

# **SOUTH DAVIS WATER DISTRICT BOARD OF TRUSTEES MEETING MINUTES**

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**Wednesday, October 8, 2025**

**Time:** 4:35 p.m.

**Location:** District Office, 407 W. 3100 S., Bountiful, Utah

**BOARD MEMBERS PRESENT:**

- Ronald Mortensen, Chair
- Kathy Thurston, Trustee
- Elaine Oaks, Trustee

**DISTRICT STAFF PRESENT:**

- Jake Ferguson, General Manager
- Tracie James, District Clerk

**1. CALL TO ORDER**

Chairman Ronald Mortensen called the meeting to order at 4:35 p.m. in compliance with Utah's Open Meeting Laws. The meeting was recorded in its entirety as a public record.

**2. PUBLIC COMMENT**

No members of the public were present for comment.

**3. BOARD MEMBER REPORTS**

**Trustee Oaks:**

- Reported receiving a promotional flyer for a proposed commercial swimming pool development on the property adjacent to Boulton elementary school on Orchard Dr.
- The proposal involves three outdoor swimming pools with associated outdoor kitchens, operated year-round by a St. George-based company seeking to expand to Bountiful.
- The property was reportedly purchased from Sherm Smoot and would require zoning changes for the proposed use.
- Planning and zoning approval has not been obtained; a public meeting by the developer was scheduled for October 13, 2025.
- Board discussed potential aquifer impacts from year-round outdoor pools and the loss of irrigation water recharge from the property.
- Reported attending the Bountiful Planning and Zoning meeting where [Bountiful City] Councilman Higginson mentioned the need for a water lobbyist to protect municipal water right.

**Chair Mortensen:**

- Noted Kate Bradshaw's appointment as head of the League of Cities and Towns and her advocacy for carve-outs from state housing density mandates for built-out cities.
- Provided updates on Legislative Water Commission activities and ongoing advocacy efforts.
- Attended Bountiful City General Plan Planning Commission meetings, noting decreasing public attendance over the meeting series.
- Reported on changes to Truth in Taxation requirements, noting 35 entities had tax increases rejected due to procedural failures.

- Discussed the upcoming Utah Association of Special Districts conference scheduled for November 5-7, 2025 in Layton.

#### **4. APPROVAL OF MINUTES**

**MOTION:** Trustee Oaks moved to approve the minutes from the September 10, 2025 meeting. Trustee Thurston seconded the motion. The motion carried unanimously with Trustees Mortensen, Thurston and Oaks voting "aye".

#### **5. APPROVAL OF EXPENSE REPORT**

The Board reviewed the September 2025 expense report with the following discussions:

- Caselle and Beacon Integration: Programming costs for cellular meter reading system to accommodate metered institutions separately from residential connections.
- Jack Nielsen Construction: Fire hydrant replacement following vehicle collision; insurance reimbursement pending.
- Cla-Val Val Verda Well Repair: Surge anticipator valve replacement to prevent water hammer.
- PFAS Mitigation Engineering: Engineering and survey work for state grant application for Val Verda well mitigation project.
- North Canyon Well Rehabilitation: Total cost for well rehabilitation project completed in September.

**MOTION:** Trustee Thurston moved to approve the September 2025 expense report as presented. Trustee Oaks seconded the motion. The motion carried unanimously with Trustees Mortensen, Thurston and Oaks voting "aye".

#### **6. STRENGTHS & VULNERABILITIES ANALYSIS**

##### **Aquifer Impact Assessment Policy:**

- Board agreed to implement aquifer impact analysis for all new development applications requiring District water service.
- Analysis will determine if proposed developments result in net positive, negative, or neutral impacts on aquifer recharge.
- District will provide aquifer impact assessments to city planning and zoning commissions for consideration in development approval processes.

##### **Irrigation Connection Policy Review:**

- Board discussed potential policy changes regarding disconnection of irrigation services for new developments.
- Future irrigation connection requests will be brought to the Board for individual consideration rather than automatic denial.
- Need for formal policy change consideration deferred pending next specific request.

##### **Inter-municipal Water Sales Policy:**

- Board established policy that requests from other entities to purchase District water will be brought to the Board for case-by-case evaluation.
- Board will set pricing and conditions for any approved water sales on an emergency meeting basis if necessary.
- Policy focuses on providing water for essential culinary needs rather than landscaping or non-essential uses.



- Trustee Mortensen reported that Bountiful City Councilman Higginson suggested injecting creek water in to the aquifer. Mr. Ferguson reported that injecting creek water straight in to the aquifer is not allowed because the water has to be treated.

## **7. SCHEDULE BUDGET WORK MEETING**

Board scheduled a special budget work meeting for Monday, November 4, 2025 at 12:00 p.m. to review the proposed 2026 budget prior to the regular November board meeting. The meeting will allow detailed discussion of budget priorities and potential rate adjustments.

## **8. MANAGER'S REPORT**

### **A. Secondary Metering Exemption Appeal**

- State denied the District's appeal of the secondary metering exemption application.
- District will proceed under the state groundwater management plan rather than pursuing further appeals.

### **B. Well Operations Update**

- North Canyon Well rehabilitation completed successfully; well operating at optimal capacity with excellent flow rates.
- Val Verda Well rehabilitation completed; new motor installed and operating normally.
- Bona Vista Well continuing normal operations; maintained system capacity during other well downtime.
- Val Vista well site (wells 1, 2, and 3) showing decreased efficiency; rehabilitation planning for 2026 budget consideration.

### **C. Line of Credit**

- Manager presented option for emergency credit line from Zions Bank to bridge seasonal cash flow gaps
- Annual cost: \$100; purpose: bridge gap between project expenditures and December irrigation revenue.
- Discussion deferred to November 4 budget work meeting.

### **D. Updates on Insurance reimbursement for damaged fire hydrant; software for irrigation meters; reimbursement for lost irrigation water due to tampering with valve; additional culinary water hookups and termination of irrigation service in new developments; PFAS, etc.**

- Insurance is sending reimbursement for damaged fire hydrant
- Cellular monitoring system for institutional meters is operational
- Board discussed potential policy changes regarding disconnection of irrigation services for new developments.
- Future irrigation connection requests will be brought to the Board for individual consideration rather than automatic denial.
- Policy change consideration deferred pending next specific request.

### **E. 2900 South CDBG Project**

- Project in final phases with asphaltting and punch list completion.
- Final project payment pending completion of punch list items and final inspection.

- Project scope extended from Davis Boulevard to 100 West along 2900 South and up 2750 West to Holbrook Road.

#### **F. Secondary Water System Operations**

- Secondary water system shutdown scheduled for October 14, 2025 (Weber Basin shutdown on October 15).

#### **G. Overview of current teacup and District Secondary Use Numbers**

- Teacup reservoir levels: Echo slightly low, East Canyon slightly high, generally balanced for season end.
- Aquifer levels have risen approximately one foot this year due to two good winter seasons and increased irrigation water usage.
- Manager now has real-time access to USGS aquifer monitoring test wells providing current water level data.

#### **H. Review of District Financial Statements including Reserve Funds balances**

- Revenue over expenditures year-to-date: \$230,000 positive.
- Reserve fund balance: \$64,000 after North Canyon well and PFAS engineering expenditures.
- PFAS lawsuit settlement funds temporarily recorded in penalties account pending creation of dedicated PFAS account.
- Board discussed converting \$59 water metering fee to reserve fund contribution to clarify fee purpose.

#### **9. ADJOURNMENT**

##### **Next Meetings:**

- Budget Work Meeting: Monday, November 4, 2025 at 12:00 p.m.
- Regular Board Meeting: Tuesday, November 12, 2025 at 4:30 p.m.
- Budget Hearing: Tuesday, December 17, 2025 at 6:00 p.m.

Chairman Mortensen noted completion of all agenda items and declared the meeting adjourned at 6:07 p.m.



Tracie James, District Clerk