



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.
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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
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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.
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10. Adjournment

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

Shauna Gilchrist, District Clerk/Administrative Manager

Date Submitted: September 26, 2025