

SOUTH DAVIS WATER DISTRICT
BOARD OF TRUSTEES MEETING MINUTES

Wednesday, June 10, 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

VISITORS:

Julia Ortega, Danica Porter, Kinsley Fronk

1. CALL TO ORDER

Chair Kathy Thurston called the meeting to order at 4:30 p.m. in compliance with Utah's Open Meeting Laws. The meeting was recorded as a public record.

2. PUBLIC COMMENT

No members of the public were present for comment.

3. BOARD MEMBER REPORTS

Trustee Mortensen:

- Reported that Bountiful City water rates are scheduled to increase by 3% and Bountiful Power rates by 4%, effective for usage as of July 1, 2026 (the start of the City's 2026-2027 fiscal year).
- Reported that several entities are increasing their property tax rates, including the South Davis Sewer District, which may increase by 50%, and the Bountiful Recreation District, which will also increase property taxes. These increases proceed through Utah's Truth in Taxation process and apply to the 2026 tax year.

4. INDEPENDENT AUDIT PRESENTATION - 2025 AUDITED FINANCIALS

Nate Davis of Haynie & Company presented the District's 2025 audited financial statements to the Board. Mr. Davis led the Board through multiple elements of the audit and answered questions. He reported that the audit was clean with no findings to report and stated that the District's internal controls are as expected given the District's size. He responded to several questions posed by Trustee Mortensen.

5. APPROVAL OF MINUTES - MAY 13, 2026 BOARD MEETING

Trustee Oaks moved to approve the minutes from May 13, 2026. Trustee Mortensen seconded the motion. The motion carried unanimously with Trustees Thurston, Mortensen, and Oaks voting "aye."

6. APPROVAL OF MAY 2026 EXPENSES

The Board reviewed and discussed the May 2026 expense report in detail. After questions and a discussion on various items, Trustee Oaks moved to approve the May expense report. Trustee Mortensen seconded the motion. The motion carried unanimously with Trustees Thurston, Mortensen, and Oaks voting "aye."

7. RESOLUTION #92 - CERTIFIED TAX RATE

After some discussion regarding the proposed increase in property assessments by the County, the Board considered Resolution #92 accepting the certified tax rate as set by the Davis County Assessor and to be approved by the Utah State Tax Commission as the District's 2026 tax rate. The Board moved to pass Resolution #92 accepting the certified tax rate. The motion was seconded. The motion carried unanimously with Trustees Thurston, Mortensen, and Oaks voting "aye."

8. STRENGTHS, VULNERABILITIES & OPPORTUNITIES ANALYSIS

Public Presentation - Youth Water Conservation

- A group of young women from the public presented a proposal for a refined water-waste fine system targeting culinary water used for outdoor irrigation in higher-income areas above the Bountiful Boulevard demarcation line served by Bountiful City culinary water. Key points discussed:

- Existing fines may be insufficient to deter water misuse during summer drought conditions. Concern about anticipated increased demand for water by the proposed data center development in Box Elder County was noted.
- The proposal recommended retaining a baseline fine plus an additional fine scaled by lawn acreage, with fine revenue directed into a dedicated fund for lawn and plant replacement.
- Discussion covered Kentucky bluegrass as a high-water-use, non-native turf, and the promotion of native plants, low-water grasses (e.g., buffalo grass, hybrid Bermuda), and programs such as Flip the Strip and the Weber Basin Conservation Garden.

Board Discussion:

- Chair Thurston and the Board discussed the aquifer dynamics: culinary water above Bountiful Boulevard draws from the already-stressed aquifer, while imported irrigation water in the District helps to recharge the aquifer that supplies drinking water.
- The Board advised the presenters to verify the lawn-replacement cost figure (likely \$2.50 per square foot rather than per acre) and to ensure the fine structure generates sufficient program funding.
- The Board discussed shade trees, proper irrigation practices (deep, infrequent watering and higher mowing heights), native and low-water plantings, and aquifer-recharge concepts such as percolation reservoirs (e.g., the Lewis Park gravel pit).
- General Manager Ferguson provided an overview of the District's history, service area (Bountiful, Woods Cross, North Salt Lake), population served (approximately 11,000), and District infrastructure.
- The Board thanked the presenters for their engagement and encouraged their continued involvement.

9. MANAGER'S REPORT

A. 2026 Secondary Water Use:

- Manager Ferguson reported an estimated 523 acre-feet of savings against a 20% drought-reduction allotment of just over 600 acre-feet.
- With reduced ordering and ongoing conservation, the District anticipates saving more than 100 additional acre-feet and remaining within the allotment.
- Manager Ferguson recommended no additional water restrictions at this time, with a recommendation to reassess in July.

B. Secondary Water Consumption Trend:

- 2025 consumption rose slightly from prior years but remains below historical levels, with the overall trend continuing downward as customers conserve.

C. PFAS Mitigation Project:

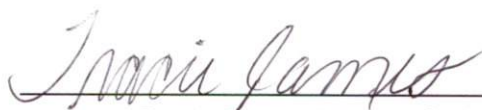
- A snag was encountered on the Bona Vista well line: the line tying into 100 East proved to be a three-inch line, smaller than the pump house line.
- Contractors are potholing to locate the existing six-inch line; sufficient grant funding is expected to cover the cost to extend and tie into the six-inch line.

D. CDBG Project:

- The District received its CDBG contract from the County for \$165,000.
- Work will focus on areas below Orchard Drive that qualify, including two cul-de-sacs (near 500 West / 2900 South and 2750 South / Orchard Drive area) with old, deteriorated lines and no fire hydrants or fire protection.
- Bids for the project are forthcoming.

10. ADJOURNMENT

With no further business, Chair Thurston declared the meeting adjourned at 5:54 p.m.


Tracie James, District Clerk