



**BOARD MEETING MINUTES**  
**August 10, 2015**

**BOARD MEMBERS IN ATTENDANCE:** Board Chair Brent Hunter; Board Members: Rick Bonzo; Tim Watson; Paul Cozzens, by electronic means pursuant to Utah Code Annotated, Section 52-4-207; Board Members John Black and Spencer Jones are excused from this meeting.

**STAFF PRESENT:** District Manager Paul Monroe; and Office Manager Mandi Williams.

**OTHERS PRESENT:** Danny Stewart (Economic Development), Tim Tennis (Solar Project)

**CALL TO ORDER:** Board Chair Hunter called the meeting to order at 8:02 AM

**DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD**

**MEMBERS:** Tim Watson disclosed that he has worked for Sun Edison for the last few years. There is a chance that he may be working with them on the project out to WECCO as well. Nothing has been confirmed. (2:23) The Board Chair and Vice Chair feel that as long as this was disclosed there should not be any conflicts of interest.

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2015-8-10-1: A RESOLUTION APPROVING INTERLOCAL AGREEMENTS BETWEEN THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT REGARDING THE TAX INCREMENT REVENUES TO SUPPORT THE GRANITE MOUNTAIN SOLAR EAST, GRANITE MOUNTAIN SOLAR WEST, AND IRON SPRINGS SOLAR COMMUNITY DEVELOPMENT PROJECT AREAS; AUTHORIZING THE EXECUTION AND DELIVERY OF SAID INTERLOCAL AGREEMENT; AND RELATED MATTERS.**

Time was turned over to Danny Stewart to present the above agenda items. •Danny-These projects are larger than the ones that the District has approved in the past. The Three Peaks Project. Proposed 15 year increment revenue that will come after this taxing incentive to the county and that is over \$5 Million. The breakdown on the 20 year life of this project shows the Water District will be at \$261,455.28 (5:00)

•Monroe-Do you know what the District was getting before? I would like the board to be able to have a comparison. •Danny-Just an idea is that for each of these projects the tax is just about \$4.00 per acre because they are all in Greenbelt. It will be just under \$12.00 an acre for the others. (5:23) So these will be a pretty substantial increase. •Hunter-So putting in the Solar Panels, takes the properties out of Greenbelt. •Danny-Yes it does. The bulk of the income will come before the 15 year agreement expires. Bonzo-So do they lease all of the ground? Danny-Yes a lot of the ground is leased, but on the Three Peaks Project they actually purchased the property. Sun Edison leases the property from the ground owners. (9:08)

•Danny-Today the board would need to approve two documents on both of the agenda items. There is an Interlocal Agreement on each Solar Project and two Resolutions. •Monroe-One thing to note is that on the Iron Springs project, it goes right over our water line. As I've spoken with Bryan Harris about this he has made mention that they will probably be interested in utilizing some water for cleaning these panels. He calculates the usage would be around two to five acre feet of water for all 700 acres of solar panels. (13:00) This would be for the long term. In my mind I think that they would be a good industrial customer for the District.



Board Member Bonzo motioned to approve Resolution 2015-8-10-1, approving Interlocal Agreements between the Iron County Community Development And Renewal Agency And Central Iron County Water Conservancy District Regarding the tax increment revenues to support The Granite Mountain Solar East, Granite Mountain Solar West, and Iron Springs Solar Community Development Project areas; authorizing the execution and delivery of said Interlocal Agreement; and related matters. Board Member Watson seconded the motion.

Roll Call:

Bonzo: Aye

Watson: Aye

Cozzens: Aye

Hunter: Aye

Motion Unanimous at 8:17 am (15:48)

**DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 2015-8-10-2: A RESOLUTION APPROVING INTERLOCAL AGREEMENTS BETWEEN THE IRON COUNTY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY AND CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT REGARDING THE TAX INCREMENT REVENUES TO SUPPORT THE THREE PEAKS POWER COMMUNITY DEVELOPMENT PROJECT AREA; AUTHORIZING THE EXECUTION AND DELIVERY OF SAID INTERLOCAL AGREEMENT; AND RELATED MATTERS.**

Time is turned over to Tim Tennis and Danny Stewart to present the above agenda item. This is property that was purchased from the Reber family. •Monroe-Was there any issues with this? Have you talked this over with the County? •Danny-They've looked it over and everything was fine, they wanted us to have approval from the District.

Board Member Bonzo motioned to approve Resolution 2015-8-10-2, approving Interlocal Agreements Between The Iron County Community Development And Renewal Agency And Central Iron County Water Conservancy District Regarding The Tax Increment Revenues To Support The Three Peaks Power Community Development Project area; authorizing the execution and delivery of said Interlocal Agreement; and related matters. Board Member Watson seconded the motion.

Roll call is as follows:

Bonzo: Aye

Watson: Aye

Cozzens: Aye

Hunter: Aye

Motion unanimous at 8:20 (18:08)

Board Member Bonzo motioned to adjourn the Special Water District Board Meeting held today August 10, 2015 at the CICWCD District Office. Board Member Watson Seconded Motion unanimous at 8:21am (19:08)