Bona Vista Water Improvement District

2020 W 1300 N, Farr West, Utah 84404
Phone (801) 621-0474

Agenda for Board of Directors Meeting
Scheduled for Monday, June 29, 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 to Approve or Deny Resolution 09-2026 Annexation of Real Property into the District owned by Patrick Burns Parcel 17-066-0036 in Weber County – *Matt Fox*
3. Discussion of Bona Vista Water Secondary Water Connection – *Matt Fox*
4. Approve Meeting Minutes from May 18, 2026 – *Chairman Stratford*
5. Review and Motion to Approve May 2026 Check Register – *Shauna Gilchrist*
6. Project Updates – *Matt Fox*
7. Water Report– *Matt Fox*
8. Staff and Board Comments.
9. Adjournment

Join Zoom Meeting
https://us02web.zoom.us/j/8500694452?omn=87338946841

Meeting ID: 850 069 4452

RESOLUTION NO. 09-2026

A RESOLUTION OF THE GOVERNING BOARD OF THE BONA VISTA WATER IMPROVEMENT DISTRICT ANNEXING REAL PROPERTY

WHEREAS, Bona Vista Water Improvement District ("District") is an improvement district duly organized and existing under the laws of the State of Utah; and

WHEREAS, a petition has been filed by Patrick Burns, owner of all the private real property, (parcel number 17-066-0036) in Weber County, Utah annexed into the District; and

WHEREAS, the Board certified the petition and the proposed annexation has been noticed in accordance with state law; and

WHEREAS, the Board finds approving this annexation is in best interest of the District;

NOW THEREFORE, be it resolved by the Board of Trustees of the Bona Vista Water Improvement District, that the following real property is hereby annexed into the District and shall receive culinary water under the same fees, rules, and regulations applicable to the District.

Parcel # 17-066-0036

The 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 LINE, SAID POINT BEING 55.00 FEET SOUTH 00°39'48" WEST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 31 (SAID NORTHWEST CORNER BEING NORTH 89°21'26" WEST 2656.44 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31); THENCE SOUTH 89°30'12" EAST 51.17 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HIGHWAY 89; THENCE SOUTH 33°52'24" EAST 444.18 FEET ALONG SAID WESTERLY LINE TO THE EXISTING BOUNDARY LINE OF BONA VISTA WATER IMPROVEMENT DISTRICT; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 70°37'03" WEST 322.53 FEET; (2) NORTH 00°39'48" EAST 476.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 81,536 SUARE FEET OR 1.872 ACRES.

APPROVED this 29th day of June 2026.

BONA VISTA WATER IMPROVEMENT DISTRICT

By_____
Ronald Stratford, Chair

ATTEST:

_____
District Manager

STATE OF UTAH
COUNTY OF WEBER
On this ____ day of _____, 2026, before me,
_____, a Notary Public, personally appeared
_____, who being by me duly sworn (or affirmed), did say that he/she is the _____ of the Bona Vista Water Improvement District, and that the foregoing Annexation Resolution was signed on behalf of said District by authority of its Board of Trustees, and said person acknowledged to me that the execution thereof is his/her voluntary act and deed on behalf of the District.

_____
Notary Public

My Commission Expires: _____

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J-U-B

THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: June 23, 2026

TO: Matt Fox, General Manager

CC: Kenny Hefflefinger, Assistant General Manager

FROM: Sam Wakeham and Greg Seegmiller, P.E.

SUBJECT: Lync Crossing Annexation, Pleasant View, JUB #RP-26-064-00018-009

Part of the Lync Crossing Property requires the annexation of property. This is a triangular parcel near US89, north of the existing ditch. The parcel number is 170660036 and is approximately 1.77 Acres. From the site plan submitted by the developer for Lync Crossing, they show portions of three commercial buildings along with associated driveways and parking lots on this property. In other developments we have used 8 ERC/Ac for commercial property.

Based upon this amount, the number of Equivalent Residential Connections (ERCs) equates to 14.2 ERCs. From the policy resolutions derived from the System Specific Sizing Criteria from the Division of Drinking Water for Bona Vista, this will require the following:

Water Rights Required:	4.8 AF
Source Required:	5.34 gpm
Storage Required:	4233 gal

The Water Rights required should comply with the resolutions on water rights, either obtained through a Change Application Process for water rights or by a Weber Basin Contract for additional contract water.

Source water (wet water) can be obtained either from the WBW contract with our existing meters or a fee equal can be assessed. Alternatively, water can be obtained from a well. Recent estimates show that a well capable of 1000gpm will cost as much as $5M. This equates to $5000/gpm or a one-time buy in fee of $26,700.

For Storage, this could also be done with a one-time buy-in fee from our existing tank storage. The current 3MG tank costs $4,292,997 which equates to $1.43 per gallon. This equates to a-buy in fee of $6,057.

Our recommendations are one of the two following options:

Option 1: WBW Contract Purchase

The developer will pay for the Weber Basin contract water at the initial cost of $22,405/AF with the contract converting to BVW. This will be added to the BVW portfolio for an annual O&M fee of $300/year plus annual O&M increases. Also, Weber Basin has mentioned several Water Conservation requirements that may need to be adopted by Bona Vista for receipt of this water. We may want to investigate those conditions before final acceptance.

In addition, the Developer will pay the one-time fees for the following:

Annexation Fee	$1,770
Source buy-in:	$0– we are already connected to WBW
Storage buy-in:	$6,057
Total Fees	$7,827

Option 2: Water Rights Dedication

The contractor will initiate a Change Application with the State Engineer for the 4.8AF with BVW as an interested party. After the protest period, BVW can then accept the 4.8AF into their existing water rights. The costs of the change application and any protests will be borne by the developer.

In addition, the Developer will pay the one-time fees for the following:

Annexation Fee	$1,770
Source buy-in:	$26,700
Storage buy-in:	$6,057
Total Fees	$34,527

Please let me know what information you may need from me.

Bona Vista Water Improvement District

2020 W 1300 N, Ogden, Utah 84404
Phone (801) 621-0474

Board of Trustees Meeting Minutes
Date: Monday, May 18, 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 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:
Mayor Phil Meyer
Excused Attendees:

Guest Presenter:
Greg Siegmiller, Engineer

1. Call to Order

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

2. Public Comment

n/a. No public present.

3. Motion to Amend Resolution 08-2026 Water Supply Requirements for Future Increased Density and Acquisition of Additional Water Rights and Sources for New Development

An amendment to Resolution 08-2026 was proposed to correct a calculation error on page 2, paragraph 5, changing the figure from 34.46 to 38.26.

There was further discussion and review of the resolution and the accompanying memo.

Greg Seegmiller provided an overview of the District's current water supply conditions and planning framework in response to ongoing development pressures, state-directed higher-density housing requirements, and regional drought conditions.

The distinction was made between "paper water," defined as legal water rights and contracted water supplies administered through the Utah Division of Water Rights and partner agencies, and "wet water," defined as physically deliverable water available for use within the system. It was noted that paper water does not always equate to usable wet water due to system limitations and source reliability.

A water budget analysis was reviewed based on a total service area of 20,014.55 acres, of which approximately 30% is considered non-developable due to streets, flood zones, and institutional uses. This results in an estimated 14,010 developable acres within the District boundary.

Total available water supply was reported at 8,040 acre-feet (AF), consisting of District water rights (2,622.32 AF), Weber Basin contract water (3,786 AF), Ogden City contract water (1,451 AF), and historical production from North Ogden Spring (~181 AF). Based on these figures, the District's current water budget is 0.574 AF per developable acre.

Using the Utah Division of Drinking Water System Specific Sizing standard of 0.34 AF per residential connection, the current water supply supports an estimated maximum density of 1.69 dwelling units per acre.

Methodology was reviewed for calculating additional water requirements for developments exceeding this density, whereby the allowable density is subtracted from the proposed density, excess units are multiplied by project acreage, and total units are converted to acre-feet using the 0.34 AF per connection standard. Example calculations were provided illustrating required water contributions for higher-density residential projects.

Annexation requirements under District Resolution 01-2026 were also reviewed, noting that annexations must provide sufficient water rights based on proposed development intensity prior to approval.

Three acceptable methods for bringing additional water into the District were outlined: (1) acquisition and change application of water rights, (2) purchase of Weber Basin contract water, and (3) acquisition of irrigation canal shares subject to conversion losses and a 40% adjustment factor for regulatory reductions and system losses.

The District's Level of Service remains unchanged at 0.34 AF per connection. However, potential future impacts to treatment costs, water source quality, and state standards may affect impact fees and user rates. Continued development of additional water sources, including well expansion, was noted as part of long-term supply planning.

The amended resolution 08-2026 was voted on and approved.

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

4. Open and Public Meetings Training

Christopher Crockett conducted the Open and Public Meeting Training for the board and staff members.

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5. Closed Session to discuss strategy regarding pending or reasonably imminent litigation

Roll call vote was taken:

Vote to Close Meeting: Unanimous Ayes – Bolos, Syme, Meyer, Shuman, Stratford
Result: Motion carried.

Vote to Open Meeting: Unanimous Ayes – Bolos, Syme, Meyer, Shuman, Stratford
Result: Motion carried.

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6. Discussion and Motion on Sale of 2019 Ford F250 Truck

The valuation of the 2019 F-250 was discussed, and it was agreed that the sale price should be between $29,000 and $31,000, based on Kelley Blue Book and other valuation sources.

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

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7. Approve Meeting Minutes from April 27, 2026

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

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8. Review and Motion to Approve April 2026 Check Register

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

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9. Water Shares Update

Matt stated that there is no other information that was not covered in the 08-2026 resolution and memo discussion under agenda item 2.

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10. Project Updates

Filling of the Hot Springs tank has begun. The tank will be filled slowly to ensure proper concrete hydration and to help prevent leaks. Xypex was added to the cement to improve water retention and reduce the risk of leakage. The contractor provided the Xypex at no cost to the District.
The Harrisville Road project is progressing as planned.
The 1700 North project is expected to be completed soon. There was discussion regarding interactions between the contractor and city employees related to traffic control in the area. Chris noted that it would be beneficial to present a comprehensive project timeline for the tank to Weber County to demonstrate how ARPA funds were utilized and to highlight the benefits to the community and District. The board and staff agreed.

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11. Water Report

Less water was used in April than April of 2025. Weber Basin well was turned on due to increase in water demand for the season.

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12. Staff and Board Comments

Shauna informed the board that water rates were increased in April as set forth in Resolution 07-2022, "Approving Watering Restrictions and New Rates in Response to the Ongoing Drought." The rates established in April reflect severe drought conditions as designated by NOAA/NIDIS. Rates were increased to 1.5 times the normal tiered rates in an effort to encourage water conservation.

The public was notified through district alerts and updates via text and email, the district website, postings in the office foyer, and a notice included on water bills delivered in May.

> Mayor Symes requested that a copy of the memo be sent to the cities for public posting at their local offices.

Mayor Symes thanked the staff and legal counsel for their work performed. Mayor Shuman, Bolos, and Meyer echoed the sentiment.

Chairman Stratford asked whether the district services the area that is east and south of the Fairmont area, and inquired whether new development would be included in the district service area.

> Matt clarified on 1900 and 3300 W and stated that there is a contract between Ogden City and Bona Vista Water under which the District would not service areas east of Highway on Midland Drive.

Matt thanked the staff and legal counsel for their coverage and hard work.

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13. 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: June 25, 2026