

SOUTH DAVIS WATER DISTRICT
BOARD OF TRUSTEES MEETING MINUTES

Wednesday, May 13, 2026

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

BOARD MEMBERS PRESENT

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

DISTRICT STAFF PRESENT

Jake Ferguson, General Manager
Tracie James, District Clerk

1. CALL TO ORDER

Chair Kathy Thurston called the meeting to order at 4:34 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 hearing from a resident regarding a possible small-scale data center proposal on the property adjacent to the Boulton Elementary school and noted concerns about associated water use, including references to swimming pools and cooling demands.
- Shared a resident suggestion that the District consider a stricter secondary watering schedule to address neighbors believed to be watering daily.
- The Board discussed whether additional watering restrictions were warranted at the beginning of the irrigation season. General consensus was to continue with the current schedule for now, monitor actual usage, and rely on conservation messaging and neighborhood reporting before imposing tighter restrictions.

Trustee Mortensen

- Reported on an upcoming Utah Local Government Trust meeting and training opportunity.

4. APPROVAL OF MINUTES

MOTION: Trustee Mortensen moved to approve the minutes from the April 8, 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 April 2026 expense report in detail. After questions and a discussion on various items, Trustee Mortensen moved to approve the April 2026 expense report as presented. Trustee Oaks seconded the motion. The motion carried unanimously with Trustees Mortensen, Thurston, and Oaks voting aye.

6. INDEPENDENT AUDIT PRESENTATION

General Manager Ferguson reported that the auditor was unable to attend the May meeting and requested to present at the June board meeting instead.

7. STRENGTHS / VULNERABILITIES ANALYSIS

- The Board discussed whether large-scale or smaller modular data centers should be added to the District's ongoing strengths and vulnerabilities review. Trustees expressed concern about possible future proposals in South Davis County. The consensus was that data center development should be tracked as a potential emerging issue, even if the likelihood of a major facility within the District appears limited at present.

- The Board discussed whether future high-water-use projects should be addressed through a formal District policy or resolution. Trustee Mortensen suggested development of a more formal framework tied to the District's groundwater service policies so the Board would have a clear basis for responding to future proposals. General Manager Ferguson noted that any formal restriction by the District could be complicated if neighboring cities chose to provide service instead. The Board asked staff to continue evaluating possible policy approaches, including coordination with neighboring entities if appropriate.

8. MANAGER'S REPORT

A. PFAS Mitigation and CDBG Grant Project

- General Manager Ferguson reported that the PFAS mitigation project was awarded to Forge Industrial as the low bidder at approximately \$190,000, well below the engineer's estimate of \$250,000. He stated that he is continuing to work through state grant compliance requirements and that contractor potholing on 100 East is expected to begin the following week, with excavation anticipated the week after.
- Mr. Ferguson reported that the District received the 2026 CDBG award, though at a lower amount than originally anticipated. He stated that the District expected to cover a portion of the project cost and that engineering is underway so the project can be put out to bid.

B. Development Updates

- Mr. Ferguson reported that Phase Two of Sycamore Grove is moving forward and that District staff has been inspecting the work closely. He also reported that the proposed townhome development behind the care center had effectively been halted due to fire code issues, though the developer is still attempting to revise the project.

C. Irrigation Reservoir Outlet Repairs

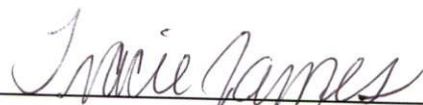
- Mr. Ferguson confirmed that irrigation reservoir outlet line repairs have been completed. Although the repairs were expensive, he stated that the cost was far less than the potential damage that could have resulted from a reservoir failure.
- Mr. Ferguson reported that the District completed an overflow line project from Irrigation Reservoir No. 1 to Hooper Draw. He also reported that repairs at Enoch Springs are being finished.

D. Preparations for Secondary Water Turn-On

- Mr. Ferguson reported that three of the four irrigation reservoirs were already full and that only Irrigation Reservoir No. 1 remained to be filled. He stated that the District plans to pressurize the secondary system on Friday, May 15, in accordance with the previously announced schedule.

9. ADJOURNMENT

With no further business, Chair Thurston adjourned the meeting at approximately 5:44 p.m.


Tracie James, District Clerk