



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.

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.

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.

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.

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.

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.

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.

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.

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.

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