212.00	\$ 3,212.00	\$ 2,800.00	\$ 2,800.00	\$ 4,465.00	\$ 4,465.00	\$ 1,800.00	\$ 1,800.00
28	Connect to Existing 12" Water Line	EA	1	\$ 13,448.00	\$ 13,448.00	\$ 1,371.64	\$ 1,371.64	\$ 5,662.00	\$ 5,662.00	\$ 11,200.00	\$ 11,200.00	\$ 6,400.00	\$ 6,400.00	\$ 12,500.00	\$ 12,500.00
29	Bedding Material	TON	2150	\$ 16.77	\$ 36,055.50	\$ 19.90	\$ 42,885.00	\$ 18.89	\$ 39,863.50	\$ 22.00	\$ 47,300.00	\$ 19.00	\$ 40,850.00	\$ 18.00	\$ 38,970.00
30	Imported Backfill Material	TON	2715	\$ 20.48	\$ 55,603.20	\$ 17.10	\$ 46,426.50	\$ 15.56	\$ 42,245.40	\$ 24.00	\$ 65,160.00	\$ 18.00	\$ 48,870.00	\$ 15.00	\$ 40,650.00
31	Road Base	TON	910	\$ 21.29	\$ 19,373.90	\$ 17.37	\$ 15,806.70	\$ 18.98	\$ 17,271.80	\$ 24.00	\$ 21,840.00	\$ 25.00	\$ 22,750.00	\$ 19.00	\$ 17,470.00
32	3" Asphalt Patch	TON	350	\$ 165.25	\$ 57,837.50	\$ 232.29	\$ 81,301.50	\$ 145.50	\$ 51,275.00	\$ 180.00	\$ 63,000.00	\$ 175.00	\$ 61,250.00	\$ 102.30	\$ 35,805.00
Total Bid Price					\$ 627,622.24		\$ 666,014.89		\$ 732,457.30		\$ 736,450.00		\$ 764,320.00		\$ 764,320.00

1700 S Waterline: 12" Alternative				Allied		Bridge		3XL		Crowned		PNL		N	
Item #	Description	Unit	Estimated Quantity	Unit Price 1	Total Price 1	Unit Price 2	Total Price 2	Unit Price 3	Total Price 3	Unit Price 4	Total Price 4	Unit Price 5	Total Price 5	Unit Price 6	Total Price 6
1	Mobilization	LS	1	\$ 40,276.00	\$ 40,276.00	\$ 16,500.00	\$ 16,500.00	\$ 52,839.00	\$ 52,839.00	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00	\$ 40,000.00	\$ 15,000.00	\$ 15,000.00
2	Traffic Control	LS	1	\$ 24,988.00	\$ 24,988.00	\$ 23,000.00	\$ 23,000.00	\$ 22,480.00	\$ 22,480.00	\$ 12,500.00	\$ 12,500.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
3	SWPPP	LS	1	\$ 4,260.00	\$ 4,260.00	\$ 1,150.00	\$ 1,150.00	\$ 5,966.00	\$ 5,966.00	\$ 7,500.00	\$ 7,500.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
4	Sawcut and Remove Asphalt	SY	2100	\$ 7.79	\$ 16,359.00	\$ 18.12	\$ 38,052.00	\$ 11.20	\$ 23,520.00	\$ 6.50	\$ 13,650.00	\$ 4.20	\$ 8,820.00	\$ 16.35	\$ 34,350.00
5	Remove Fire Hydrant	EA	3	\$ 1,802.00	\$ 5,406.00	\$ 582.45	\$ 1,747.35	\$ 998.00	\$ 2,994.00	\$ 1,400.00	\$ 4,200.00	\$ 1,250.00	\$ 3,750.00	\$ 2,500.00	\$ 7,500.00
6	Remove, and Relocate Existing Meter Box and Set	EA	13	\$ 1,094.00	\$ 12,034.00	\$ 389.35	\$ 5,061.55	\$ 1,383.00	\$ 15,213.00	\$ 900.00	\$ 9,900.00	\$ 800.00	\$ 8,800.00	\$ 1,500.00	\$ 19,500.00
7	Remove Blow Off Valve Assembly	EA	1	\$ 577.00	\$ 577.00	\$ 2,173.17	\$ 2,173.17	\$ 1,526.00	\$ 1,526.00	\$ 850.00	\$ 850.00	\$ 940.00	\$ 940.00	\$ 500.00	\$ 500.00
8	Cap Existing Water Line	EA	1	\$ 1,164.00	\$ 1,164.00	\$ 1,379.56	\$ 1,379.56	\$ 1,376.00	\$ 1,376.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
9	6" PVC Water Line	LF	50	\$ 56.77	\$ 2,838.50	\$ 395.60	\$ 19,780.00	\$ 116.00	\$ 5,830.00	\$ 100.00	\$ 5,000.00	\$ 95.00	\$ 4,750.00	\$ 99.22	\$ 4,961.00
10	8" PVC Water Line	LF	660	\$ 44.04	\$ 29,066.40	\$ 39.00	\$ 25,740.00	\$ 91.00	\$ 60,060.00	\$ 72.00	\$ 47,520.00	\$ 68.00	\$ 44,880.00	\$ 77.00	\$ 50,892.00
11	12" PVC Water Line	LF	2544	\$ 67.94	\$ 172,839.36	\$ 121.95	\$ 309,336.00	\$ 107.92	\$ 274,548.48	\$ 105.00	\$ 267,120.00	\$ 135.00	\$ 343,440.00	\$ 119.00	\$ 302,436.00
12	12" x 6" Tee	EA	4	\$ 2,589.00	\$ 10,356.00	\$ 1,468.70	\$ 5,874.80	\$ 2,417.00	\$ 9,668.00	\$ 2,825.00	\$ 11,300.00	\$ 2,500.00	\$ 10,000.00	\$ 2,284.00	\$ 9,136.00
13	12" x 8" Tee	EA	1	\$ 4,084.00	\$ 4,084.00	\$ 2,104.12	\$ 2,104.12	\$ 2,787.00	\$ 2,787.00	\$ 4,375.00	\$ 4,375.00	\$ 3,065.00	\$ 3,065.00	\$ 3,730.00	\$ 3,730.00
14	12" x 12" Tee	EA	1	\$ 4,555.00	\$ 4,555.00	\$ 1,733.15	\$ 1,733.15	\$ 2,958.00	\$ 2,958.00	\$ 5,000.00	\$ 5,000.00	\$ 4,100.00	\$ 4,100.00	\$ 4,099.00	\$ 4,099.00
15	45° 6" Bend	EA	6	\$ 1,051.00	\$ 6,306.00	\$ 6,637.02	\$ 39,822.12	\$ 1,156.00	\$ 6,936.00	\$ 1,175.00	\$ 7,050.00	\$ 900.00	\$ 5,400.00	\$ 1,330.00	\$ 7,730.00
16	45° 8" Bend	EA	2	\$ 1,305.00	\$ 2,610.00	\$ 2,229.99	\$ 4,459.98	\$ 1,356.00	\$ 2,712.00	\$ 1,300.00	\$ 2,600.00	\$ 1,015.00	\$ 2,030.00	\$ 1,490.00	\$ 2,980.00
17	45° 12" Bend	EA	4	\$ 2,199.00	\$ 8,796.00	\$ 2,175.62	\$ 8,702.48	\$ 1,856.00	\$ 7,424.00	\$ 2,175.00	\$ 8,700.00	\$ 1,750.00	\$ 7,000.00	\$ 1,835.00	\$ 7,340.00
18	12" x 8" Reducer	EA	1	\$ 1,978.00	\$ 1,978.00	\$ 1,859.45	\$ 1,859.45	\$ 2,979.00	\$ 2,979.00	\$ 2,025.00	\$ 2,025.00	\$ 1,375.00	\$ 1,375.00	\$ 1,972.00	\$ 1,972.00
19	12" Butterfly Valve	EA	4	\$ 4,678.00	\$ 18,712.00	\$ 4,612.96	\$ 18,451.84	\$ 5,512.00	\$ 22,048.00	\$ 5,300.00	\$ 21,200.00	\$ 6,625.00	\$ 26,500.00	\$ 4,645.00	\$ 18,580.00
20	8" Gate Valve	EA	2	\$ 3,441.00	\$ 6,882.00	\$ 2,842.00	\$ 5,684.00	\$ 3,321.00	\$ 6,642.00	\$ 3,475.00	\$ 6,950.00	\$ 3,120.00	\$ 6,240.00	\$ 3,774.00	\$ 7,548.00
21	6" Gate Valve	EA	4	\$ 2,424.00	\$ 9,696.00	\$ 1,994.80	\$ 7,979.20	\$ 2,775.00	\$ 11,100.00	\$ 3,000.00	\$ 12,000.00	\$ 2,650.00	\$ 10,600.00	\$ 2,918.00	\$ 11,672.00
22	Hydrant Assembly (includes pipe, bend, valve, short side 3/4" Water Service Lateral	EA	14	\$ 10,153.00	\$ 142,142.00	\$ 8,638.42	\$ 120,937.88	\$ 9,366.00	\$ 131,124.00	\$ 9,900.00	\$ 138,600.00	\$ 10,950.00	\$ 153,300.00	\$ 9,584.00	\$ 134,176.00
23	Long Side 3/4" Water Service Lateral	EA	9	\$ 2,681.00	\$ 24,129.00	\$ 1,424.93	\$ 12,824.37	\$ 2,123.00	\$ 19,107.00	\$ 2,325.00	\$ 20,925.00	\$ 2,575.00	\$ 23,175.00	\$ 2,621.00	\$ 23,589.00
24	Long Side 1-1/2" Water Service Lateral	EA	1	\$ 4,950.00	\$ 4,950.00	\$ 4,607.30	\$ 4,607.30	\$ 5,714.00	\$ 5,714.00	\$ 5,941.00	\$ 5,941.00	\$ 4,515.00	\$ 4,515.00	\$ 4,500.00	\$ 4,500.00
25	Install 2" Temporary Blow-off Assembly	EA	1	\$ 4,145.00	\$ 4,145.00	\$ 3,870.56	\$ 3,870.56	\$ 4,144.00	\$ 4,144.00	\$ 4,500.00	\$ 4,500.00	\$ 2,100.00	\$ 2,100.00	\$ 5,998.00	\$ 5,998.00
26	Connect to Existing 6" Water Line	EA	3	\$ 4,589.00	\$ 13,767.00	\$ 3,044.87	\$ 9,134.61	\$ 1,566.00	\$ 4,698.00	\$ 2,650.00	\$ 7,950.00	\$ 3,900.00	\$ 11,700.00	\$ 1,500.00	\$ 4,500.00
27	Connect to Existing 8" Water Line	EA	1	\$ 4,736.00	\$ 4,736.00	\$ 825.20	\$ 825.20	\$ 3,212.00	\$ 3,212.00	\$ 2,800.00	\$ 2,800.00	\$ 4,465.00	\$ 4,465.00	\$ 1,500.00	\$ 1,500.00
28	Connect to Existing 12" Water Line	EA	1	\$ 13,448.00	\$ 13,448.00	\$ 1,347.64	\$ 1,347.64	\$ 5,662.00	\$ 5,662.00	\$ 11,200.00	\$ 11,200.00	\$ 6,400.00	\$ 6,400.00	\$ 12,000.00	\$ 12,000.00
29	Bedding Material	TON	2,150	\$ 16.77	\$ 36,055.50	\$ 29.555.40	\$ 63,444.10	\$ 18.89	\$ 40,503.50	\$ 22.00	\$ 47,400.00	\$ 19.00	\$ 41,150.00	\$ 18.00	\$ 39,060.00
30	Imported Backfill Material	TON	2,715	\$ 19.45	\$ 52,806.75	\$ 46.422.00	\$ 126,000.00	\$ 15.56	\$ 42,245.40	\$ 24.00	\$ 65,160.00	\$ 28.00	\$ 76,020.00	\$ 19.00	\$ 51,660.00
31	Road Base	TON	910	\$ 21.29	\$ 19,373.90	\$ 15.811.20	\$ 14,390.08	\$ 18.98	\$ 17,271.80	\$ 24.00	\$ 21,840.00	\$ 18.00	\$ 16,380.00	\$ 18.00	\$ 16,380.00
32	3" Asphalt Patch	TON	350	\$ 165.25	\$ 57,837.50	\$ 81.300.00	\$ 28,455.00	\$ 146.50	\$ 51,275.00	\$ 180.00	\$ 63,000.00	\$ 175.00	\$ 61,250.00	\$ 99.00	\$ 34,650.00
Total Bid Price					\$ 698,079.91		\$ 762,073.30		\$ 807,870.18		\$ 837,940.10		\$ 885,540.00		\$ 938,000.00



Newman			HMM			Skyview			Rock Hard			Landmark			Trio			Engineers + Builders + Perceps		
Unit Price 6	Unit Price 7	Total Price 7	Unit Price 8	Total Price 8	Unit Price 9	Total Price 9	Unit Price 10	Total Price 10	Unit Price 11	Total Price 11	Unit Price 12	Total Price 12	Unit Price 13	Total Price 13	Unit Price 14	Total Price 14	Unit Price 15	Total Price 15		
35,085.00	\$ 50,000.00	\$ 50,000.00	\$ 90,000.00	\$ 90,000.00	\$ 55,000.00	\$ 55,000.00	\$ 100,000.00	\$ 100,000.00	\$ 104,450.00	\$ 104,450.00	\$ 55,492.20	\$ 55,492.20	\$ 120,000.00	\$ 120,000.00						
20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00	\$ 15,000.00	\$ 90,000.00	\$ 90,000.00	\$ 40,000.00	\$ 40,000.00	\$ 99,920.00	\$ 99,920.00	\$ 46,410.74	\$ 46,410.74	\$ 62,000.00	\$ 62,000.00						
6,622.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 8,000.00	\$ 8,000.00	\$ 16,260.00	\$ 16,260.00	\$ 26,519.88	\$ 26,519.88	\$ 7,200.00	\$ 7,200.00						
34,335.00	\$ 4.50	\$ 4,450.00	\$ 5.00	\$ 10,500.00	\$ 8.00	\$ 16,800.00	\$ 8.00	\$ 16,800.00	\$ 23.00	\$ 48,300.00	\$ 20.49	\$ 43,020.00	\$ 5.00	\$ 10,500.00						
7,500.00	\$ 1,935.00	\$ 5,805.00	\$ 1,800.00	\$ 3,960.00	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00	\$ 4,500.00	\$ 2,095.00	\$ 6,785.00	\$ 3,345.78	\$ 10,037.34	\$ 1,500.00	\$ 4,500.00						
500.00	\$ 1,325.00	\$ 6,450.00	\$ 1,500.00	\$ 3,500.00	\$ 1,200.00	\$ 3,600.00	\$ 1,000.00	\$ 3,000.00	\$ 1,495.00	\$ 4,735.00	\$ 4,032.18	\$ 11,553.38	\$ 1,400.00	\$ 4,200.00						
1,000.00	\$ 1,240.00	\$ 1,240.00	\$ 1,500.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	\$ 1,495.00	\$ 1,495.00	\$ 3,233.61	\$ 3,233.61	\$ 4,000.00	\$ 4,000.00						
4,961.00	\$ 110.00	\$ 5,500.00	\$ 55.00	\$ 2,750.00	\$ 1,200.00	\$ 1,200.00	\$ 4,500.00	\$ 4,500.00	\$ 1,355.00	\$ 4,239.48	\$ 4,239.48	\$ 4,239.48	\$ 4,800.00	\$ 4,800.00						
310,343.00	\$ 70.50	\$ 221,485.00	\$ 79.00	\$ 250,410.00	\$ 85.00	\$ 4,750.00	\$ 70.00	\$ 8,500.00	\$ 48.50	\$ 37,550.00	\$ 357.59	\$ 7,879.50	\$ 90.00	\$ 4,500.00						
4,016.00	\$ 135.00	\$ 4,450.00	\$ 300.00	\$ 10,200.00	\$ 110.00	\$ 209,450.00	\$ 73.00	\$ 231,410.00	\$ 61.50	\$ 194,955.00	\$ 68.55	\$ 217,303.50	\$ 95.00	\$ 301,150.00						
6,820.00	\$ 1,750.00	\$ 7,000.00	\$ 2,900.00	\$ 11,600.00	\$ 2,100.00	\$ 3,740.00	\$ 90.00	\$ 3,060.00	\$ 87.00	\$ 2,958.00	\$ 390.81	\$ 4,540.20	\$ 2,500.00	\$ 7,500.00						
4,284.00	\$ 2,850.00	\$ 4,500.00	\$ 3,500.00	\$ 6,000.00	\$ 2,400.00	\$ 4,800.00	\$ 1,500.00	\$ 6,000.00	\$ 1,610.00	\$ 6,440.00	\$ 1,135.05	\$ 6,989.52	\$ 1,100.00	\$ 3,740.00						
8,102.00	\$ 1,075.00	\$ 6,450.00	\$ 2,500.00	\$ 15,000.00	\$ 2,000.00	\$ 12,000.00	\$ 850.00	\$ 3,500.00	\$ 1,830.00	\$ 3,660.00	\$ 1,479.46	\$ 2,853.92	\$ 4,500.00	\$ 9,000.00						
2,900.00	\$ 1,300.00	\$ 2,600.00	\$ 3,000.00	\$ 5,000.00	\$ 2,400.00	\$ 4,800.00	\$ 1,300.00	\$ 2,600.00	\$ 956.00	\$ 5,736.00	\$ 752.03	\$ 4,512.18	\$ 1,000.00	\$ 10,000.00						
3,700.00	\$ 2,100.00	\$ 4,200.00	\$ 3,000.00	\$ 6,000.00	\$ 1,500.00	\$ 2,850.00	\$ 1,500.00	\$ 1,500.00	\$ 2,320.00	\$ 3,320.00	\$ 1,438.96	\$ 2,877.92	\$ 2,900.00	\$ 2,900.00						
1,972.00	\$ 1,400.00	\$ 1,400.00	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00	\$ 5,500.00	\$ 5,500.00	\$ 7,320.00	\$ 7,320.00	\$ 5,477.15	\$ 1,728.15	\$ 2,900.00	\$ 5,900.00						
4,673.00	\$ 5,400.00	\$ 5,400.00	\$ 5,500.00	\$ 5,500.00	\$ 2,850.00	\$ 2,850.00	\$ 1,500.00	\$ 1,500.00	\$ 2,320.00	\$ 3,320.00	\$ 1,438.96	\$ 2,877.92	\$ 2,900.00	\$ 2,900.00						
38,825.00	\$ 3,950.00	\$ 19,750.00	\$ 3,900.00	\$ 18,000.00	\$ 4,500.00	\$ 4,500.00	\$ 5,500.00	\$ 5,500.00	\$ 7,320.00	\$ 7,320.00	\$ 5,477.15	\$ 1,728.15	\$ 2,900.00	\$ 5,900.00						
11,672.00	\$ 2,850.00	\$ 11,400.00	\$ 2,400.00	\$ 9,600.00	\$ 3,450.00	\$ 17,250.00	\$ 2,950.00	\$ 14,750.00	\$ 4,835.00	\$ 24,175.00	\$ 3,388.91	\$ 36,942.00	\$ 6,000.00	\$ 31,000.00						
38,336.00	\$ 10,500.00	\$ 42,000.00	\$ 9,700.00	\$ 36,800.00	\$ 10,580.00	\$ 42,320.00	\$ 2,350.00	\$ 4,700.00	\$ 4,100.00	\$ 8,200.00	\$ 5,477.15	\$ 1,728.15	\$ 2,900.00	\$ 5,900.00						
36,694.00	\$ 1,800.00	\$ 25,200.00	\$ 2,000.00	\$ 20,000.00	\$ 2,200.00	\$ 30,800.00	\$ 2,950.00	\$ 14,750.00	\$ 4,835.00	\$ 24,175.00	\$ 3,388.91	\$ 36,942.00	\$ 6,000.00	\$ 31,000.00						
23,789.00	\$ 2,550.00	\$ 22,950.00	\$ 4,500.00	\$ 40,500.00	\$ 2,850.00	\$ 35,650.00	\$ 3,150.00	\$ 41,300.00	\$ 2,180.00	\$ 30,200.00	\$ 1,760.00	\$ 3,910.00	\$ 10,500.00	\$ 27,000.00						
4,781.00	\$ 5,300.00	\$ 5,300.00	\$ 5,000.00	\$ 10,000.00	\$ 4,500.00	\$ 20,500.00	\$ 4,000.00	\$ 41,300.00	\$ 3,470.00	\$ 31,830.00	\$ 4,011.86	\$ 11,761.48	\$ 9,000.00	\$ 9,000.00						
3,980.00	\$ 2,800.00	\$ 2,800.00	\$ 1,500.00	\$ 1,500.00	\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 1,850.00	\$ 3,105.00	\$ 3,105.00	\$ 4,011.86	\$ 11,761.48	\$ 9,000.00	\$ 9,000.00						
4,500.00	\$ 1,370.00	\$ 2,900.00	\$ 5,000.00	\$ 15,000.00	\$ 1,850.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 4,105.00	\$ 4,105.00	\$ 4,011.86	\$ 11,761.48	\$ 9,000.00	\$ 9,000.00						
1,800.00	\$ 1,400.00	\$ 1,400.00	\$ 15,000.00	\$ 15,000.00	\$ 2,500.00	\$ 5,500.00	\$ 6,500.00	\$ 19,500.00	\$ 2,105.00	\$ 6,315.00	\$ 5,963.67	\$ 7,711.92	\$ 12,000.00	\$ 12,000.00						
12,550.00	\$ 3,100.00	\$ 3,100.00	\$ 17,500.00	\$ 17,500.00	\$ 3,500.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00	\$ 2,495.00	\$ 7,495.00	\$ 6,711.92	\$ 21,852.00	\$ 9,000.00	\$ 27,000.00						
38,700.00	\$ 28.50	\$ 89,595.00	\$ 13.50	\$ 36,652.50	\$ 18.00	\$ 38,700.00	\$ 14.00	\$ 30,100.00	\$ 26.00	\$ 55,900.00	\$ 31.45	\$ 67,617.50	\$ 26.00	\$ 55,900.00						
48,870.00	\$ 33.00	\$ 89,595.00	\$ 13.50	\$ 36,652.50	\$ 22.00	\$ 59,780.00	\$ 21.00	\$ 19,110.00	\$ 70.50	\$ 64,155.00	\$ 44.19	\$ 40,212.90	\$ 35.00	\$ 67,875.00						
17,290.00	\$ 62.00	\$ 56,700.00	\$ 22.00	\$ 20,020.00	\$ 28.00	\$ 25,480.00	\$ 21.00	\$ 19,110.00	\$ 70.50	\$ 64,155.00	\$ 44.19	\$ 40,212.90	\$ 35.00	\$ 67,875.00						
35,805.00	\$ 167.00	\$ 56,700.00	\$ 95.00	\$ 33,250.00	\$ 115.00	\$ 40,250.00	\$ 195.00	\$ 68,250.00	\$ 144.00	\$ 50,400.00	\$ 208.38	\$ 72,933.00	\$ 375.00	\$ 131,250.00						
70,914.00	\$ 772,435.00	\$ 772,435.00	\$ 782,077.50	\$ 819,920.00	\$ 819,920.00	\$ 819,920.00	\$ 781,140.00	\$ 781,140.00	\$ 925,515.50	\$ 925,515.50	\$ 925,515.50	\$ 925,515.50	\$ 967,664.86	\$ 1,109,265.00						

Newman			HMM			Skyview			Rock Hard			Landmark			Trio			Forefront		
Price 6	Unit Price 7	Total Price 7	Unit Price 8	Total Price 8	Unit Price 9	Total Price 9	Unit Price 10	Total Price 10	Unit Price 11	Total Price 11	Unit Price 12	Total Price 12	Unit Price 13	Total Price 13						
15,085.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 55,000.00	\$ 55,000.00	\$ 100,000.00	\$ 100,000.00	\$ 105,330.00	\$ 105,330.00	\$ 55,492.20	\$ 55,492.20	\$ 122,000.00	\$ 122,000.00						
1,000.00	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00	\$ 15,000.00	\$ 90,000.00	\$ 90,000.00	\$ 40,000.00	\$ 40,000.00	\$ 99,920.00	\$ 99,920.00	\$ 46,410.74	\$ 46,410.74	\$ 63,000.00	\$ 63,000.00						
8,500.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 8,000.00	\$ 8,000.00	\$ 16,260.00	\$ 16,260.00	\$ 26,519.88	\$ 26,519.88	\$ 7,200.00	\$ 7,200.00						
4,435.00	\$ 4.50	\$ 4,450.00	\$ 7.00	\$ 14,700.00	\$ 8.00	\$ 16,800.00	\$ 8.00	\$ 16,800.00	\$ 23.00	\$ 48,300.00	\$ 20.49	\$ 43,020.00	\$ 5.00	\$ 10,080.00						
7,500.00	\$ 1,935.00	\$ 5,805.00	\$ 1,800.00	\$ 3,400.00	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00	\$ 4,500.00	\$ 2,095.00	\$ 6,285.00	\$ 3,345.78	\$ 10,037.34	\$ 1,500.00	\$ 4,500.00						
500.00	\$ 1,325.00	\$ 6,400.00	\$ 3,500.00	\$ 38,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,000.00	\$ 3,500.00	\$ 669.00	\$ 7,359.00	\$ 4,032.18	\$ 44,533.38	\$ 1,400.00	\$ 4,200.00						
1,000.00	\$ 1,240.00	\$ 1,240.00	\$ 2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	\$ 1,495.00	\$ 1,495.00	\$ 3,233.61	\$ 3,233.61	\$ 4,000.00	\$ 4,000.00						
4,961.00	\$ 110.00	\$ 5,500.00	\$ 65.00	\$ 1,500.00	\$ 1,200.00	\$ 1,200.00	\$ 4,500.00	\$ 4,500.00	\$ 1,495.00	\$ 1,495.00	\$ 3,233.61	\$ 3,233.61	\$ 4,000.00	\$ 4,000.00						
2,820.00	\$ 79.00	\$ 52,140.00	\$ 95.00	\$ 65,700.00	\$ 95.00	\$ 4,750.00	\$ 70.00	\$ 3,500.00	\$ 48.50	\$ 4,239.48	\$ 4,239.48	\$ 4,239.48	\$ 4,800.00	\$ 4,800.00						
7,730.00	\$ 96.00	\$ 244,224.00	\$ 109.00	\$ 277,286.00	\$ 110.00	\$ 56,100.00	\$ 73.00	\$ 48,180.00	\$ 60.50	\$ 39,520.00	\$ 357.59	\$ 7,879.50	\$ 90.00	\$ 4,500.00						
1,056.00	\$ 2,425.00	\$ 9,700.00	\$ 2,500.00	\$ 10,000.00	\$ 2,500.00	\$ 279,840.00	\$ 90.00	\$ 218,960.00	\$ 84.50	\$ 214,664.00	\$ 190.00	\$ 45,243.00	\$ 337.00	\$ 222,552.00						
1,730.00	\$ 2,525.00	\$ 2,525.00	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,565.00	\$ 10,260.00	\$ 1,744.81	\$ 895,874.52	\$ 95.00	\$ 140,174.00						
1,059.00	\$ 3,125.00	\$ 2,525.00	\$ 3,500.00	\$ 3,500.00	\$ 2,500.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,895.00	\$ 2,895.00	\$ 1,855.71	\$ 1,855.71	\$ 2,078.50	\$ 8,915.60						
1,075.00	\$ 1,075.00	\$ 6,450.00	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 2,950.00	\$ 2,950.00	\$ 3,105.00	\$ 3,105.00	\$ 2,097.39	\$ 2,097.39	\$ 1,815.70	\$ 1,815.70						
1,850.00	\$ 1,300.00	\$ 2,600.00	\$ 2,500.00	\$ 15,000.00	\$ 2,000.00	\$ 12,000.00	\$ 1,800.00	\$ 5,100.00	\$ 985.00	\$ 5,736.00	\$ 752.03	\$ 4,512.18	\$ 1,000.00	\$ 1,000.00						
1,300.00	\$ 2,100.00	\$ 8,400.00	\$ 3,000.00	\$ 12,000.00	\$ 2,400.00	\$ 4,800.00	\$ 1,300.00	\$ 2,600.00	\$ 1,115.00	\$ 5,736.00	\$ 752.03	\$ 4,512.18	\$ 1,000.00	\$ 1,000.00						
1,972.00	\$ 1,400.00	\$ 1,400.00	\$ 8,500.00	\$ 8,500.00	\$ 2,500.00	\$ 120,000.00	\$ 1,500.00	\$ 6,600.00	\$ 1,655.00	\$ 6,620.00	\$ 1,495.36	\$ 5,735.84	\$ 2,078.50	\$ 8,915.60						
6,986.00	\$ 5,400.00	\$ 21,600.00	\$ 5,500.00	\$ 22,000.00	\$ 4,500.00	\$ 2,800.00	\$ 1,500.00	\$ 5,500.00	\$ 7,320.00	\$ 7,320.00	\$ 5,477.15	\$ 1,728.15	\$ 2,900.00	\$ 5,900.00						
5,480.00	\$ 3,950.00	\$ 7,900.00	\$ 3,600.00	\$ 7,200.00	\$ 3,450.00	\$ 11,000.00	\$ 2,350.00	\$ 9,400.00	\$ 4,100.00	\$ 8,200.00	\$ 5,477.15	\$ 1,728.15	\$ 2,900.00	\$ 5,900.00						
9,480.00	\$ 2,850.00	\$ 11,400.00	\$ 3,900.00	\$ 15,600.00	\$ 2,800.00	\$ 11,200.00	\$ 2,950.00	\$ 14,750.00	\$ 4,835.00	\$ 24,175.00	\$ 3,388.91	\$ 36,942.00	\$ 6,000.00	\$ 31,000.00						
9,484.00	\$ 10,500.00	\$ 42,000.00	\$ 9,700.00	\$ 36,800.00	\$ 10,580.00	\$ 42,320.00	\$ 2,950.00	\$ 14,750.00	\$ 4,835.00	\$ 24,175.00	\$ 3,388.91	\$ 36,942.00	\$ 6,000.00	\$ 31,000.00						
176.00	\$ 1,800.00	\$ 25,200.00	\$ 2,000.00	\$ 20,000.00	\$ 2,200.00	\$ 30,800.00	\$ 2,950.00	\$ 14,750.00	\$ 4,835.00	\$ 24,175.00	\$ 3,388.91	\$ 36,942.00	\$ 6,000.00	\$ 31,000.00						
336.00	\$ 2,550.00	\$ 22,950.00	\$ 5,500.00	\$ 49,500.00	\$ 4,200.00	\$ 30,800.00	\$ 2,950.00	\$ 14,750.00	\$ 4,835.00	\$ 24,175.00	\$ 3,388.91	\$ 36,942.00	\$ 6,000.00	\$ 31,000.00						
900.00	\$ 5,300.00	\$ 5,300.00	\$ 6,000.00	\$ 6,000.00	\$ 25,600.00	\$ 4,500.00	\$ 3,100.00	\$ 28,350.00	\$ 3,470.00	\$ 31,230.00	\$ 3,484.74	\$ 48,786.56	\$ 2,790.00	\$ 30,669.00						
980.00	\$ 2,600.00	\$ 2,800.00	\$ 3,500.00	\$ 4,500.00	\$ 1,800.00	\$ 1,800.00	\$ 4,000.00	\$ 4,000.00	\$ 3,105.00	\$ 3,105.00	\$ 11,661.48	\$ 36,106.74	\$ 3,900.00	\$ 34,075.00						
500.00	\$ 1,370.00	\$ 4,150.00	\$ 6,500.00	\$ 19,500.00	\$ 1,850.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 4,100.00	\$ 4,100.00	\$ 26,212.19	\$ 21,174.60	\$ 9,523.50	\$ 9,523.50						
500.00	\$ 1,400.00	\$ 1,400.00	\$ 7,000.00	\$ 7,000.00	\$ 2,500.00	\$ 1,500.00	\$ 2,900.00	\$ 19,500.00	\$ 7,960.00	\$ 8,880.00	\$ 5,963.67	\$ 17,891.01	\$ 21,174.60	\$ 21,174.60						
900.00	\$ 3,100.00	\$ 3,100.00	\$ 9,000.00	\$ 9,000.00	\$ 3,500.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 2,495.00	\$ 2,495.00	\$ 6,711.92	\$ 6,711.92	\$ 9,269.30	\$ 9,269.30						
700.00	\$ 28.50	\$ 61,275.00	\$ 8.50	\$ 18,275.00	\$ 18.00	\$ 38,700.00	\$ 14.00	\$ 30,100.00	\$ 430.00	\$ 30,100.00	\$ 31.45	\$ 67,617.50	\$ 26.50	\$ 19,671.30						
170.00	\$ 33.00	\$ 89,595.00	\$ 13.50	\$ 36,652.50	\$ 22.00	\$ 59,730.00	\$ 14.00	\$ 30,100.00	\$ 26.50	\$ 71,947.50	\$ 28.87	\$ 74,925.00	\$ 25.00	\$ 68,146.50						
30.00	\$ 62.00	\$ 56,420.00	\$ 22.00	\$ 70,020.00	\$ 28.00	\$ 25,480.00	\$ 21.00	\$ 19,110.00	\$ 70.50	\$ 64,155.00	\$ 44.19	\$ 102,219.90	\$ 35.00	\$ 81,800.00						
50.00	\$ 162.00	\$ 56,700.00	\$ 95.00	\$ 33,250.00	\$ 115.00	\$ 40,250.00	\$ 195.00	\$ 63,250.00	\$ 244.00	\$ 50,400.00	\$ 208.38	\$ 72,930.00	\$ 375.00	\$ 131,285.00						
		\$ 853,124.00			\$ 888,443.50			\$ 1,002,520.00			\$ 840,210.00			\$ 994,115.50			\$ 1,287,265.42			\$ 1,230,340.00



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474

PETITION TO ANNEX LAND INTO BONA VISTA WATER DISTRICT

I, Craig Smith managing partner Hot Springs LC, the owner of the private real property within the area to be annexed hereby petition to have the hereinafter described real property annexed into the Bona Vista Water Improvement District.

The area proposed to be annexed is all of Serial Number 190020008, Weber County, Utah. A "Surveyor's Certificate" is required.

Attached as part of this petition is a description and a map of the boundaries of the area proposed to be annexed.

Date: 9/16, 2025.



[Signature]
Owner Signature
Managing partner Hot Springs LC

Subscribed and sworn to before me on this 16th day of September, 2025.

Kari Hollis

Notary Public

Contact Sponsor

Spencer Hymas - Galloway & Company

Address

172 N East Promontory #274

Farmington, Utah 84025

Phone Number

801-512-1673

*** Annexation Fee is due and payable within 30 days of the final adoption by the Board of Directors and prior to sending the documents to the Lieutenant Governor's Office. ***

Board of Directors

Ronald Stratford - Chairman - Unincorporated Weber County

Ken Phippen - Vice Chairman - Farr West

Scott Van Leeuwen - Marriott-Slatersville

Michelle Tait - Harrisville

Jon Beesley - Plain City

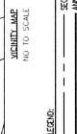
Management

Matt Fox, Manager

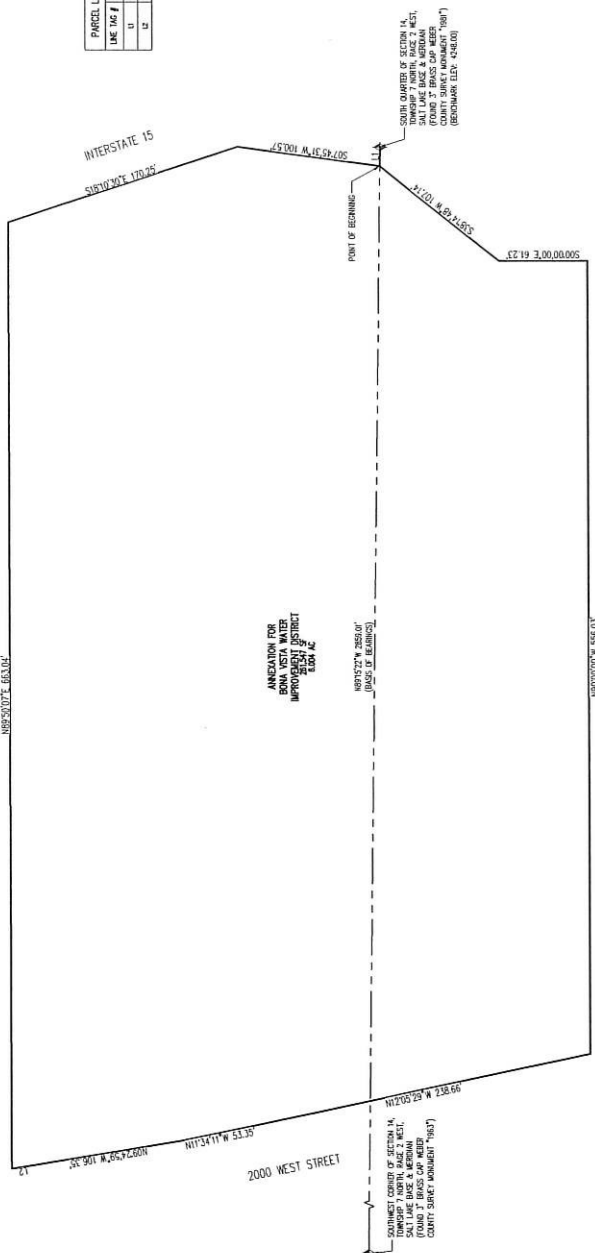
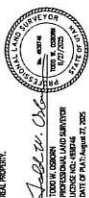
Kenny Heffelfinger, Assistant Manager

Shanna Volchost, Administrative Manager

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, &
SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 7 NORTH RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
FARR WEST CITY, WEBER COUNTY, STATE OF UTAH



PARCEL LINE SEGMENT TABLE	
LINE TAG #	BEARING LENGTH (FT)
L1	N67°52'27"W 13.75
L2	N67°38'30"W 14.68

[illegible]

NARRATIVE

[illegible]

BOUNDARY DESCRIPTION

MOULTON V. DELESO, INTERVENIENT BELVA VISA VINCER

A PARCEL OF GROUND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, AND THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASIN AND MOUNTAIN, DESCRIBED AS FOLLOWS:

[illegible]

ISSN 1803-0069. SÄLJESKÄPSPRIS 12,00 SEK. FÖR FÖRSTÄMMANDE 12,00 SEK. FÖR FÖRSTÄMMANDE 12,00 SEK. FÖR FÖRSTÄMMANDE 12,00 SEK.

RONA VISTA WATER

IMPROVEMENT DISTRICT ACCEPTANCE

THIS IS TO CERTIFY THAT THIS ANNOTATION PLAT WAS DULY APPROVED BY THE BOONA ARIZONA WATER IMPROVEMENT DISTRICT WITH MY HAND AND OFFICIAL SEAL.

DATE	DAY OF	MONTH	YEAR
10	10	10	10

MONA VISTA WATER

WIEBER COUNTY CLERK/EXOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE INCLOSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE OBLIGATIONS AND LIABILITIES ASSOCIATED THEREWITH.

REGISTRATION	DAY OF	20
--------------	--------	----

CONCLUSIONS

WERER COUNTY RECORDER

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BONA VISTA WATER IMPROVEMENT DISTRICT

1977

Time _____

BOOK: _____ PAGE: _____

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Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404

Phone (801) 621-0474

Board of Trustees Meeting Minutes

Date: Monday, August 25, 2025

Time: 2:00 p.m.

Location: Bona Vista Water Improvement District Office

Board Members Present:

Ron Stratford, Chairman

Mayor Scott Van Leeuwen

Mayor Ken Phippen, Vice Chairman

Staff Members Present:

Matt Fox, General Manager

Kenny Hefflefinger, Assistant Manager

Shauna Gilchrist, Clerk/Admin Manager

Chris Crockett, Legal

Electronic Attendees via Zoom/Telephone:

Mayor Beesley

Guest Presenter:

Greg Siegmiller, JUB Engineering

Excused Attendees:

Mayor Michelle Tait

1. Call to Order

Chairman Ron Stratford called the meeting to order at **2:00 p.m.**

2. JUB Engineering – Farr West Shop Well Update

Presenter: Greg Siegmiller, JUB Engineering

- **Well Drilling:** Drilled to 1,000 ft depth. Artesian water pressure of 22 GPM
- **Zone Testing:** Ongoing lab tests. Results expected within two weeks.
- **Well Location:** Selected to avoid conflict with Weber Basin boundaries, who have stated they will protest any well construction within their designated zones.
- **Water Chemistry/Treatment:** Pending test results will determine treatment method.
Possible options include:
 - Reverse Osmosis (RO)
 - Nano-filtration
 - Chemical treatment
 - Blending
- **Depth Impact:** Depth does not appear to affect water draw volume.

- **Saline Intrusion:** JUB explained issues due to artificial recharge and Great Salt Lake water migration. Restricting natural percolation may be contributing to saline backflow into surrounding groundwater.
- **Costs:**
 - Final costs depend on water treatment method and well viability.

Board Discussion:

- Whether to consider alternate well sites.
 - Response: New sites carry same risks and higher costs. Current site is optimal due to proximity to 16" main line and limited viable locations.
-

3. Farr West Landing CRA (Community Reinvestment Project)

Presenter: Chris Crockett

- **New Contract Clause:** Added stipulation for secondary water use; developers must still go through the application process.
- **Public Concerns:** Focused on traffic impact. UDOT involvement ongoing.

Motion to Approve CRA:

- **Motion:** Mayor Van Leeuwen
 - **Seconded:** Mayor Beesley
 - **Vote:** Ayes – Stratford, Van Leeuwen, Beesley; Abstain – Phippen (vested interest)
 - **Result:** Motion carried
-

4. Oversized Waterline Agreement – 1700 S Project

- **Proposal:** Developer requests upgrading from 8" to 12" waterline.
- **Funding:** Developer (Post Development) to pay deposit covering cost difference. Any surplus from actual cost will be refunded.
- **Impact Study:** Original 8" line meets current requirements; upsizing is for future subdivision development.

Motion to Approve Agreement:

- **Motion:** Mayor Phippen
- **Seconded:** Mayor Beesley
- **Vote:** Unanimous Ayes – Stratford, Van Leeuwen, Beesley, Phippen
- **Result:** Motion carried

5. Approval of Minutes – July 28, 2025

- **Motion:** Mayor Van Leeuwen
- **Seconded:** Mayor Phippen
- **Vote:** Unanimous Ayes – Stratford, Van Leeuwen, Phippen, Beesley
- **Result:** Motion carried

6. Approval of July 2025 Check Register

- **Motion:** Mayor Beesley
- **Seconded:** Mayor Van Leeuwen
- **Vote:** Unanimous Ayes – Stratford, Van Leeuwen, Phippen, Beesley
- **Result:** Motion carried

7. Project Updates – Hot Springs Tank and Shop Well

- **Hot Springs Tank Construction:**
 - ¾ of floor and ½ of walls poured
 - Deck (lid) construction to begin in early September
- **Clarification Provided:** Location and function of both the Farr West well and Hot Springs Tank

8. Water Report – Matt Fox

- **SCADA System:** Damaged during recent power outage; repairs completed.
- **Water Use:** Cooler temperatures expected to cause reduced consumption in the district.
 - Bona Vista has used 50% of its purchased water allocation.

9. Staff and Board Comments

- **Mayor Van Leeuwen:** Expressed appreciation for working with the board and staff.
- **Mayor Beesley:** Inquired about impact fee assessments.
 - **Matt Fox:** Explained the last impact fee analysis was in 2023. Suggested annual updates, estimated cost \$5k–\$7k.
- **Mayor Phippen:** Thanked staff for Hot Springs Tank tour and observing well water testing.

- **Chairman Stratford:** Asked mayors how their cities handle zoning changes.
 - **Mayor Beesley:** informed that Plain City uses overlays vs ordinances.
-

10. Adjournment

- **Motion to Adjourn:** Mayor Phippen
 - **Seconded:** Mayor Beesley
 - **Vote:** Unanimous Ayes – Stratford, Van Leeuwen, Phippen, Beesley
 - **Result:** Meeting adjourned
-

Minutes Submitted By:

Shauna Gilchrist, District Clerk/Administrative Manager
Date Submitted: September 26, 2025

DRAFT

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
08/25	08/11/2025	15738	1005	Aflac	197.08
08/25	08/11/2025	15739	1126	AWP, INC	302.00
08/25	08/11/2025	15740	4585	Blue Stakes of Utah 811	1,039.71
08/25	08/11/2025	15741	6361	BOWEN CONSTRUCTION	534,375.00
08/25	08/11/2025	15742	1360	CAL RANCH STORE	120.47
08/25	08/11/2025	15743	1440	Central Weber Sewer Improvement District	30,235.40
08/25	08/11/2025	15744	6318	Chemtech-Ford, Inc.	2,624.00
08/25	08/11/2025	15745	6353	CLEAR BILLING SOLUTIONS	121.13
08/25	08/11/2025	15746	6252	COMMERCIAL TIRE	857.72
08/25	08/11/2025	15747	6260	CORE & MAIN	6,673.41
08/25	08/11/2025	15748	6292	Christopher K. Crockett	6,937.50
08/25	08/11/2025	15749	1855	Farr West City	179,427.70
08/25	08/11/2025	15750	1922	Freedom Mailing Services	3,043.68
08/25	08/11/2025	15751	1961	Granite Construction Company	2,954.16
08/25	08/11/2025	15752	2080	Harrisville City	167,455.49
08/25	08/11/2025	15753	6295	LaRose Paving Inc.	4,480.00
08/25	08/11/2025	15754	6224	Les Olson IT	223.61
08/25	08/11/2025	15755	1812	LGG Industrial, Inc.	706.46
08/25	08/11/2025	15756	6329	Magna5 MS LLC	1,150.25
08/25	08/11/2025	15757	2961	Marriott - Satterthwaite Rock Products	2,411.52
08/25	08/11/2025	15758	6268	MARRIOTT-SLATERVILLE CITY	56,893.22
08/25	08/11/2025	15759	3042	METERWORKS, INC.	7,775.71
08/25	08/11/2025	15760	6356	MOMENTUM EMPLOYER GROUP	1,700.00
08/25	08/11/2025	15761	3265	MOUNTAINLAND SUPPLY COMPANY	527.42
08/25	08/11/2025	15762	4200	Plain City	172,729.81
08/25	08/11/2025	15763	6327	Rich Fastener & Supply	470.00
08/25	08/11/2025	15764	4358	Robinson Waste Services	93.03
08/25	08/11/2025	15765	4499	Shred-It / Stericycle, Inc.	95.71
08/25	08/11/2025	15766	6073	STAKER & PARSON COMPANIES	176.81
08/25	08/11/2025	15767	6355	SWAV LLC	698.85
08/25	08/11/2025	15768	6191	T&L TELECOM CONSTRUCTION INC.	9,600.00
08/25	08/11/2025	15769	6317	UniFirst Corporation	868.03
08/25	08/11/2025	15770	4910	UPPER CASE PRINTING	9,308.63
08/25	08/11/2025	15771	6334	U.S. Bank Equipment Finance	175.59
08/25	08/11/2025	15772	6364	UTAH RETIREMENT SYSTEMS	285.29
08/25	08/11/2025	15773	5441	Weber Basin Water Quality	996.00
08/25	08/11/2025	15774	6303	Wheeler Machinery Co.	2,578.20
08/25	08/11/2025	25081101	6357	INVOICE CLOUD	5,698.10 M
08/25	08/29/2025	25081102	6256	Enbridge Gas	22.63 M
08/25	08/29/2025	25081103	6256	Enbridge Gas	7.65 M
08/25	08/25/2025	25081104	6256	Enbridge Gas	7.24 M
08/25	08/14/2025	25081105	5080	Rocky Mountain Power	8,745.36 M
08/25	08/17/2025	202509175	1056	Bank of Utah / Cardmember Service	1,735.28 M
08/25	08/17/2025	202509176	1056	Bank of Utah / Cardmember Service	312.26 M
Grand Totals:					1,226,837.11



WATER USE REPORT

Summary of August 2025				
	2022	2023	2024	2025
Weber Basin	375	498	384	447
Ogden City	48	60	46	85
Farr West Well	105	0	87	95
North Ogden	9	21	22	15
Total A.F.:	537	579	539	642

Weber Basin Water Conservancy District								
	3180 A.F.		3786 A.F.		3786 A.F.		3786 A.F.	
MONTH	2022		2023		2024		2025	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	171	55,598,000	237	77,070,000	208	67,645,000	208	67614083
February	186	60,506,000	189	61,739,000	210	68,481,000	215	70175271
March	218	71,001,000	202	65,660,000	252	81,977,000	189	61585839
April	207	67,343,000	213	69,432,000	192	62,616,000	214	69732114
May	232	75,590,000	269	87,562,000	214	69,722,000	344	112007000
June	231	75,199,000	390	127,099,000	314	102,224,000	378	123220556
July	336	109,565,000	410	133,664,000	425	138,470,000	400	130340400
August	375	122,140,000	498	162,435,000	384	125,013,000	447	145509000
September	337	109,948,000	395	128,808,000	388	126,551,000		0
October	294	95,838,000	297	96,710,000	320	104,164,000		0
November	222	72,551,000	200	65,330,000	224	73,143,000		0
December	217	70,913,000	237	77,110,000	229	745,130,000		0
TOTAL	3025	986,192,000	3537	1,152,619,000	3359	1,765,136,000	2395	780,184,263
% of Contracted Water Used:	80%		93%		89%		63%	

Ogden City								
	1451 A.F.		1451 A.F.		1451 A.F.		1451 A.F.	
MONTH	2022		2023		2024		2025	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	92	29,860,630	131	42,729,390	126	41,259,000	153	49855203
February	88	28,625,250	158	51,526,800	140	45,559,000	158	51484458
March	100	32,581,120	118	38,339,000	135	43,909,000	49	15966699
April	143	46,608,000	109	35,388,330	158	51,428,000	105	34214355
May	135	44,071,820	61	19,929,670	183	59,614,000	140	45471800
June	129	42,087,950	103	33,435,000	114	37,300,000	124	40395748
July	103	33,464,890	70	22,854,000	134	23,623,000	142	46270842
August	48	15,666,455	60	19,546,000	46	15,049,000	85	36528236
September	38	12,504,885	82	26,677,000	53	17,312,000		0
October	82	26,732,000	90	29,384,000	88	28,829,000		0
November	111	36,021,000	79	25,615,000	154	50,128,000		0
December	151	49,288,810	99	32,273,000	88	28,638,000		0
TOTAL	1220	397,512,810	1159	377,697,190	1419	442,648,000	956	320,187,341
% of Contracted Water Used:	84%		80%		98%		66%	

Farr West Well								
MONTH	1291 A.F.		1291 A.F.		1291 A.F.		1291 A.F.	
	2022 A.F.	GALLONS	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS
January	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	89	29000739
April	21	6,861,000	0	0	126	41,033,114	82	26719782
May	132	43,039,000	0	0	98	32,056,738	36	11634615
June	113	36,725,700	0	0	100	32,460,933	85	27788573
July	109	35,641,000	0	0	99	32,275,713	127	41383077
August	105	34,114,600	0	0	87	28,266,948	95	30732098
September	41	13,409,200	0	0	44	14,260,302		0
October	0	0	0	0	0	0		0
November	0	0	0	0	0	0		0
December	0	0	0	0	0	9,280		0
TOTAL	521	169,790,500	0	0	553	180,363,028	514	167,258,884
% of Contracted Water Used:	40%		0%		43%		40%	

North Ogden Spring								
MONTH	241 A.F.		241 A.F.		241 A.F.		241 A.F.	
	2022 A.F.	GALLONS	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS
January	8	2,768,000	0	0	17	5,540,000	16	5213616
February	0	0	0	0	0	0	2	651702
March	17	5,682,000	13	4,180,000	0	0	0	0
April	0	0	0	0	0	0	5	1507000
May	15	4,864,000	5	1,584,000	24	7,823,000	32	10174000
June	9	2,982,000	39	12,634,000	32	10,481,000	18	5767563
July	11	3,600,000	22	7,263,000	27	8,670,000	15	4887765
August	9	3,070,000	21	6,742,000	22	7,214,000	15	4692000
September	8	2,553,000	19	6,182,000	16	5,286,000		0
October	7	2,328,000	15	4,986,000	16	5,190,000		0
November	9	3,040,000	18	5,946,000	16	5,280,000		0
December	7	2,214,000	9	2,776,000	11	3,274,000		0
TOTAL	101	33,101,000	160	52,293,000	181	58,758,000	103	32,893,646
% of Contracted Water Used:	42%		67%		75%		43%	

Year-to-Date Summary in Acre Feet

Available:	6770
Used:	3968
Remaining:	41%