



Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404

Phone (801) 621-0474

Board of Trustees Meeting Minutes

Date: Monday, April 27, 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

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 Roger Shuman
Rob Sant, Guest Presenter
Andrea Steiniger

Guest Presenter:

Greg Siegmiller, Engineer

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 View Rise CRA

Rob Sant presented the CRA proposal on behalf of the Pleasant View Redevelopment Agency for the Rise Manufacturing Facility. The project consists of one parcel encompassing the current Rise manufacturing site, totaling 21.64 acres. The proposed expansion includes approximately 116,000 square feet and a capital investment of \$61,000,000. The project is expected to facilitate approximately 170 new manufacturing jobs.

The current tax base is approximately \$17.8 million and generates about \$191,000 annually in property tax revenue, including approximately \$2,600 for Bona Vista Water Improvement District.

Rise is considering either a warehouse expansion or a product line expansion. If the expansion is used for product line manufacturing, it could generate an additional \$21 million in personal property value and approximately 170 jobs. If used solely as a warehouse, the project would create only 5–10 jobs.

Background information was provided indicating that the school district and county had already approved their interlocal agreements.

Greg Siegmiller inquired whether a bakery operation would require significant water usage. Mr. Sant stated they would investigate and provide additional information.

Chris Crockett clarified that the CRA agreement is not a contract or application for water service. Water service agreements would require separate applications and approvals.

The proposal requested a 50/50 split of tax increment revenues for 15 years.

Chris Crockett suggested adding language to clarify that the agreement does not constitute a “will-serve” letter or guarantee culinary water availability. Separate service applications would still need to comply with all district requirements.

Mayor Les Syme requested language specifying a minimum percentage of the expansion dedicated to manufacturing operations to ensure the projected 170 jobs are achieved.

Rob Sant proposed amending the agreement to include a commitment related to the 170-job projection.

The board requested revisions to the agreement and elected to postpone action until the amended agreement could be reviewed.

3. Discussion, Approval, or Denial of Patrick Burns Petition to Annex Real Property into the District

The board discussed a 1.6-acre parcel located on 2700 North. The applicant acknowledged the requirement to provide water shares as part of annexation into the district.

Motion: Mayor Bolos

Second: Mayor Meyer

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

Result: Motion carried.

4. Discussion and Motion on Resolution 07-2026 Annexing Real Property into the District

Motion: Mayor Bolos

Second: Mayor Meyer

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

Result: Motion carried.

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

Greg Siegmiller presented a slide presentation regarding future water supply requirements.

Historically, development within the district averaged one home per acre. Current development trends are approaching 13 homes per acre, significantly increasing water demand.

The proposed resolution requires developers proposing higher-density projects to provide additional water shares or water rights sufficient to meet increased demand beyond the district's standard density assumptions.

The purpose of the resolution is to ensure that existing customers maintain adequate water service and that Bona Vista does not incur excessive costs acquiring additional water rights in the future.

Board members discussed how the resolution could affect state housing initiatives encouraging higher-density affordable housing developments. It was clarified that the resolution does not prohibit higher-density development but requires developers to provide the additional water resources needed to support it.

Developers may either contribute water rights directly or purchase water shares that would subsequently be transferred to Bona Vista. Ongoing renewal costs would become the district's responsibility once ownership is transferred.

The board also discussed potential reductions in irrigation water shares and the possibility of future restrictions on culinary water supplies during drought conditions.

It was noted that Bona Vista's current water rates are approximately one-third lower than rates in several surrounding cities. A rate study is currently underway for the upcoming budget year.

The district's calculations indicate that the current water supply supports approximately 1.69 residential units per acre under normal growth assumptions. Any development exceeding 1.69 homes per acre is considered high density for district planning purposes.

It was clarified that the district's density calculations are separate from municipal zoning ordinances and apply only to district water service requirements.

The resolution was also distinguished from annexation requirements for properties entering the district from outside its boundaries.

Motion: Mayor Syme

Second: Mayor Bolos

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

(Mayor Shuman left the meeting prior to the vote.)

Result: Motion carried.

6. Discussion and Motion on Bona Vista Payment Portal Changes

The board discussed concerns regarding the new Caselle payment portal, determining that it had proven inefficient and not cost-effective due to additional billing steps and service contract requirements.

Because the contract was month-to-month and customer outreach had been limited, staff recommended continuing with the current Invoice Cloud payment portal.

Motion: Mayor Bolos

Second: Mayor Syme

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

Result: Motion carried.

7. Closed Session to Discuss Strategy Regarding Pending or Reasonably Imminent Litigation

Motion: Mayor Bolos

Second: Mayor Syme

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

Result: Motion carried.

8. Motion to Open Meeting

Motion: Mayor Bolos

Second: Mayor Meyer

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

Result: Motion carried.

9. Approval of Meeting Minutes from April 27, 2026

Motion: Mayor Meyer

Second: Mayor Syme

Vote: Unanimous Ayes – Meyer, Syme, Bolos, Stratford
Result: Motion carried.

10. Review and Motion to Approve April 2026 Check Register

Motion: Mayor Syme

Second: Mayor Bolos

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

Result: Motion carried.

11. Water Shares Update

The state advised Bona Vista not to pursue acquisition of water rights on 12th Street that have not been used since the 1930s, as approval would likely not be granted under current circumstances.

Potential shares in North Ogden were also determined to be unfeasible.

Bona Vista continues exploring opportunities to acquire additional water shares.

12. Project Updates

At the Hot Springs tank site, the drain line had become blocked and required cleaning, which involved using the storm drain. Contractors worked approximately 22 hours over a two-day period to clean the storm drain at a cost of approximately \$6,600. All systems are now functioning properly.

The pump house, for which the foundation and footings have been completed and the remainder of the building is currently under construction, was determined to be undersized because the required equipment clearances were not properly calculated during the design phase. Discussions with the engineers regarding responsibility and associated costs are forthcoming.

At 1200 West and Harrisville Road, a planned hot tap operation was postponed due to concerns regarding the saddle connection on the line.

At 1700 South, it was proposed that the current contractor extend the existing one-inch line to keep the project progressing.

13. Water Report

The district reported stable water conditions and indicated that current supply levels should remain adequate throughout the year.

14. Staff and Board Comments

Mayor Syme thanked staff and expressed appreciation to them for their patience and efforts.

Mayor Meyer thanked district staff and commented that the district is a well-run organization.

No additional comments were made.

15. Adjournment

Motion: Mayor Bolos

Second: Mayor Syme

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

Result: Motion carried.

Draft Minutes Submitted By:

Shauna Gilchrist
District Clerk / Administrative Manager

Date Submitted: May 14, 2026