



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

Guest Presenter:

n/a

Excused Attendees:

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
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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.
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10. Water Report

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

DRAFT