



# *Bona Vista Water Improvement District*

2020 W 1300 N, Farr West, Utah 84404

Phone (801) 621-0474

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**Agenda for Board of Directors Meeting  
Scheduled for Monday, April 27, 2026  
To be held at the District's Office at 2:00 p.m.**

1. Call Meeting to Order – *Chairman Stratford.*
2. Discussion and Motion on Pleasant View Rise CRA – *Rob Sant*
3. Discussion, Approve or Deny Patrick Burns Petition to Annex Real Property into the District – *Matt Fox*
4. Discussion and Motion on Resolution 07-2026 Annexing Real Property into the District – Jed McCormick Heavenly Roads Subdivision - *Matt Fox*
5. Discussion and Motion on Resolution 08-2026 Water Supply Requirements for Future Increased Density and Acquisition of Additional Water Rights and Sources for New Development – *Chris Crockett, Matt Fox and Greg Siegmilller*
6. Discussion and Motion of Bona Vista Payment Portal Changes – *Shauna Gilchrist*
7. Closed Session to discuss strategy regarding pending or reasonably imminent litigation – *Chris Crockett*
8. Motion to Open Meeting
9. Approve Meeting Minutes from March 30, 2026 – *Chairman Stratford.*
10. Review and Motion to Approve March 2026 Check Register – *Shauna Gilchrist*
11. Water Shares Update – *Matt Fox*
12. Project Updates – *Matt Fox*
13. Water Report– *Matt Fox*
14. Staff and Board Comments.
15. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/8500694452?omn=89059928931>

Meeting ID: 850 069 4452

## INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **PLEASANT VIEW CITY REDEVELOPMENT AGENCY**, a community reinvestment agency and political subdivision of the State of Utah (the “Agency”), and **BONA VISTA WATER IMPROVEMENT DISTRICT**, a political subdivision of the State of Utah (the “Water Improvement District”) in contemplation of the following facts and circumstances:

A. **WHEREAS**, the Agency was created and organized pursuant to the provisions of the Utah Neighborhood Development Act, Utah Code Annotated (“UCA”) §17B-4-1001 *et seq.* (2004), and continues to operate under the provisions of its extant successor statute, the Limited Purpose Local Government Entities - Community Reinvestment Agency Act, Title 17C of the UCA (the “Act”), and is authorized and empowered under the Act to undertake, among other things, various community development activities pursuant to the Act, including, among other things, assisting Pleasant View City (the “City”) in development activities that are likely to advance the policies, goals and objectives of the City’s general plan, contributing to capital improvements which substantially benefit the City, creating economic benefits to the City, and improving the public health, safety and welfare of its citizens; and

B. **WHEREAS**, this Agreement is made pursuant to the provisions of the Act and the Interlocal Cooperation Act (UCA Title 11, Chapter 13) (the “Cooperation Act”); and

C. **WHEREAS**, the Agency has created the Rise Community Reinvestment Project Area (the “Project Area”), through the adoption of the Rise Project Area Plan (the “Project Area Plan”), located within the City, which Project Area is described in Exhibit “A” attached hereto and incorporated herein by this reference; and

D. **WHEREAS**, the Project Area contains industrial land, which is anticipated to be developed, with encouragement and planning by the Agency, into an expansion of the existing manufacturing facility within the Project Area. The Agency has not entered into any participation or development agreements with developers but anticipates that prior to development of the Project Area, the City and/or the Agency may enter into one or more participation agreements with one or more developer(s) which will provide certain terms and conditions upon which the Project Area will be developed using, in part, “Tax Increment” (as that term is defined in the Act), generated from the Project Area; and

E. **WHEREAS**, historically, the Project Area has generated a total of \$190,853 per year in property taxes for the various taxing entities, including the City, Weber County (the “County”), Weber School District, and other taxing entities; and

F. **WHEREAS**, upon full development as contemplated in the Project Area Plan, property taxes produced by the Project Area for the City, the County, the School District, and other taxing entities are projected to total approximately \$266,774 per year at the end of the Project Area; and

G. **WHEREAS**, the Agency has requested the City, the County, the School District, and other taxing entities to participate in the promotion of development in the Project Area by agreeing to remit to the Agency for a specified period of time specified portions of the increased real and personal property tax (i.e., Tax Increment,) which will be generated by the Project Area; and

H. **WHEREAS**, the Water Improvement District has determined to remit such payments to the Agency, as specified herein, in order to permit the Agency to leverage private development of the Project Area; and

I. **WHEREAS**, the Agency has retained Urban & Main Consulting, an independent economic development consulting firm with substantial experience regarding community reinvestment projects and tax increment funding across the State of Utah, to prepare the Project Area Plan and to provide a report regarding the need and justification for investment of Tax Increment revenues from and within the Project Area. A copy of the report is included in the Project Area Plan attached as Exhibit "B"; and

J. **WHEREAS**, the Agency has created the Rise Community Reinvestment Project Area Budget (the "Project Area Budget"), a copy of which is attached as Exhibit "C", which Project Area Budget, generally speaking, outlines the anticipated generation, payment and use of Tax Increment within the Project Area;

K. **WHEREAS**, the parties desire to set forth in writing their agreements regarding the nature and timing of such assistance;

NOW, THEREFORE, the parties agree as follows:

1. **Additional Tax Revenue.** The Water Improvement District has determined that additional Tax Increment will likely be generated by the development of the Project Area as described in further detail in the Project Area Plan and Project Area Budget. Each of the parties acknowledge, however, that the development activity required for the generation of the Tax Increment is not likely to occur within the foreseeable future or to the degree possible or desired without Tax Increment participation in order to induce and encourage such development activity.

2. **Offset of Development Costs and Expenses.** The Water Improvement District has determined to allow the Agency to receive and retail specified portions of its Tax Increment Share in order for the Agency to offset costs and expenses which will be incurred by Agency or participants in Project Area development, including, without limitation, the construction and installation of Buildings, infrastructure improvements, personal property and other development related costs needed to serve the Project Area, to the extent permitted by the Act, the Project Area Plan, and the Project Area Budget, each as adopted and amended from time to time.

3. **Base Year and Base Year Value.** The base year, for purposes of calculation of the Base Taxable Value (as that term is defined in the Act), shall be 2025, meaning the Base Taxable Value shall, to the extent and in the manner defined by the Act, be equal to the equalized taxable value shown on the 2025 Weber County assessment rolls for all anticipated developable property located within the Project Area (which is currently estimated to be \$17,866,749, but is subject to final adjustment and verification by the County and Agency).

4. **Agreement(s) with Developer(s).** The Agency is authorized to enter into one or more participation agreements with one or more participants which may provide for the payment of certain amounts of Tax Increment (to the extent such Tax Increment is actually paid to and received by the Agency from year to year) to the participant(s) conditional upon the participant (s)'s meeting of certain performance measures as outlined in said agreement. Such agreement shall be consistent with the terms and conditions of this Agreement, shall require as a condition of the payment to the participant(s) that the respective participant or its approved successors in title as owners of all current and subsequent parcels within the Project Area, as outlined in Exhibit "A" (the "Property"), shall pay any and all taxes and assessments which shall be assessed against the Property in accordance with levies made by applicable municipal entities in accordance with the laws of the state of Utah applicable to such levies, and such other performance measures as the Agency may deem appropriate.

5. **Payment Trigger.** The first year of payment of the Water Improvement District's Tax Increment to the Agency shall be determined by the Agency but shall be no later than 2028. The Agency may trigger the collection of Tax Increment by delivering a letter or other written request to the Weber County Cler/Auditor's office (the "Trigger Notice"). The Agency shall be entitled to receive Tax Increment for a period of fifteen (15) full calendar years, commencing with the year after the Agency delivers the Trigger Notice to the County (the "Increment Period").

6. **Total Payment to Agency.** The County, acting as the tax collection agency for the Water Improvement District, shall remit to the Agency, beginning with property tax receipts during the Incremental Period, 50% of the annual Tax Increment generated from the real, personal, and centrally assessed property tax within the Project Area attributable to the Water Improvement District's tax levy for a period of fifteen (15) years; provided, however, that the total amount of such Tax Increment generated and properly attributable to the Water Improvement District's tax levy that is paid to the Agency under this Agreement shall not exceed a total of \$924,532 (the "Maximum Tax Increment Payment").

7. **Water Improvement District's Participation Contingency.** The Water Improvement District's obligation to share Tax Increment under this Agreement is expressly conditioned upon the use of project funds and improvements within the Project Area for the expansion of a new product line. If the Water Improvement District determines that project activities or expenditures are used for purposes other than the expansion of a new product line, the Water Improvement District shall have no obligation to participate in the Project Area, and no Tax Increment shall be paid or shared with the Agency, and this Agreement will be terminated.

8. **Property Tax Increase.** This Agreement provides for the payment of the increase in real, personal property, and centrally assessed property taxes collected from the Project Area by the County acting as the tax collection agency for the Water Improvement District. Without limiting the foregoing, this Agreement includes Tax Increment resulting from an increase in the tax rate of the Water Improvement District, which is hereby expressly approved as being included in Tax Increment as required by Section 17C-1-407 of the Act. It is expressly understood that the Property Taxes which are the subject of this Agreement are only those Property Taxes actually collected by the County acting as the tax collection agency for the Water Improvement District, from the Project Area.

9. **No Independent Duty.** The Water Improvement District shall have no independent duty to pay any amount to the Agency other than to direct and cause the County to pay to the Agency the Water Improvement District's Tax Increment on an annual basis from and including Year One through and including Year Fifteen.

10. **Authority to Bind.** Each individual executing this Agreement represents and warrants that such person is authorized to do so, and, that upon executing this Agreement, this Agreement shall be binding and enforceable in accordance with its terms upon the party for whom such person is acting.

11. **Further Documents and Acts.** Each of the parties hereto agrees to cooperate in good faith with the others, and to execute and deliver such further documents and perform such other acts as may be reasonably necessary or appropriate to consummate and carry into effect the transactions contemplated under this Agreement.

12. **Notices.** Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be validly given or made only if in writing and delivered to an officer or duly authorized representative of the other party in person or by Federal Express, private commercial delivery or courier service for next business day delivery, or by United States mail, duly certified or registered (return receipt requested), postage prepaid, and addressed to the party for whom intended, as follows:

**If to Water Improvement District:**

Weber Bona Vista Water Improvement District  
Attn: General Manager  
2020 W. 1300 N.  
Farr West, UT 84404  
Phone: (801) 621-0474

**If to Agency:**

Pleasant View City Redevelopment Agency  
Attn: Agency Board  
520 W Elberta Dr  
Pleasant View, UT 84414  
Phone: (801) 782-8529

Any party may from time to time, by written notice to the others as provided above, designate a different address which shall be substituted for that specified above. Notice sent by mail shall be deemed served or delivered seventy-two (72) hours after mailing. Notice by any other method shall be deemed served or delivered upon actual receipt at the address or facsimile number listed above. Delivery of courtesy copies noted above shall be as a courtesy only and failure of any party to give or receive a courtesy copy shall not be deemed to be a failure to provide notice otherwise properly delivered to a party to this Agreement.

13. **Entire Agreement.** This Agreement is the final expression of and contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. This Agreement and its exhibits constitute the entire agreement between the parties hereto pertaining to the subject matter hereof, and the final, complete and exclusive expression of the terms and conditions thereof. All prior agreements, representations, negotiations and understandings of the parties hereto, oral or written, express or implied, are hereby superseded and merged herein.

14. **No Third-Party Benefit.** The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto. There are no intended third-party beneficiaries to this Agreement.

15. **Construction.** Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. In the event the date on which any of the parties is required to take any action under the terms of this Agreement is not a business day, the action shall be taken on the next succeeding business day.

16. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and shall be enforced to the fullest extent permitted by law.

17. **Amendments.** No addition to or modification of any provision contained in this Agreement shall be effective unless fully set forth in writing executed by each of the parties hereto.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

19. **Waivers.** No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

20. **Governing Law.** This Agreement and the exhibits attached hereto shall be governed by and construed under the laws of the State of Utah. In the event of any dispute hereunder, it is agreed that the sole and exclusive venue shall be in a court of competent jurisdiction in Weber County, Utah, and the parties hereto agree to submit to the jurisdiction of such court.

21. **Declaration of Invalidity.** In the event that a court of competent jurisdiction declares that the Water Improvement District cannot pay and/or that the Agency cannot receive payments of the Tax Increment, declares that the Agency cannot pay the Tax Increment to developers, or takes any other action which has the effect of eliminating or reducing the payments of Tax Increment received by the Agency, the Agency's obligation to pay the Tax Increment to developers shall be reduced or eliminated accordingly, the Agency, and the Water Improvement District shall take such steps as are reasonably required to not permit the payment and/or receipt of the Tax Increment to be declared invalid.

22. **No Separate Legal Entity.** No separate legal entity is created by this Agreement.

23. **Duration.** This Agreement shall terminate upon the earlier of (i) the expiration of fifteen (15) years following the trigger year for the Project Area, or (ii) the date on which the Maximum Tax Increment Payment is reached, whichever occurs first.

24. **Assignment.** No party may assign its rights, duties or obligations under this Agreement without the prior written consent first being obtained from all parties. Notwithstanding the foregoing, such consent shall not be unreasonably withheld or delayed so long as the assignee thereof shall be reasonably expected to be able to perform the duties and obligations being assigned.

25. **Termination.** Upon any termination of this Agreement resulting from the uncured default of any party, the order of any court of competent jurisdiction or termination as a result of any legislative action requiring such termination, then any funds held by the Agency and for which the Agency shall not be required to disburse to developers in accordance with the agreements which govern such disbursement, then such funds shall be returned to the party originally remitting same to the Agency and upon such return this Agreement shall be deemed terminated and of no further force or effect.

26. **Interlocal Cooperation Act.** In satisfaction of the requirements of the Cooperation Act in connection with this Agreement, the Parties agree as follows:

- a. This Agreement has been, on or prior to the date hereof, authorized and adopted by resolution of the legislative body of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5 of the Cooperation Act;
- b. This Agreement has been, on or prior to the date hereof, reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party pursuant to and in accordance with the provisions of Section 11-13-202.5(3) of the Cooperation Act;
- c. A duly executed original counterpart of this Agreement shall be filed immediately with the keeper of records of each Party pursuant to Section 11-13-209 of the Cooperation Act;

- d. The Chair of the Agency is hereby designated the administrator for all purposes of the Cooperation Act, pursuant to Section 11-13-207 of the Cooperation Act; and
- e. Should a party to this Agreement desire to terminate this Agreement, in part or in whole, each party to the Agreement must adopt, by resolution, an amended Interlocal Cooperation Agreement stating the reasons for such termination. Any such amended Interlocal Cooperation Agreement must be in harmony with any development/participation agreement(s) entered into by the Agency as described in this Agreement.
- f. Immediately after execution of this Agreement by both Parties, the Agency shall, on behalf of both parties, cause to be published notice regarding this Agreement pursuant to Section 11-13-219 of the Cooperation Act.
- g. This Agreement makes no provision for the parties acquiring, holding and disposing of real and personal property used in the joint undertaking as such action is not contemplated as part of this Agreement nor part of the undertaking. Any such provision would be outside the parameters of the current undertaking. However, to the extent that this Agreement may be construed as providing for the acquisition, holding or disposing of real and/or personal property, all such property shall be owned by the Agency upon termination of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties have executed this Agreement on the day specified above.

Water Improvement District: BONA VISTA WATER IMPROVEMNT DISTRICT

Attest:

By: \_\_\_\_\_  
Its: Board Chair

\_\_\_\_\_  
Secretary

Approved as to form:

\_\_\_\_\_  
Attorney for Water Improvement District

Agency: PLEASANT VIEW CITY REDEVELOPMENT AGENCY

Attest:

By: \_\_\_\_\_  
Its: Chair

\_\_\_\_\_  
Secretary

Approved as to form:

\_\_\_\_\_  
Attorney for Agency

**EXHIBIT "A"**  
**to**  
**INTERLOCAL AGREEMENT**

Legal Description of Project

SEE NEW MOUNTAIN SUBDIVISION 19-501-0001 FOR ASSESSMENT. PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT (NORTH 89D52' WEST 1268.0 FEET). NORTH 89D34'13" WEST 1250.97 FEET ALONG THE SECTION LINE AND (NORTH 26D12' WEST) NORTH 25D54'13" WEST 48.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 25 AND WHICH POINT IS THE INTERSECTION OF THE WESTERLY RIGHT OF WAY BOUNDARY OF THE OREGON SHORT LINE RAILROAD AND THE NORTHERLY LINE OF 2700 NORTH STREET - UTAH STATE ROUTE 134 (80 FOOT WIDE RIGHT OF WAY); RUNNING THENCE NORTH 89D53'58" WEST 1059.83 FEET ALONG SAID NORTHERLY LINE OF 2700 NORTH STREET TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40" EAST 300.01 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE QUARTER SECTION LINE TO A POINT BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE NORTHERLY LINE OF 2700 NORTH STREET; THENCE NORTH 89D53'58" WEST 500.02 FEET ALONG A LINE PARALLEL TO AND BEING 300.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY LINE OF STREET TO A POINT BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 0D39'40" EAST 1399.39 FEET ALONG A LINE PARALLEL TO AND BEING 200.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE QUARTER SECTION LINE; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG A LINE PERPENDICULAR TO THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD TO A POINT ON SAID WESTERLY RAILROAD RIGHT OF WAY LINE; THENCE (SOUTH 26D12' EAST) SOUTH 25D54'13" EAST 2203.90 FEET ALONG SAID WESTERLY LINE OF THE RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT 43.14 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+08.38 WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 48.10 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D53'56" WEST 1060.01 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT, WHICH CORNER IS 37.01 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 0D39'40" EAST 17.99 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 321.63 FEET ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 49D20'28" EAST 52.89 FEET TO A POINT 89.76 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D42'31" EAST 40.49 FEET TO A POINT 89.86 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 48D45'15" EAST 53.34 FEET TO A POINT 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 258.75 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 53D53'50" EAST 50.39 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 40.95 FEET TO A POINT 85.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 52D41'47" EAST 50.00 FEET TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 89D34'05" EAST 231.51 FEET, TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 55.00 FEET, PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 25D54'13" EAST 13.24 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E#2078401) ALSO EXCEPTING THEREFROM THE FOLLOWING: A PARCEL OF LAND IN FEE FOR THE WIDENING OF THE EXISTING HIGHWAY STATE ROUTE 134 KNOWN AS PROJECT NO. SP-0134(2)11, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST 1/4 SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH,

RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OF SAID PROJECT AT ENGINEERS STATION 49+02.51, WHICH POINT IS 1250.97 FEET NORTH 89D34'13" WEST AND 61.34 FEET NORTH 25D54'13" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25, AND RUNNING THENCE NORTH 89D34'05" WEST 11.16 FEET, ALONG A LINE PARALLEL TO SAID CONTROL LINE TO A POINT 55.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 25D54'13" WEST 42.21 FEET TO A POINT 92.83 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE NORTH 64D06'18" EAST 10.00 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT 97.26 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, THENCE SOUTH 25D54'13" EAST 47.16 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. (E# 2078402) LESS AND EXCEPTING: A PART OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF RULON WHITE BOULEVARD AND THE NORTH LINE OF PVC STORE SUBDIVISION, RECORDED AS ENTRY NO. 2948359 IN THE WEBER COUNTY RECORDERS OFFICE LOCATED 335.94 FEET NORTH 03D34'39" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 25 (BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS SOUTH 89D34'13" EAST); RUNNING THENCE NORTH 89D53'58" WEST 217.23 FEET ALONG THE NORTH LINE OF SAID PVC STORE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 24, PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1, RECORDED AS ENTRY NO. 1549557; THENCE NORTH 00D39'40" EAST 1399.39 FEET ALONG THE EAST LINE OF SAID PARKLAND BUSINESS CENTER SUBDIVISION PHASE 1 TO THE SOUTHWEST CORNER OF LOT 6, PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT, RECORDED AS ENTRY NO. 2944652; THENCE NORTH 64D05'47" EAST 641.95 FEET ALONG THE SOUTHERLY LINE OF SAID PARKLAND COMMERCIAL SUBDIVISION PHASE 1 AND 2, 3RD AMENDMENT TO THE SOUTHEAST CORNER OF LOT 5, PARKLAND COMMERCIAL SUBDIVISION PHASE 2 1ST AMENDMENT, RECORDED AS ENTRY NO. 2788187 ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE OREGON SHORT LINE RAILROAD; THENCE SOUTH 25D54'13" EAST 920.04 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 63D53'15" WEST 793.35 FEET; THENCE SOUTH 00D39'48" WEST 190.29 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 803.50 FOOT RADIUS CURVE, A DISTANCE OF 270.60 FEET, CHORD BEARS SOUTH 10D18'41" WEST 269.32 FEET, HAVING A CENTRAL ANGLE OF 19D17'45"; THENCE SOUTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 696.50 FOOT RADIUS CURVE, A DISTANCE OF 50.53 FEET, CHORD BEARS SOUTH 17D52'51" WEST 50.52 FEET, HAVING A CENTRAL ANGLE OF 04D09'25" TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**To**

**9**

**INTERLOCAL AGREEMENT**

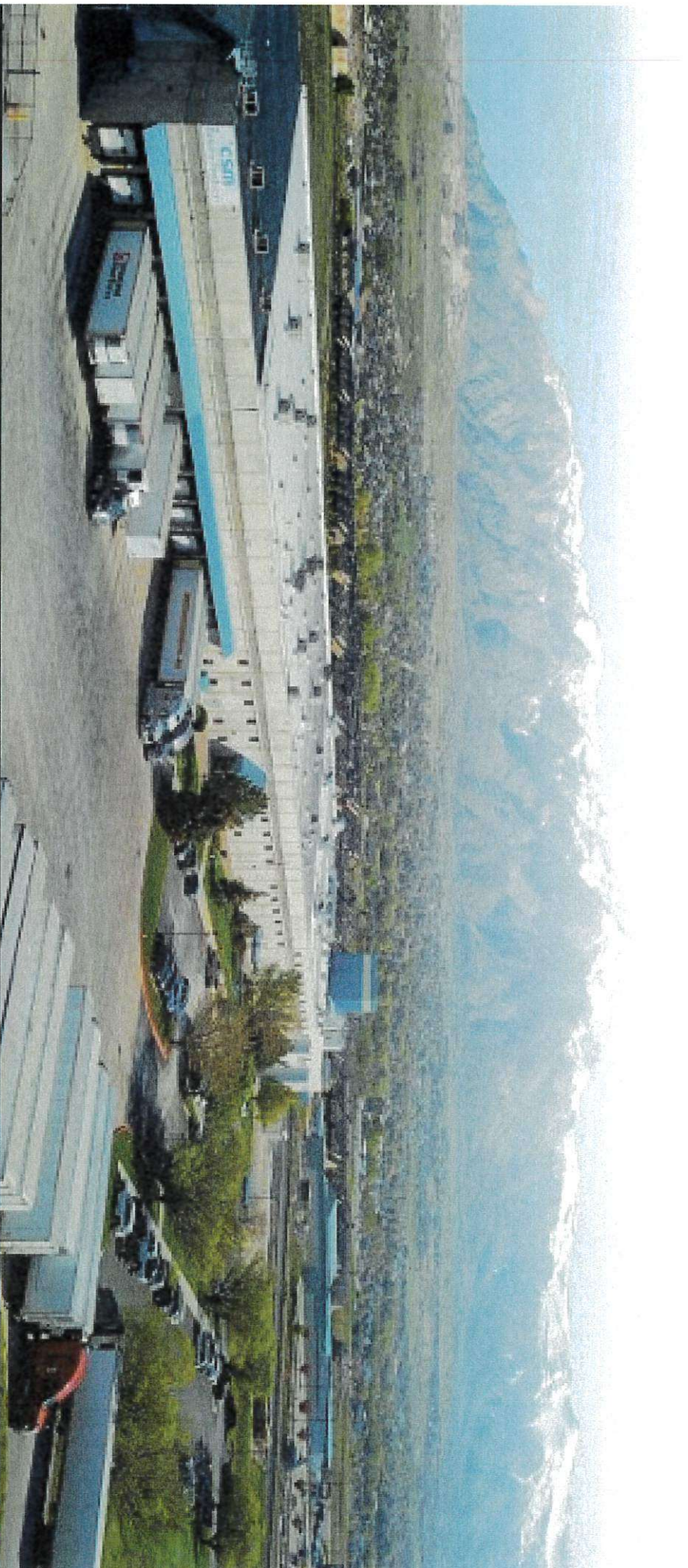
Project Area Plan

**EXHIBIT "C"**  
**To**  
**INTERLOCAL AGREEMENT**

Project Area Budget

# RISE COMMUNITY REINVESTMENT AREA

MARCH 13, 2026



URBAN & MAIN

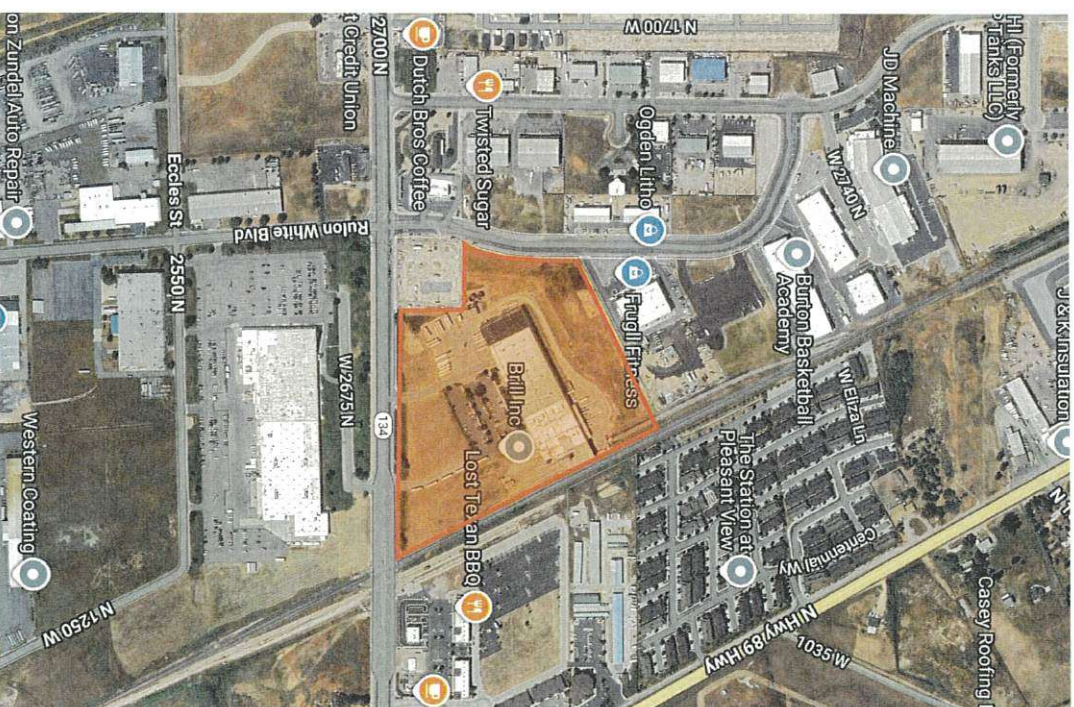


# PROPOSED PLEASANT VIEW CRA PROJECT AREA BOUNDARIES

- Total Project Area Acres: 21.64 acres
- Existing Land Use: Industrial
- 2025 Value: \$17,866,749
- Property Tax Generation: \$190,853

## Proposed Expansion

- 170 New Jobs (EDTIF Qualified)
- 116,000 Sq. Ft.
- \$61M of Capital Investment



# DEVELOPMENT ASSUMPTIONS & TAX BASE

Development	Square Feet/Units	\$/Square Feet/Unit	Total Real (Building & Land Value)	Personal Property Value <sup>1</sup>	Assessed Value
Industrial	116,000 SF	\$113	\$13,063,186	\$20,300,000	\$33,363,186

- Estimated Base Year Tax Value: **\$17,866,749**
- Incremental Assessed Value in 15 years: **\$15,296,186**
- Total Assessed Value in 15 years: **\$33,162,935**
- Length of Tax Increment Participation: 15 Years
- Participation Rate of all Taxing Entities: 50%

1. Initial Personal Property Investment. Investment will depreciate according to Utah Personal Property Depreciation Schedule to \$2,233,000.



# REQUESTED PARTICIPATION FROM TAXING ENTITIES

ENTITY	PERCENTAGE	LENGTH
Weber County	50%	15 Years
Weber School District	50%	15 Years
Pleasant View City	50%	15 Years
Weber Basin Water Conservancy District	50%	15 Years
Central Weber Sewer Improvement District District	50%	15 Years
Ben Lomond Cemetery Maintenance District	50%	15 Years
Bona Vista Water Improvement District	50%	15 Years
Weber County Mosquito Abatement District	50%	15 Years
North View Fire District	50%	15 Years
Weber Area Dispatch 911 and Emergency Services District	NA	NA



# BASE YEAR TAXES

- **ASSUMPTIONS:**

- Estimated Base Year Tax Value: **\$17,866,749**

ENTITY	ANNUAL TAX	15-YEAR TOTAL
Weber County	\$35,376	\$530,642
Weber School District	\$97,963	\$1,469,451
Pleasant View City	\$14,043	\$210,649
Weber Basin Water Conservancy District	\$3,502	\$52,528
Central Weber Sewer Improvement District District	\$9,827	\$147,401
Ben Lomond Cemetery Maintenance District	\$661	\$9,916
Bona Vista Water Improvement District	\$2,626	\$39,396
Weber County Mosquito Abatement District	\$1,179	\$17,688
North View Fire District	\$22,691	\$340,362
Weber Area Dispatch 911 and Emergency Services District	\$2,984	\$44,756
<b>TOTAL</b>	<b>\$190,853</b>	<b>\$2,862,789</b>



# PASS-THROUGH INCREMENT TO TAXING ENTITIES

- **ASSUMPTIONS:**

- Incremental Assessed Value: \$13,063,186 - \$32,754,186
- 50% of TIF for 15 Years

ENTITY	AVERAGE ANNUAL TAX	15-YEAR TOTAL
Weber County	\$22,258	\$333,863
Weber School District	\$61,635	\$924,532
Pleasant View City	\$8,836	\$132,534
Weber Basin Water Conservancy District	\$2,203	\$33,049
Central Weber Sewer Improvement District District	\$6,183	\$92,740
Ben Lomond Cemetery Maintenance District	\$416	\$6,239
Bona Vista Water Improvement District	\$1,652	\$24,787
Weber County Mosquito Abatement District	\$742	\$11,129
North View Fire District	\$14,276	\$214,145
<b>TOTAL</b>	<b>\$118,201</b>	<b>\$1,773,017</b>



# ESTIMATED SOURCES OF TAX INCREMENT FOR CRA BUDGET

- ASSUMPTIONS:**

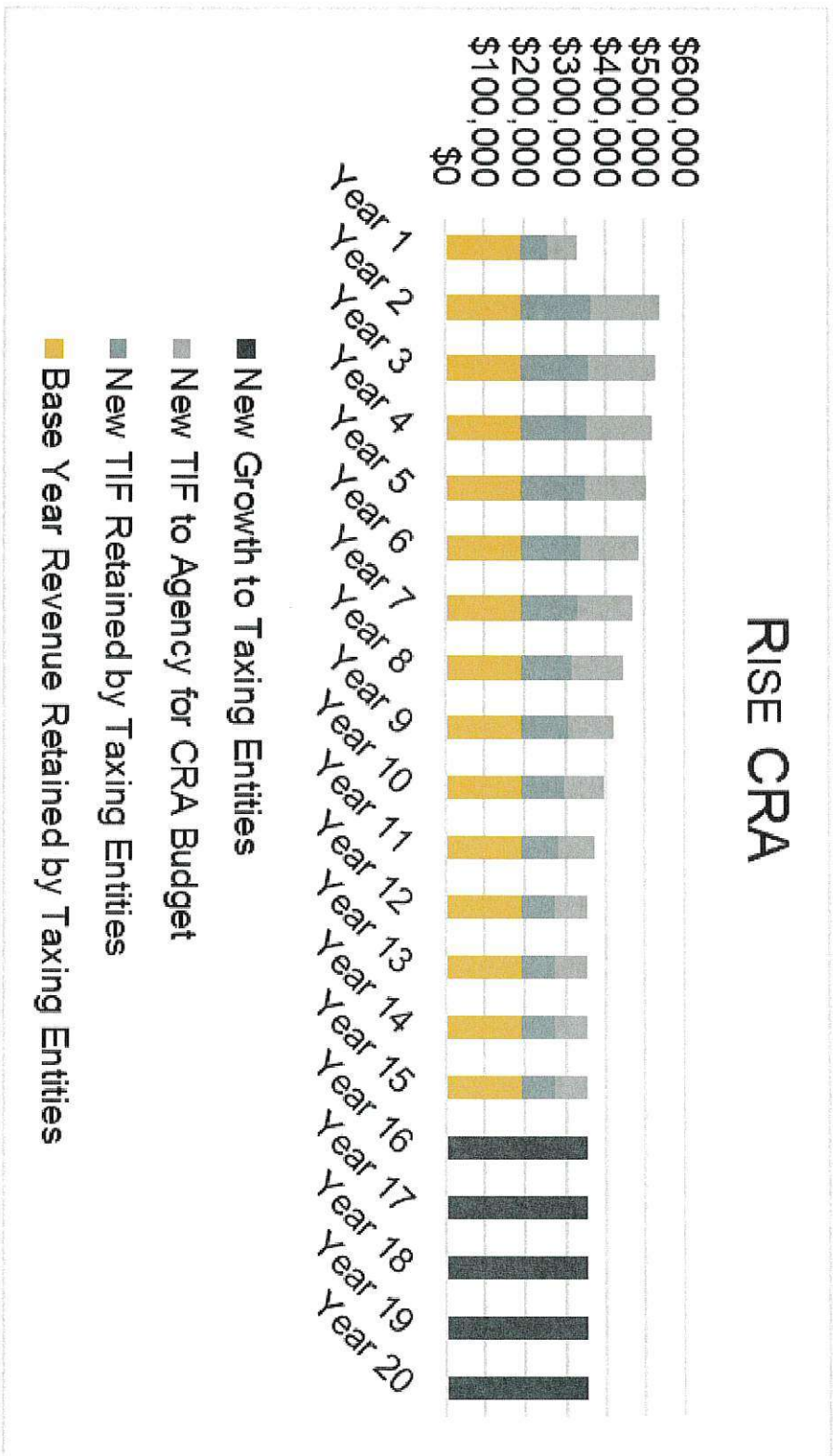
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North View Fire District	\$14,276	\$214,145
<b>TOTAL</b>	<b>\$118,201</b>	<b>\$1,773,017</b>



# TAX INCREMENT GRAPH

## RISE CRA



- **86-183%** growth in annual tax revenue



# EXTRAORDINARY (“BUT FOR”) COSTS NECESSITATING TIF

DESCRIPTION	DETAILS	COST
Ammonia Refrigeration	Improve Energy Efficiency and Air Quality	\$6,000,000
Bulk Materials Storage	Reduced Packaging Waste	\$1,170,000
Wastewater Expansion & Improvements	Relieve Strain on Local Infrastructure	\$800,000
Thermal Membrane Roofing	Improve Energy Efficiency	\$700,000
New Rulon White Blvd. Entrance	Reduce Traffic on 2700 North	\$500,000
Parking Expansion	Additional Parking	\$400,000
Drought-Tolerant Landscaping	Improve Water Efficiency	\$221,000
LED Lighting	Improve Energy Efficiency	\$200,000
<b>TOTAL</b>		<b>\$9,991,000</b>



# CONTINUED - EXTRAORDINARY (“BUT FOR”) COSTS NECESSITATING TIF



December 10, 2025

Pleasant View City Council  
Attn: City Councilors  
Pleasant View, Utah

**Re: Rise Baking Company Expansion Project – Importance of CRA Partnership**  
Councilors:

Rise Baking Company appreciates the opportunity to continue working with Pleasant View as we evaluate a significant expansion of our Pleasant View manufacturing operation. Our company has valued its relationship with the City for many years, and we want to reiterate our commitment to being a long-term partner and quality employer in the community.

As we continue to evaluate the extent of which we expand, we respectfully want to highlight several factors that are central to the project's business case and to our ability to remain competitive in a rapidly evolving industry:

***The Community Reinvestment Area (CRA) is an important component of the project's financial business case***

The expansion under consideration represents a substantial capital commitment by the company. While it is true that Rise is actively planning for future growth, progression of this project requires that the financial business case continues to be competitive with other locations within our national footprint. A CRA would help offset extraordinary costs associated with the expansion and improve long-term project feasibility.

The CRA is not merely an incentive, it is an important part of the financial structure that allows Rise to bring additional jobs, tax base, and long-term investment to Pleasant View.

***Rise is making major investments in energy and water conservation***

This expansion includes significant capital investments in upgraded systems that dramatically improve energy efficiency, water conservation, and overall resource utilization. These improvements are aligned with Utah's priorities around sustainability and responsible water management, and they represent costs that exceed a traditional manufacturing expansion.



Public-private partnerships like a CRA help enable companies to make these types of long-term, environmentally responsible investments that benefit the community, the region, and future generations.

***Rise Baking is a quality employer, committed to Pleasant View***

Rise Baking is proud to provide stable, year-round employment with competitive wages, strong benefits, and opportunities for advancement. Our Pleasant View team is integral to our operations, and we believe the workforce talent in the region is one of the area's key strengths.

As you know, the expansion will add new high-quality jobs and deepen our existing footprint in the community.

***A strong partnership positions Pleasant View for future growth***

As our company continues to grow, our long-term expansion decisions will be shaped by the strength of our partnerships with the communities in which we operate. Pleasant View has been a valued partner, and we believe that moving forward together with a CRA can set the stage for continued investment and potential future expansion phases.

We recognize the thoughtful deliberation taking place among the RDA Board, and we appreciate the careful review of the justification analysis. Rise Baking is committed to providing the information needed to support that analysis as it is developed in the coming weeks.

We thank the Board for advancing the survey resolution and for its continued collaboration. We look forward to working closely with the City, Weber County, the School District, and other taxing districts as the CRA plan progresses.

Sincerely,

*Travis Mauer*

Travis Mauer

VP Rise Baking Company



3001 Broadway, St. NE, Ste. 400, Minneapolis, MN 55413 | P. 888.444.0322 | RiseBakingCompany.com

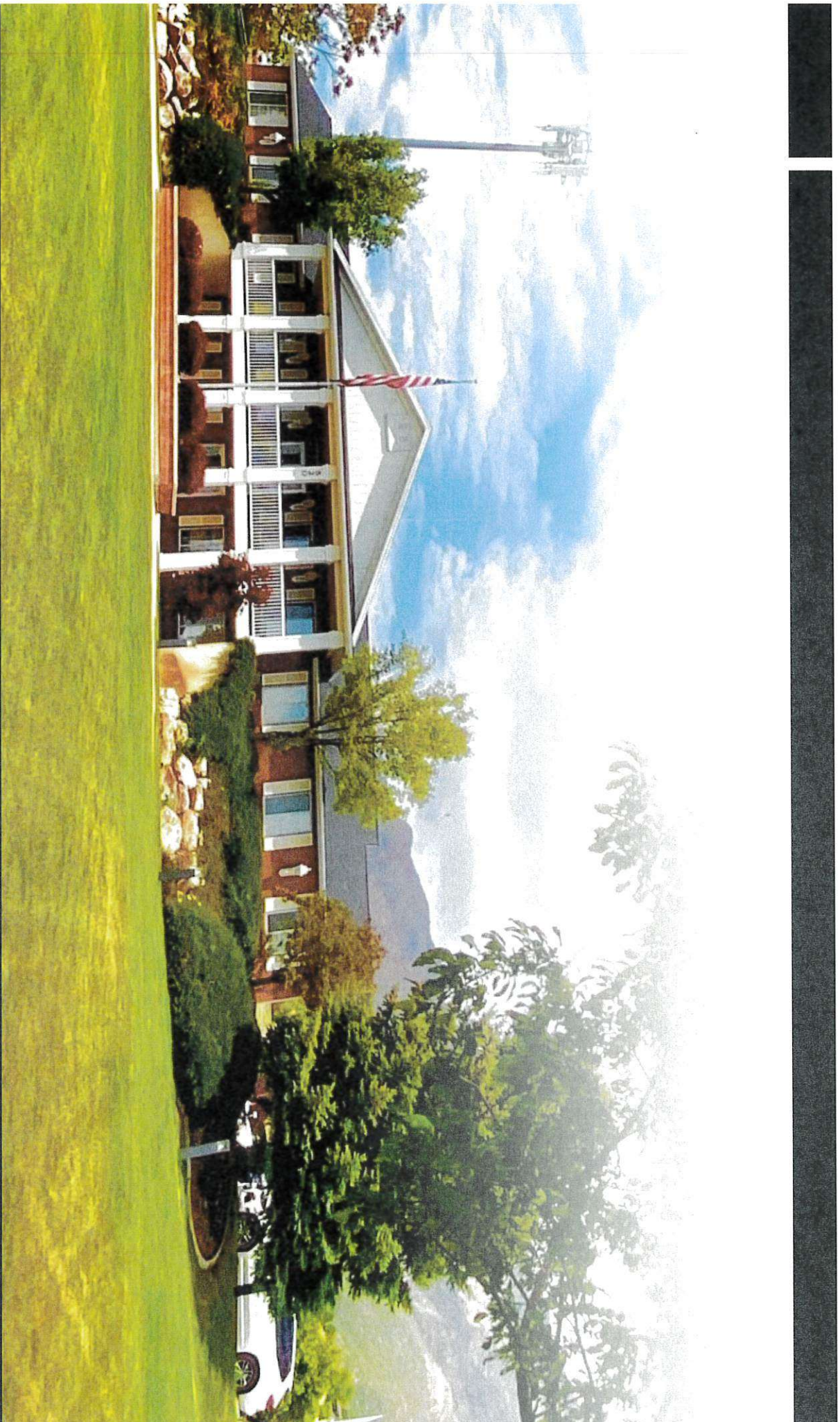


3001 Broadway, St. NE, Ste. 400, Minneapolis, MN 55413 | P. 888.444.0322 | RiseBakingCompany.com

URBAN & MAIN



# QUESTIONS



URBAN & MAIN





# 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, Patrick Burns 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 17-066-0036, 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: 04/16/2025, 2025.



[Signature]  
Owner-Signature

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

Seth Rosier  
Notary Public

Contact Sponsor Patrick Burns

Address 1946 W 5600 S Roy, UT 84407

Phone Number 801-710-2234

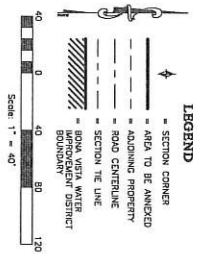
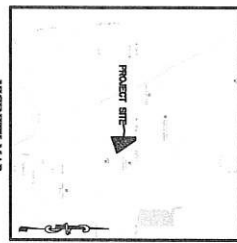
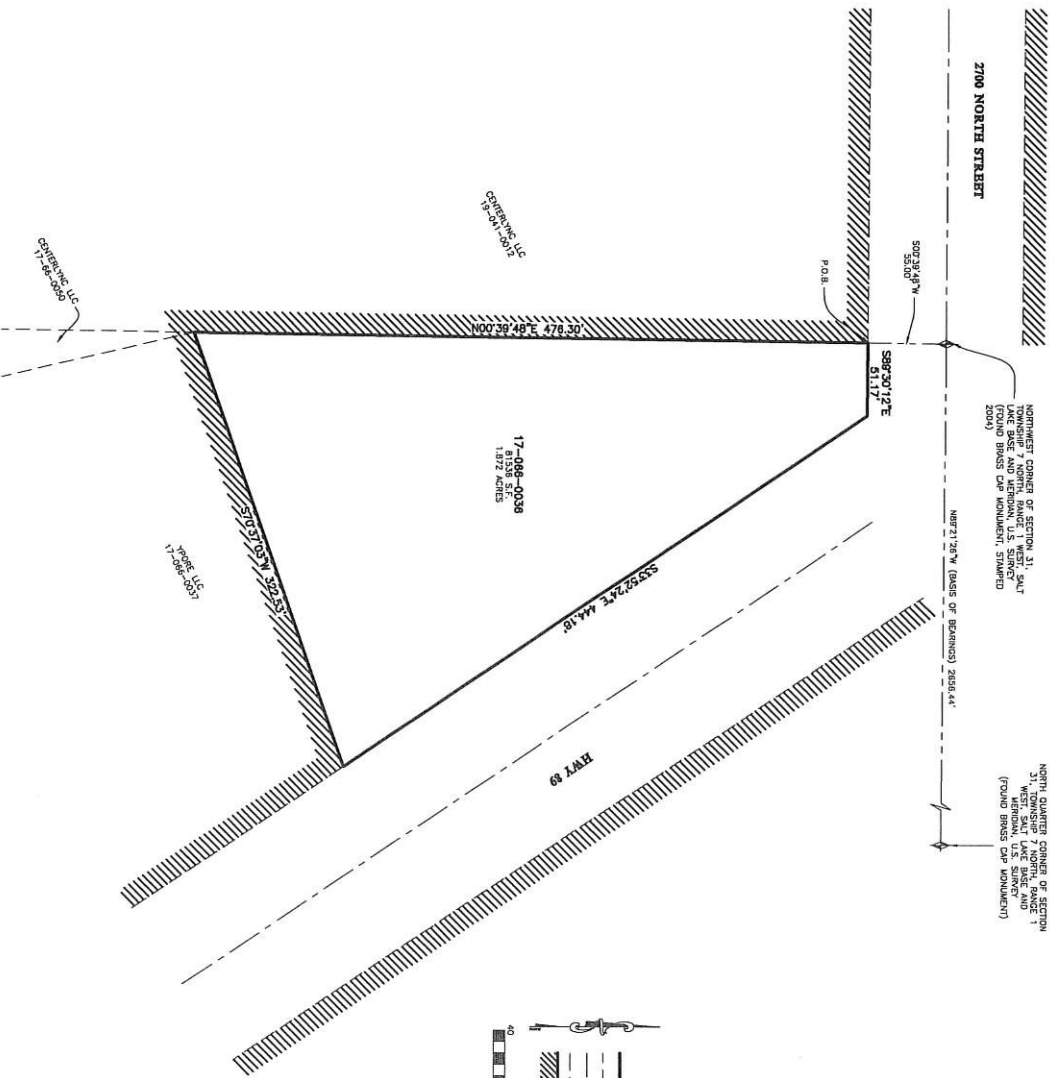
\*\*\* Annexation Fee is due and payable within 30 days of the final adoption by the Board of Directors and prior to sending the documents to the Lieutenant Governor's Office. \*\*\*

Board of Directors  
Ronald Stratford – Chairman – Unincorporated Weber County  
Ken Phippen – Vice Chairman – Farr West  
Scott Van Leeuwen – Marriott-Slaterville  
Michelle Tait -- Harrisville  
Jon Beesley – Plain City

Management  
Matt Fox, Manager  
Kenny Hefflefinger, Assistant Manager  
Shauna Gilchrist, Administrative Manager

# FINAL LOCAL ENTIREY PLAT OF ANNEXATION TO BONA VISTA WATER IMPROVEMENT DISTRICT RESOLUTION NO. \_\_\_\_\_

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
PLEASANT VIEW, WEBER COUNTY, UTAH  
MARCH, 2026



**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT AND THAT BY THE AUTHORITY OF THE UTAH STATE CODE AND THAT I AM IN ACCORDANCE WITH SECTION 17-2-507 OF THE UTAH STATE CODE.

SENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

UTAH LICENSE NUMBER \_\_\_\_\_

**PROFESSIONAL LAND SURVEYOR**

**AREA TO BE ANNEXED**

PART OF THE NORTHWEST QUARTER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING BONA VISTA WATER IMPROVEMENT DISTRICT BOUNDARY; THENCE SOUTH 87°30'12\"/>

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CORRECTIONS APPROVED BY THE OFFICE COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO DECEASED THIS PLAT FROM THE LIABILITIES AND/OR OBLIGATIONS ASSOCIATED THEREWITH.

SENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

WEBER COUNTY SURVEYOR \_\_\_\_\_

**BONA VISTA WATER IMPROVEMENT DISTRICT**

THIS IS TO CERTIFY THAT THE ANNEXATION PLAT WAS DULY APPROVED BY THE BONA VISTA WATER IMPROVEMENT DISTRICT.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS ANNEX THE SUBJECT PROPERTY DESCRIBED HEREON TO BONA VISTA WATER IMPROVEMENT DISTRICT.

**BEARS OF BEARINGS**

THE BEARS OF BEARINGS SHOWN ON THIS PLAT ARE THE CORNER BEARINGS AND THE NORTH QUARTER CORNER OF SECTION 31, RANGE 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREBON AS: 189°21'18\"/>

**RA**  
Reeve & Associates, Inc.  
1000 WEST 2000 SOUTH, SUITE 100, PLEASANT VIEW, UTAH 84062  
TEL: 801-221-3200 FAX: 801-221-3208 WWW: WWW.RA-UTAH.COM

**Project Info**

Surveyor: J. REEVE

Designer: J. REEVE

Date: 3-30-26

Client: BONA VISTA WATER IMPROVEMENT DISTRICT

Number of Sheets: 23

Scale: 1\"/>

---

**Webster County Recorder**

Entry No. \_\_\_\_\_

Fee Paid \_\_\_\_\_

And Recorded \_\_\_\_\_

At the Office of the Recorder \_\_\_\_\_

Recorded For: \_\_\_\_\_

Scale: \_\_\_\_\_

Webster County Recorder \_\_\_\_\_

Checked: \_\_\_\_\_

Deputy \_\_\_\_\_



# Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404

Phone (801) 621-0474

---

## Board of Trustees Meeting Minutes

**Date:** Monday, March 30, 2026

**Time:** 2:00 p.m.

**Location:** Bona Vista Water Improvement District Office

### Board Members Present:

Ronald Stratford, Chairman  
Mayor David Bolos, Vice Chair  
Mayor Les Syme  
Mayor Phil Meyer  
Mayor Roger Shuman

### Staff Members Present:

Matt Fox, General Manager  
Kenny Hefflefinger, Assistant Manager  
Shauna Gilchrist, Clerk/Admin Manager  
Chris Crockett, Legal

### Electronic Attendees via Zoom/Telephone:

n/a

### Excused Attendees:

n/a

### Guest Presenter:

n/a

---

## 1. Call to Order

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

---

## 2. Discussion and Motion on Pleasant Plains Ranch (Jackson Parcel)

Matt Fox presented on the Pleasant Plains Ranch development, also referred to as the “Jackson piece.” He clarified that the majority of the property lies outside current district boundaries, extending west to approximately 6700 West (First Salt Creek), which is beyond the district’s current service area.

A prior board resolution (January) requires that any property annexing into the district must bring its own water shares. The developer has argued they are “vested” because a small portion of the parcel lies within district boundaries.

However, it was clarified during discussion that:

- The property does not currently pay taxes to the district
- The portion within the district is minimal and does not establish vested status
- Therefore, the property would not qualify as vested, and the district’s annexation policy requiring water shares would apply

## Development Overview

- Total parcel: ~1,900 acres
- Initial phase: ~300 homes (~100 acre-feet of water required)
- Full buildout: ~3,500 homes

## Water Supply & Infrastructure Considerations

- Significant uncertainty regarding water availability
- Surface water sources (Dixie Creek, First and Second Salt Creek):
  - Some flow year-round (First Salt Creek), but highly seasonal
  - Winter flows expected to be very limited
- Converting agricultural water to culinary water results in ~50% loss, requiring substantially more water rights
- Groundwater (wells) is difficult to obtain
- A treatment plant may be required for this development

## Land Swap Proposal

- Developer has indicated willingness to dedicate land for a future treatment plant
- Board discussed potential benefit:
  - Securing land now could reduce future costs if infrastructure is needed
  - Risk remains if water supply cannot ultimately support development

## Additional Considerations

- Expansion westward is beyond historical district service area
- Existing pressure concerns (previously ~115 PSI) would require pressure-reducing infrastructure
- Coordination may be needed with **West Warren/Warren boundaries**
- Future corridor development (Weber corridor) may impact the property
- District must prioritize existing residents and long-term water security

Board consensus emphasized:

- The district is not obligated to annex or serve the property
- Any decision must ensure no burden is placed on current users
- Further engineering, water flow, and seasonal studies are required before proceeding

**Motion:** Mayor Syme

**Second:** Mayor Shuman

**Vote:** Unanimous Ayes – Bolos, Meyer, Syme, Shuman, Stratford

**Result:** Motion carried (Item tabled pending additional information and studies)

---

### **3. Review, Approve or Deny Jed McCormick’s Petition (Heavenly Roads Subdivision)**

This parcel is located northwest of Orion Jr. High in Harrisville and is planned for higher-density residential development. Staff confirmed that:

- Existing water infrastructure is already in place
- No anticipated service issues

**Motion:** Mayor Meyer

**Second:** Mayor Bolos

**Vote:** Unanimous Ayes – Bolos, Meyer, Syme, Shuman, Stratford

**Result:** Motion carried

---

### **4. Open and Public Meetings Training**

Board members confirmed they have met the requirement through the state’s online training program.

---

### **5. Discussion on Signing for Bank Accounts**

Staff noted the need for newly appointed board members to visit the bank and complete signature authorization updates. Scheduling will be coordinated.

---

### **6. Approve Meeting Minutes from February 23, 2026**

Chairman Stratford noted a correction to Item #9 in the prior meeting minutes:

- Originally stated: 4,000–5,000 homes from West Haven to West Weber
- Corrected to clarify the development area was specifically **from West Haven to West Weber**, ensuring geographic accuracy in the record

**Motion:** Mayor Bolos

**Second:** Mayor Syme

**Vote:** Unanimous Ayes – Bolos, Meyer, Syme, Shuman, Stratford

**Result:** Motion carried

---

## 7. Review and Motion to Approve February 2026 Check Register

**Motion:** Mayor Shuman

**Second:** Mayor Meyer

**Vote:** Unanimous Ayes – Bolos, Meyer, Syme, Shuman, Stratford

**Result:** Motion carried

---

## 8. Water Shares Update

Discussion included ongoing efforts to secure additional water resources:

- Potential acquisition of 500 acre-feet from North Ogden and Western Irrigation
- Water rights date back to the 1930s, requiring verification of continued validity
- Acquisition would require:
  - Change of water rights application
  - Change in point of diversion
- Costs and uncertainty remain regarding availability and transfer feasibility

Additional updates:

- Western Irrigation is not contributing additional funds to the water shares study
  - Coordination with Weber Basin may be necessary if purchasing water, which could introduce new regulatory requirements affecting city ordinances
  - Active disputes:
    - North Ogden protesting a proposed well
    - Pleasant View requesting additional transparency on another well site
- 

## 9. Project Updates

Matt provided detailed updates on multiple active infrastructure projects across the district:

- **Tank Project:**  
The storage tank is expected to begin pulling water by the second week of May. Progress was delayed due to encountering significant bedrock during excavation. Crews proceeded cautiously due to the proximity of an existing 16-inch water main, avoiding the use of blasting methods to prevent damage. This required slower, more controlled drilling operations.
- **Harrisville Road Project:**  
Construction began April 13 and is progressing west from approximately 1200 West toward the railroad tracks. Coordination with the railroad has presented challenges, particularly due to regulatory requirements and associated costs. The district is working

to complete this portion in coordination with Pineview, as both entities share the same contractor. The goal is to complete work in this corridor prior to the county fair.

- **Service Line Work (Harrisville Road):**  
Meter services east of the railroad tracks have already been raised. Crews are now focused on completing service upgrades west of the tracks. This phase has proven more complex due to railroad constraints and coordination requirements.
  - **17th Street Waterline Project:**  
The project is approximately 70% complete, with the main line currently being installed. Crews anticipate completing installation and restoring service connections within the coming week.
  - **Coordination with Pineview on West Harrisville Rd:**  
Pineview is installing infrastructure concurrently in the same corridor. The district will operate on the south side while Pineview will assume responsibility for portions of Bona Vista's existing line.
- 

## 10. Water Report

- System currently at 21% capacity
  - Wells activated to offset demand and stabilize supply levels
- 

## 11–14. Closed Meeting (Combined Items)

Legal counsel advised combining Items 11 and 13 into a single closed session to avoid procedural redundancy. Item 12 was struck as redundant.

Closed session topics:

- Lease of real property (Item 11)
- Competency and character of an individual (Item 13)

**Motion:** Mayor Shuman

**Second:** Mayor Meyer

**Vote:** Unanimous Ayes – Bolos, Meyer, Shuman, Stratford

**Result:** Motion carried (Board entered closed session)

---

## 15. Staff and Board Comments

- Chris Crockett - Open meetings training materials distributed to board members
- Matt Fox confirmed response authorization in reference to Greg Siegmiller's email for him to proceed

- No additional substantive comments from board members
- 

## **16. Adjournment**

**Motion:** Mayor Shuman

**Second:** Mayor Meyer

**Vote:** Unanimous Ayes – Bolos, Meyer, Shuman, Stratford

**Result:** Meeting adjourned

---

### **Draft Minutes Submitted By:**

**Shauna Gilchrist**

District Clerk / Administrative Manager

**Date Submitted:** April 24, 2026

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount	
03/26	03/05/2026	16131	1005	Aflac	.00	V
03/26	03/06/2026	16154	1005	Aflac	197.08	
03/26	03/05/2026	16155	6374	ALLIED UNDERGROUND TECHNOLOGY LLC	132,322.65	
03/26	03/05/2026	16156	4585	Blue Stakes of Utah 811	729.07	
03/26	03/05/2026	16157	6326	Blueline Services	35.00	
03/26	03/05/2026	16158	1400	CASELLE	2,200.00	
03/26	03/05/2026	16159	6318	Chemtech-Ford, Inc.	434.00	
03/26	03/05/2026	16160	1922	Freedom Mailing Services	288.15	
03/26	03/05/2026	16161	6267	IMMENSE IMPACT, LLC.	865.00	
03/26	03/05/2026	16162	6114	JUB ENGINEERS, INC.	35,287.87	
03/26	03/05/2026	16163	6224	Les Olson IT	223.72	
03/26	03/05/2026	16164	6329	Magna5 MS LLC	1,205.28	
03/26	03/05/2026	16165	2961	Marriott - Satterthwaite Rock Products	1,259.84	
03/26	03/05/2026	16166	6356	MOMENTUM EMPLOYER GROUP	1,700.00	
03/26	03/05/2026	16167	3265	MOUNTAINLAND SUPPLY COMPANY	343.29	
03/26	03/05/2026	16168	6327	Rich Fastener & Supply	417.90	
03/26	03/05/2026	16169	4358	Robinson Waste Services	92.45	
03/26	03/05/2026	16170	4642	Fleet Operations - Fuel Network	1,168.10	
03/26	03/05/2026	16171	6355	SWAV LLC	395.00	
03/26	03/05/2026	16172	6221	T & L TELECOM CONSTRUCTION INC.	6,854.00	
03/26	03/05/2026	16173	6317	UniFirst Corporation	234.67	
03/26	03/05/2026	16174	6334	U.S. Bank Equipment Finance	175.59	
03/26	03/05/2026	16175	5040	UTAH LOCAL GOVERNMENTS TRUST	298.16	
03/26	03/05/2026	16176	5441	Weber Basin Water Quality	744.00	
03/26	03/13/2026	16177	1126	AWP, INC	290.84	
03/26	03/13/2026	16178	1360	CAL RANCH STORE	114.99	
03/26	03/13/2026	16179	1440	Central Weber Sewer Improvement District	27,220.75	
03/26	03/13/2026	16180	6353	CLEAR BILLING SOLUTIONS	83.28	
03/26	03/13/2026	16181	1855	Farr West City	206,996.20	
03/26	03/13/2026	16182	1922	Freedom Mailing Services	2,773.72	
03/26	03/13/2026	16183	1961	Granite Construction Company	4,246.00	
03/26	03/13/2026	16184	2080	Harrisville City	168,958.90	
03/26	03/13/2026	16185	6329	Magna5 MS LLC	1,184.45	
03/26	03/13/2026	16186	6268	MARRIOTT-SLATERVILLE CITY	56,898.46	
03/26	03/13/2026	16187	3265	MOUNTAINLAND SUPPLY COMPANY	131.11	
03/26	03/13/2026	16188	4200	Plain City	176,469.30	
03/26	03/13/2026	16189	6375	Precision Auto Glass	1,009.86	
03/26	03/13/2026	16190	4499	Shred-It / Stericycle, Inc.	101.99	
03/26	03/13/2026	16191	6317	UniFirst Corporation	176.75	
03/26	03/13/2026	16192	6119	FIFE, AUSTIN & SAMANTHA	61.33	
03/26	03/13/2026	16193	6119	SCHUMM, MITCHEL	138.99	
03/26	03/13/2026	16194	6119	MCCARTNEY, SCOTT & NICKY	87.00	
03/26	03/20/2026	16195	6374	ALLIED UNDERGROUND TECHNOLOGY LLC	24,824.26	
03/26	03/20/2026	16196	6361	BOWEN CONSTRUCTION	125,981.88	
03/26	03/20/2026	16197	1360	CAL RANCH STORE	12.99	
03/26	03/20/2026	16198	2040	HACH COMPANY	220.48	
03/26	03/20/2026	16199	6224	Les Olson IT	262.29	
03/26	03/20/2026	16200	1812	LGG Industrial, Inc.	91.00	
03/26	03/20/2026	16201	3265	MOUNTAINLAND SUPPLY COMPANY	309.14	
03/26	03/20/2026	16202	6264	TERRACON	1,300.00	
03/26	03/20/2026	16203	6317	UniFirst Corporation	380.33	
03/26	03/20/2026	16204	6119	Ryan Patrick	52.13	
03/26	03/20/2026	16205	6119	Batcho, Mark	90.91	
03/26	03/23/2026	16206	1126	AWP, INC	441.84	
03/26	03/23/2026	16207	1400	CASELLE	28,945.28	
03/26	03/03/2026	25122606	6256	Enbridge Gas	7.65	M
03/26	03/02/2026	25122608	6256	Enbridge Gas	561.21	M

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Amount
03/26	03/04/2026	25122611	1060	BONA VISTA WATER DISTRICT	2,200.00 M
03/26	03/04/2026	26030401	6169	Comcast	515.32 M
03/26	03/24/2026	202604083	2225	HOME DEPOT CRC	352.99 M
03/26	03/27/2026	202604085	6256	Enbridge Gas	436.39 M
03/26	03/25/2026	202604086	6256	Enbridge Gas	57.66 M
03/26	03/27/2026	202604088	6256	Enbridge Gas	7.65 M
03/26	03/18/2026	202604089	5080	Rocky Mountain Power	2,663.48 M
03/26	03/10/2026	202604092	6357	INVOICE CLOUD	6,117.60 M
03/26	03/16/2026	202604202	1056	Bank of Utah / Cardmember Service	739.27 M
03/26	03/16/2026	202604203	1056	Bank of Utah / Cardmember Service	2,580.78 M
Grand Totals:					<u>1,033,567.27</u>



# WATER USE REPORT

Summary of March 2026				
	2023	2024	2025	2026
Weber Basin	237	208	189	194.25
Ogden City	118	135	49	86.35
Farr West Well	0	0	89	88.78
North Ogden	13	0	0	11.77
<b>Total AF:</b>	<b>368</b>	<b>343</b>	<b>327</b>	<b>381.15</b>

Weber Basin Water Conservancy District								
	3180 A.F.		3786 A.F.		3786 A.F.		3786 A.F.	
MONTH	2023		2024		2025		2026	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	237	77,070,000	208	67,645,000	208	67,614,083	194	63,093,000
February	189	61,739,000	210	68,481,000	215	70,175,271	187	60,910,000
March	202	65,660,000	252	81,977,000	189	61,585,839	194	63,297,000
April	213	69,432,000	192	62,616,000	214	69,732,114		
May	269	87,562,000	214	69,722,000	344	112,007,000		
June	390	127,099,000	314	102,224,000	378	123,220,556		
July	410	133,664,000	425	138,470,000	400	130,340,400		
August	498	162,435,000	384	125,013,000	447	145,509,000		
September	395	128,808,000	388	126,551,000	463	150,833,169		
October	297	96,710,000	320	104,164,000	329	107,179,000		
November	200	65,330,000	224	73,143,000	188	60,997,000		
December	237	77,110,000	229	745,130,000	185	60,135,802		
<b>TOTAL</b>	<b>3537</b>	<b>1,152,619,000</b>	<b>3359</b>	<b>1,765,136,000</b>	<b>3559</b>	<b>1,159,329,234</b>	<b>575</b>	<b>187,300,000</b>
<b>% of Contracted Water Used:</b>	<b>93.4%</b>		<b>88.7%</b>		<b>94.0%</b>		<b>15.2%</b>	

Ogden City								
	1451 A.F.		1451 A.F.		1451 A.F.		1451 A.F.	
MONTH	2023		2024		2025		2026	
	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS	A.F.	GALLONS
January	131	42,729,390	126	41,259,000	153	49,855,203	165	53,544,406
February	158	51,526,800	140	45,559,000	158	51,484,458	146	47,248,395
March	118	38,339,000	135	43,909,000	49	15,966,699	86	28,137,499
April	109	35,388,330	158	51,428,000	105	34,214,355	0	
May	61	19,929,670	183	59,614,000	140	45,471,800	0	
June	103	33,435,000	114	37,300,000	124	40,395,748	0	
July	70	22,854,000	134	23,623,000	142	46,270,842	0	
August	60	19,546,000	46	15,049,000	85	36,528,236	0	
September	82	26,677,000	53	17,312,000	72	23,461,272	0	
October	90	29,384,000	88	28,829,000	87	28,085,453	0	
November	79	25,615,000	154	50,128,000	180	58,653,180	0	
December	99	32,273,000	88	28,638,000	166	53,960,535	0	
<b>TOTAL</b>	<b>1159</b>	<b>377,697,190</b>	<b>1419</b>	<b>442,648,000</b>	<b>1457</b>	<b>474,744,050</b>	<b>397</b>	<b>128,930,300</b>
<b>% of Contracted Water Used:</b>	<b>80.0%</b>		<b>97.9%</b>		<b>100.5%</b>		<b>27.4%</b>	

Farr West Well								
MONTH	1291 A.F.		1291 A.F.		1291 A.F.		1291 A.F.	
	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS	2026 A.F.	GALLONS
January	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	12	368,347.00
March	0	0	0	0	89	29,000,739	89	28,928,807
April	0	0	126	41,033,114	82	26,719,782		
May	0	0	98	32,056,738	36	11,634,615		
June	0	0	100	32,460,933	85	27,788,573		
July	0	0	99	32,275,713	127	41,383,077		
August	0	0	87	28,266,948	95	30,732,098		
September	0	0	44	14,260,302	0	0		
October	0	0	0	0	0	0		
November	0	0	0	0	0	0		
December	0	0	0	9,280	0	0		
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>553</b>	<b>180,363,028</b>	<b>514</b>	<b>167,258,884</b>	<b>101</b>	<b>28,928,807</b>
<b>% of Contracted Water Used:</b>	<b>0.0%</b>		<b>42.9%</b>		<b>39.8%</b>		<b>7.8%</b>	

North Ogden Spring								
MONTH	241 A.F.		241 A.F.		241 A.F.		241 A.F.	
	2023 A.F.	GALLONS	2024 A.F.	GALLONS	2025 A.F.	GALLONS	2026 A.F.	GALLONS
January	0	0	17	5,540,000	16	5,213,616	6	1,771,000
February	0	0	0	0	2	651,702	13	4,217,000
March	13	4,180,000	0	0	0	0	12	3,836,100
April	0	0	0	0	5	1,629,255		
May	5	1,584,000	24	7,823,000	32	10,427,232		
June	39	12,634,000	32	10,481,000	18	5,767,563		
July	22	7,263,000	27	8,670,000	15	4,887,765		
August	21	6,742,000	22	7,214,000	15	4,887,765		
September	19	6,182,000	16	5,286,000	12	3,761,000		
October	15	4,986,000	16	5,190,000	18	5,660,000		
November	18	5,946,000	16	5,280,000	11	3,584,361		
December	9	2,776,000	11	3,274,000	10	3,145,000		
<b>TOTAL</b>	<b>160</b>	<b>52,293,000</b>	<b>181</b>	<b>58,758,000</b>	<b>154</b>	<b>49,615,259</b>	<b>31</b>	
<b>% of Contracted Water Used:</b>	<b>66.5%</b>		<b>75.0%</b>		<b>63.8%</b>		<b>12.7%</b>	

Year-to-Date Summary in Acre Feet	
Available:	6770
Used:	1104
<b>Remaining:</b>	<b>84%</b>