

Central Iron County Water Conservancy District
Board Meeting Minutes
November 21, 2019



Board Members

Joel Myers
Spencer Jones
Terri Hartley
David Harris

District Staff

Paul Monroe-General Manager
Mandi Williams-Office Manager
John Juergens-Water Operator
Tracy Feltner-Water Operator
Jessica Staheli-Public Outreach
Jeff McKee-Water Operator
Kassie Neiwert-Intern
Kelly Crane-District Engineer
Justin Wayment-District Legal Counsel

Others in Attendance

Justin Christensen-Ensign Engineering
Jake Baer-Carollo Engineering

CALL TO ORDER: •Board Member Jones called the meeting to order at 6:00 PM. Justin Wayment led the Pledge of Allegiance. Paul Monroe offered the invocation. **(1:40)**

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: •None. **(1:59)**

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD OCTOBER 17, 2019:

•Board Member Harris moved to approve the minutes from the Board Meeting held October 17, 2019. Second by Board Member Myers. Motion unanimous 6:05 PM. **(2:42)**

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS OCTOBER 11, 2019 THROUGH NOVEMBER 15, 2019: •Williams-Said there was a payment made for the diversion structure motor at Quichapa. •Monroe-Said there was a payment to the USGS for the review of the EIS groundwater portion. •Williams-Said there is an invoice to “Intersearch” for an archeological survey for the grant at Cedar Highlands. That survey report was completed. A payment was made for the dump truck and an enclosed trailer. She briefly went over the Transaction Register. There were some paperless billing credits, but other than that most transactions were normal.

•Board Member Myers moved to approve the payment of bills and the adjustments register from October 11, 2019 through November 15, 2019. Second by Board Member Harris. Motion Unanimous at 6:09 PM. **(7:24)**

REVIEW 2019 FINANCIALS: •Monroe-Brought up the subsidence monitoring cost. The District nearly doubled the number of monuments that were installed. He said that this might need to be amended in the 2020 budget. It was initially set up so that each monument is monitored each year. The first option could be to split the monuments in half and monitor every other year. •*There was discussion in regard to the monument locations and how they monitor the subsidence and possible aquifer water loss.*

▪Monroe-Briefly discussed the proposed capital budget. He started discussion in regard to the automobiles purchased in 2019. He mentioned that the Board had discussed before the purchase of a district vehicle for the office staff. He said that there is room in the budget, so he asked for the Boards thoughts.

John Juergens and Kassie Neiwert arrived at 6:18PM.

▪Jones-Asked Monroe to bring back some numbers in regard to the current reimbursements for mileage. ▪Harris-Said typically you are better off buying a vehicle than reimbursing mileage, but he asked for numbers as well. ▪Monroe-Went over some estimated numbers. ▪Jones-Asked that it be on the agenda to analyze numbers at the next meeting. ▪Williams-Said that she and Monroe went to the Special Service District Conference last month, she commended him for his hard work and relationships with others in the State.

▪Board Member Harris moved to approve the 2019 Financials. Second by Board Member Hartley. Motion Unanimous at 6:19 PM. (17:46)

REVIEW 2020 BUDGET: ▪Monroe-Went over the long-term planning model. It goes over the expenses and budgeting for the next 10 years. He went over the bond accounts. He noted the State Bank Water Purchase Bond that expires in 2020. We are looking at doing the \$5 million infrastructure improvements from the USDA loan soon. The payments would be somewhat of a wash. These improvements would be contingent on the grant approval. He then went over the West Desert funding that will be possible in the remainder of 2019 & 2020. There were some unexpected costs from the EIS.

▪Monroe-Then went over the sources of revenue and uses of fund. We have budgeted that we will clear \$111,000. He went over a long term look at the connection fees, impact fees, and water revenues of the District. Everything on the proposed budget is the same as last month's discussion. He suggested possibly taking a look at the subsidence line for the monument monitoring. He went over the possible grant that we will be receiving. The District probably going to receive a \$450,000 grant to revitalize the springs in Cedar Highlands. He said he could add that grant or wait until we receive it. ▪Jones-Asked if the Board wanted to amend the budget to include the grant or add additional subsidence money. He thought that they could keep it the same and measure every other year. ▪Myers-Felt that it could be fine measuring every other year unless they saw something drastically change. It is typically just a few inches currently. ▪Harris-Said we are in uncharted territory, so maybe keep it every other year, and then we can change if we need to in the future. ▪*There was continued discussion in regard to the subsidence monitoring timeline.* ▪Jones-Suggested to wait on the grant, since it hasn't been signed yet. ▪Hartley-Asked what increase being given for employee wages. ▪Harris-Said that from Enoch's perspective, he feels like high turnover is a negative, and they want retention. ▪Hartley-Agreed with Harris, and said it needs to be more than a 2% increase across all the employees. She wanted to make sure the employees were getting enough of a raise. ▪Harris-Noted that the committee discussed the raises, and they were not restricted to the 2%. **(33:30)**

Board Member Harris motioned to close the regular session and open the Public Hearing on 2020 Proposed Budget. Second by Board Member Myers. Motion unanimous at 6:36 PM.

PUBLIC HEARING ON 2020 PROPOSED BUDGET: ▪None. (34:35)

Board Member Harris motioned to close the Public Hearing on 2020 Proposed Budget and resume regular session Board Meeting. Second by Board Member Hartley. Motion unanimous at 6:37 PM.

CONSIDER THE APPROVAL OF THE 2020 BUDGET:

Board Member Harris motioned to approve the 2020 Budget. Second by Board Member Hartley. Motion unanimous at 6:37 PM. (35:18)

CONSIDER THE APPROVAL OF THE 2020 MEETING SCHEDULE & 2020 HOLIDAY SCHEDULE:

▪Monroe-Said the Board Meetings are scheduled for the 3rd Thursday of each month. The Board Meeting in December is scheduled to only be held if needed. The Holiday Schedule goes over the days that the District will be closed.

Board Member Harris motioned to approve the 2020 Board Meeting Schedule and 2020 Holiday Schedule. Second by Board Member Myers. Motion unanimous at 6:39 PM. (37:08)

GENERAL MANAGER'S REPORT: ▪Monroe-Said that he was approached by Sunset Subdivision again to take over the subdivision's water. In 2013, they wanted us to take over the subdivision, but it didn't pan out, and now they would like us to take it over. Most things are up to District Standards. In 2013, there was some concern about the pumps, however, our operators will be going out soon to inspect. One thing he made clear with them, is that the District does not want to take over the system unless there is a secondary source. There will be continued discussions on the topic in the future. (40:45)

CONSIDER THE APPROVAL OF ADJUSTMENTS TO THE RESOLUTION-2014-1-16

REVISION 5: ▪Monroe-Said there were a few revisions to the Resolution to clarify the base rate. This will say that once a meter is installed on a property, customer must pay the monthly base rate regardless of usage, with the exception a few subdivisions. ▪Wayment-Said that there is a cost to the availability, and many customers don't realize it. It is an advantage to them even if the water is not being used by them currently. ▪Monroe-Said there was also a statement about the water rights and water allowances updated in the Resolution. We have a lot of bulk water users that are using more water than the water rights that they brought in allows. The customer would bring in a plan, and it would be determined how much water they would need to transfer to the District.

Board Member Harris motioned to approve the adjustments to the Resolution-2014-1-16 Revision 5. Second by Board Member Myers. Motion unanimous at 6:48 PM. (46:01)

CONSIDER THE APPROVAL OF AN INTERLOCAL AGREEMENT BETWEEN IRON COUNTY AND CICWCD TO ACQUIRE ROW ACCESS FOR WATER LINES:

▪Wayment-Said that they have to go out along the roads to the West Desert to get easements. It is a county road, technically, but it hasn't been officially dedicated. Wayment will be working with the County to create easements on the road. The county has to be the one with the easements, as they are county roads. This is for the ROW access for the roads where our water lines will be for the West Desert. ▪*There was continued discussion in regard to the process.* ▪Jones-Wondered who would be in charge of the litigation if there is a formal action taken. ▪Wayment-Said he would be dealing mostly with the litigation, but it should be the county involved mostly since it is their road. He said that it is already a well-maintained road that are open to the public.

Board Member Harris motioned to approve the Interlocal Agreement between Iron County and CICWCD to acquire ROW access for water lines. Second by Board Member Hartley. Motion unanimous at 6:55 PM. (53:13)

Harris and Hartley left the meeting at 6:57PM.

DISTRICT INFRASTRUCTURE IMPROVEMENTS: ▪Monroe-Said that they will be holding a meeting with the Chekshani residents. The total TDS is 1604 in the current Chekshani well. He then discussed a few other wells that were tested for TDS. He mentioned that nobody can figure out what is causing the corrosion in that subdivision. TDS is the most likely cause. ▪Myers-Mentioned that there is gypsum in that area. He wondered if salt could be causing the corrosion. ▪Monroe-Said we received proposals for a water treatment system. If the community decides to install the treatment system, Culligan will be the contractor to install it. He went over some cost estimates and the different options that the community could choose from. ▪Jones-Suggested that the District camera the current Chekshani well. ▪*There was continued discussion in regard to the water quality unknowns. There was also discussion in regard to a line to Kanarraville.* ▪Monroe-Said that we are moving forward on the different items that have been discussed in past meetings for the main system. We are looking into easements, and things like that.

PUBLIC COMMENT: ▪Jake Baer-Said that it might be useful to look into the Gypsum for the Chekshani. He wondered what Culligan's treatment plan will pull out from the water. ▪Monroe-Said they provided all the sampling results in the RFP, and Culligan is confident that they can help the corrosion in the water. ▪*There was some discussion in regard to the water softeners and salt in the water.* (1:18:02)

WAH WAH AND PINE VALLEY: UPDATE AND DISCUSSION: ▪Monroe-Introduced Jake Baer from Carollo. Carollo is doing the Financial Business Plan and Water Needs Assessment for the West Desert. ▪Baer-Showed a graphic to the board that shows water needs in regard to conservation, the GMP Plan, population, etc. ▪Monroe-Said this will be a great tool for policy makers, city planners, etc. ▪Jones-Asked that Crane provide an update of the schedule at one of the next meetings. (1:22:03)

AQUIFER RECHARGE: UPDATE AND DISCUSSION: ▪Tabled due to lack of quorum.

WATER CONSERVATION: UPDATE AND DISCUSSION: ▪ Tabled due to lack of quorum.

DISCUSSION OF GROUNDWATER MANGAGEMENT PLAN AND LOCAL WATER RIGHT CHANGES: ▪ Tabled due to lack of quorum.

GROUND SUBSIDENCE MONITORING: ▪ Tabled due to lack of quorum.

BOARD MEMBER REPORT: ▪ Tabled due to lack of quorum.

ENGINEERING REPORT: UPDATE AND DISCUSSION: ▪ Tabled due to lack of quorum.

Next meeting date: January 16th, 2019. (December meeting will be cancelled unless necessary).

Meeting Adjourned at 7:24 PM.