

SOUTH DAVIS WATER DISTRICT
BOARD OF TRUSTEES MEETING MINUTES

Tuesday, March 11, 2026

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

BOARD MEMBERS PRESENT:

- Kathy Thurston, Chair
- Ronald Mortensen, Trustee
- Elaine Oaks, Trustee (via telephone)

DISTRICT STAFF PRESENT:

- Jake Ferguson, General Manager

1. CALL TO ORDER

Chair Kathy Thurston called the meeting to order at approximately 4:36 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 Mortensen:

- Testified in favor of House Bill 533 (groundwater amendments).
- Reported on proposed mixed-use development at 2523 South 100 West, across from Boulton Elementary, involving townhomes and café.
- Board discussed concerns about café increasing culinary water usage, traffic impacts near school, and questionable compatibility with city Master Plan.

Chair Thurston:

- Attended Weber Basin Water Conservancy District meeting on March 10, 2026.
- Reported Weber Basin will likely delay irrigation water turn-on to May 15, 2026 due to low snowpack (decision pending end-of-month meeting).

4. APPROVAL OF MINUTES

MOTION: Trustee Mortensen moved to approve the minutes from the February 11, 2026 meeting. Trustee Oaks seconded the motion. The motion carried unanimously with Trustees Mortensen, Thurston and Oaks voting "aye".

5. APPROVAL OF EXPENSE REPORT

The Board reviewed and discussed the February 2026 expense report in detail. After some questions and a discussion on various items, Trustee Mortensen moved to approve the February 2026 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

Emergency Preparedness - Food and Water Storage:

General Manager Ferguson proposed establishing emergency rations and supplies at the District office as recommended by EPA, FEMA, and state emergency response templates. Recommendations include:

- One gallon of water per person per day for 14 days
- Non-perishable, ready-to-eat food supplies for 14 days
- Portable outhouse unit(s) at command center
- Storage in existing buried pod installed in retaining wall

Board authorized Manager Ferguson to proceed with researching state contracts for MRE or equivalent emergency rations (approximately 3,500 calories per package, 20–25-year shelf life) and water storage barrels.

Aquifer Preservation:

Board discussed 2026 challenges for aquifer recharge given poor snowpack conditions:

- Current snowpack at 60% of normal; precipitation at 99% of normal
- Weber Basin likely to implement 20% water allocation reduction

7. MANAGER'S REPORT

A. PFAS Mitigation Project - State Revolving Fund Requirements

General Manager Ferguson provided update on PFAS mitigation project funded through State Revolving Fund:

- Requirements substantially more complex than CDBG grant processes
- Bid documents rewritten with state/federal boilerplate language; approved by engineer
- Environmental review submitted and approved March 11, 2026
- Tribal notifications required to three Shoshone tribes (including one in Idaho)

2026 CDBG Project

- Application submitted for 2026 funding
- Davis County conducting audit of previous grant to ensure compliance before awarding new grant

B. North Canyon Well - Water Hammer Issue

Mr. Ferguson discussed excessive water hammer at North Canyon Well:

- Well currently producing approximately 100 psi when operating
- Water hammer surge exceeding 160 psi when well shuts off (pressure gauge pegs at 160 psi maximum)
- Surge increased due to slightly higher production volume than historical levels
- Manager recommended installing 2-inch pressure relief valve to protect aging infrastructure from surge damage (estimated cost \$7,200)
- Board authorized installation as general operating expense within budget

C. Annual PRV Maintenance

Manager soliciting bids for annual pressure reducing valve maintenance (routine annual expense).

D. I-15 Reconstruction Project (2027)

UDOT planning major reconstruction of I-15 from Farmington to Salt Lake City beginning 2027:

- Redesign of problematic interchanges including 500 West and 2600 South
- Project extends to approximately 2600 South/Nielsen's Frozen Custard restaurant area
- UDOT to relocate several District meters at UDOT's expense
- Manager met with potential contractor regarding coordinated water main replacement during road closure
- Opportunity to replace problematic main from 625 West to 500 West (area with frequent breaks)
- Estimated replacement cost \$250,000-\$280,000
- Area may qualify for CDBG funding; district may need to front costs and seek reimbursement

E. Sycamore Grove Phase Two Development

Development at 850 West and 3800 South (west of existing Sycamore Grove Phase One):

- Six townhome units on property with existing house (currently being demolished)
- Developer requesting irrigation meter installation at their expense
- All water connections to be located in street with meters on park strip

F. North Canyon Townhomes Development

Development of 20-22 townhome units between care center and property on 2600 South (across from Quick Quack):

- Three-story townhome construction on approximately 2 acres (former field)
- Developer tapping irrigation main on 500 West for irrigation service
- District requiring irrigation meter installation at developer expense per board policy
- Board noted irrigation meter requirement demonstrates district compliance with conservation mandates

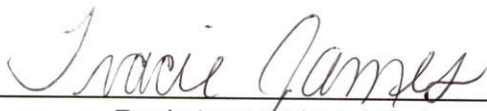
G. 2026 Snowpack and Water Supply Analysis

General Manager Ferguson presented detailed snowpack data from Weber-Ogden River drainage:

- Overall Weber Basin snowpack: 60% of normal
- Overall precipitation: 99% of normal
- Weber Basin reservoirs entered winter at above-normal levels (mitigating factor)
- Spring runoff already beginning at 8,000-foot elevations
- District to send postcards notifying customers of cutback requirements once Weber Basin determines turn-on date

8. ADJOURNMENT

With no further business, Chair Thurston declared the meeting adjourned at 5:40 p.m.



Tracie James, District Clerk