

Central Iron County Water Conservancy District
Board Meeting Minutes
January 16, 2020



Board Members

Brent Hunter-Chairman
Spencer Jones
Terri Hartley
David Harris
Joel Myers
Tyler Allred

Others in Attendance

James "Skip" Sierra
Pam Sierra
Howard Arata

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
Curtis Nielson-District Engineer
Justin Wayment-District Legal Counsel

CALL TO ORDER: •Board Chairman Hunter called the meeting to order at 6:33 PM. Jeff McKee led the Pledge of Allegiance. Joel Myers offered the invocation.

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: •None. **(1:43)**

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD AUGUST 15, 2019:

•Board Member Harris moved to approve the minutes from the Board Meeting held August 15, 2019. Second by Board Member Hartley. Motion unanimous 6:35 PM. **(2:09)**

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS

NOVEMBER 16, 2019 THROUGH JANUARY 9, 2020: •Williams-Said there was a payment made to Bradshaw Electric for a generator update due to the Rocky Mountain Power Emergency Response Plan. A payment was made to a resident for a portion of a line extension. We paid for the difference on an 8-inch to 12-inch line. There was a payment for data logger stations. The yearly office rental cost was paid to 7Shipp's. There was a large postage cost paid. There was a yearly insurance cost that was paid.

Allred arrived at 6:37 PM.

•Williams-Then went over the transaction register. There were some reconnection/disconnection fees, some paperless billing credits, and a substantial leak-relief credit.

•Board Member Harris moved to approve the payment of bills and the adjustments register from November 16, 2019 through January 9, 2020. Second by Board Member Jones. Motion Unanimous at 6:38 PM. **(5:32)**

REVIEW 2019 FINANCIALS: ▪Monroe-Went over the 2019 Budget. There were 77 new connection fees within the District. We ended with \$55,000 less in total operating expenses. He went over the non-operating incomes. Property Tax revenue was higher than expected compared to the State Auditor's estimate. Property tax-prior year is expected to be lower due to the better economy. There was an increase in grants; since there were some that we did not foresee beforehand. Interest revenue was up more. The capital side of the budget highlighted the West Desert change order costs. Land and water rights was highlighted.

▪Monroe-Began discussion in regard to a vehicle for the office staff. He then went over staff mileage reimbursements. There is about 8,000 miles average and \$4500 in reimbursements in a typical year. There was roughly \$40,000 in last year's budget that could be used for a vehicle. Jones-Asked what type of vehicle they would be looking at. ▪Monroe-Said that it would need to be some sort of vehicle that can haul passengers to conferences, out to the west desert, etc. and that would hopefully have good gas mileage. ▪Cozzens-Suggested that Monroe speak with Dan Jessen at the county to see what type of fleet program they are using. ▪Jones-said it would be good to look into the fleet program and discuss it at the next meeting. ▪Harris-Said he is concerned about the wear and tear on the employee vehicles. ▪*There was some discussion in regard to leasing versus purchasing.* ▪Monroe-Said there can be insurance issues if an employee was to get in an accident while on district business in their own vehicle. If the resale value is better with a truck, that might be a better option for all the trips out to the West Desert. Jones-Asked Monroe to come back with all the purchase and lease options at the next meeting. (19:50)

REVIEW 2020 FINANCIALS: ▪Monroe-Skipped this topic since it was discussed in depth the last 2 meetings, unless the Board had any questions. ▪*There were no questions.* (20:18)

GENERAL MANAGER'S REPORT: ▪Monroe-Said that the District staff spent a lot of time updating the website last week. It has a lot of information detailing the water in the valley and why the District is doing the projects they are. All lot of the information stems from the 2015 independent panel. We solicited for water projects, and then experts from USGS and Water Resources gave their opinions. In 2017, the Board formally drafted a letter that formalized the direction we were going. Since then we've had a three focuses approach which has been conservation, recharge, and importing. As we are wrapping up the WAC Committee, there have been some of those ideas from 2015 resurface, so we wanted to update that information to give to the committee. The WAC Committee Meeting will be in February. They will be hearing the presentation from Carollo Engineering on the Financial Business Plan and Water Needs Assessment for the West Desert. And then Carollo will also present to our Board, Cedar City, and Enoch City.

The treatment system in Cedar Highlands has been installed. Culligan will be coming up soon to test the system. We are working on some line extensions, as well as extending a line out at Quichapa. (26:04)

DISTRICT INFRASTRUCTURE IMPROVEMENTS: ▪Monroe-Went over the presentation in regard to the Chekshani Cliffs Subdivision. The Chekshani Cliffs well has a TDS of 1604. The District has been taking water samples from different wells in the Chekshani area. Those sample results were discussed. The water near I-15 at the Holt well seems to be the best. ▪Allred-Pointed out some more wells in the area that could be tested as well. ▪*Additional well locations were*

discussed for several minutes. ▪Monroe-Said we are required to do quarterly samples at Chekshani due to the high TDS. There could be a cost savings if we drill north of Chekshani rather than west by I-15 due to a shorter line. He then went over cost estimates for the different improvement project options. The Chekshani residents will ultimately choose the project option. The District will pay for half of the well & line from the well to the subdivision, and the property owners will pay for the other half. A line to Kanarraville was also discussed. That line cost would be full paid by the District. We are hopefully to receive at least a 30% grant for the project. ▪*There was short discussion in regard to the line to Kanarraville.* Jones-Asked for some cost estimates on drilling a small well just to test the water, and then bringing it up to full capacity. He also suggested the possibility of purchasing a well that is already in production and has good water and then upgrading it to drinking water standards. He asked District Staff to investigate those options. He asked that we run the Chekshani through the Reverse Osmosis (RO) system to make sure it takes out the TDS. The District had already done that test and it was successful. ▪*There was continued discussion for several minutes in regard to which options would be best for the Chekshani Cliffs Property Owners. There was discussion on location, water quality, doing the project in phases, etc. There was then discussion in regard to the line to Kanarraville.* ▪Myers-Voiced his approval. ▪Allred-Said he wasn't sure what the people of Kanarra would think about it. ▪Harris-Said if we have a redundant source already for Chekshani, then there isn't really a reason for the line to Kanarra. ▪Monroe-Said it would be a redundant source for both communities. ▪Allred-Said there has only been a few times where Kanarra has been in trouble with wells. Usually the spring is feeding the town. There might be some pushback from Kanarra on the idea. ▪Jones-Suggested including the cost of a test well when presenting to Chekshani. ▪Hunter-Said the line may be good for the future. In 20-30years they might want or need that water. ▪*There was continued discussion for several minutes. (1:6:43)*

DISCUSSION OF GROUNDWATER MANGAGEMENT PLAN AND LOCAL WATER RIGHT CHANGES: CONSIDER APPROVAL OF WATER RIGHTS-SIERRA WATER RIGHT 1944 & DISCUSSION OF GROUND WATER MANAGEMENT PLAN:

▪Monroe-Said the Sierra family would like to connect to the District line and has a water right of 1944. We have had a few water rights with that priority come toward the Board, but none have formally gone through. The Sierra's would like to ask for approval of their water right. The water seems to be in good use, but either way it would go through the water right transfer agreement process to make sure that it will transfer to the District successfully before we will accept it. It is a 1-acre-foot water right. According to the DWRi Draft GMP, 1944 water rights will be cut in 2070. ▪Harris-Said that he felt acceptance of the right would be fine contingent on the Sierra's signing the water right transfer agreement. ▪Hartley-Wondered about having cash brought in as well along with the water right similar to the policy that was discussed for several meetings but was never passed. ▪Monroe-Said that the policy was never passed, but it could be approved that way if the Board wanted.

▪Board Member Harris moved to approve the acceptance of the Sierra Water Right, priority date 1994, contingent on the signing of the Water Right Transfer Agreement that will move the right into our well before it will be accepted. No additional fees associated. Second by Board Member Hartley. Motion Unanimous at 7:49 PM. (1:15:49)

▪Wayment-There is a customer that is connected to the system, that has previously transferred 4 AF, but is now using an average of 9 AF each year. They have found a water right, but it is supplemental water rights. They would like to purchase it to transfer it to us. It looks good, but we cannot say that it is completely good, and that we will accept it, until it goes through the change application process. Is the District okay with taking supplemental water rights? ▪Jones-Asked if there has been a sole supply determination. ▪Wayment-Said that there was a memo that stated it, but it has never been formally approved. ▪Jones-Explained the sole supply determination process to the Board and Staff Members. *Discussion continued for several minutes in regard to acquiring this supplemental/surface water, and the possibility of accepting that type of water in future circumstances as well. (1:32:02)*

PUBLIC COMMENT: ▪None. (1:32:15)

WAH WAH & PINE VALLEY: UPDATE AND DISCUSSION: ▪Monroe-Said we are working through a few issues about sage grouse. We just recently finalized some of the wildlife reports. We are waiting to hear back from them. The socioeconomic report is somewhat of a concern. The specialist is a professor at U of U who have shown some concern with LPP. We have brought on David Tufte, and economist from SUU to review the Carollo report (The Financial Business Plan and Water Needs Assessment) of the EIS. The District received a draft report from Phil Gardner’s study of water in the West Desert. We gave the USGS comments in regard to our studies and his. We are on task to file the NOI in May.
▪Wayment-said The District can start working on the road easements as well since we received the agreement back from the County.

AQUIFER RECHARGE: UPDATE AND DISCUSSION: ▪Monroe-Went over the project at Quichapa to install dykes in the lake and run a line to the Jones farm, and hopefully in the future we could run it to other pivots as well. He the discussed the TDS water samples from different areas of the lake. Flashfloods seem to bring the most TDS to the lake. ▪*This project was discussed for several minutes. There was some discussion in regard to dam safety, power costs, etc.*

WATER CONSERVATION: UPDATE AND DISCUSSION: ▪Staheli-Said that the first Localscapes class will be held in March. It will be held through SUU Community Education. Candace Schaible from USU Extension will be teaching the class. We would like to reach out to contractors/landscapers so that they can learn about this method of landscaping. The cost of the class is \$43. Monroe & Staheli had discussed previously the possibility of providing a “scholarship” for landscapers, and then adding a landscaper’s name to our website if they participate in the class. She asked for the Board’s thoughts on the scholarship program. ▪Jones-Declared a Conflict of Interest for himself in regard to this topic. ▪Harris-Asked that we talk to the HBA. ▪Hartley-Asked that the District do the scholarship on a reimbursement basis after they attend the class. ▪*There was discussion in regard to adding names to the website. As a public office, we can’t add their name as a “preferred” landscaper to the website, but we could say they took the course or are certified.* Monroe-Said the “scholarship” funds would come from our conservation budget. (1:53:12)

GROUND SUBSIDENCE MONITORING: UPDATE AND DISCUSSION: ▪Monroe-Went over the survey results from Woolsey that went over the subsidence monument monitoring. (1:56:02)

BOARD MEMBER REPORT: ▪Hunter-Said that Phil Schmidt sold his gravel pit to Western Rock. He approached Coal Creek Irrigation Company to look for areas to mine more gravel. That might add another area for potential future recharge. We have put about 400 AF in Schmidt pit this year so far. Tracy has a meeting set up with the Western Rock Owners to talk about the long-term plan for their pits in regard to recharge in February. (1:59:35)

ENGINEERING REPORT: UPDATE AND DISCUSSION: ▪Nielson-Said they are working on the completion of the Cedar Highlands Grant. They will be sending out an RFP for the project next week. He spoke about raising Ensign's engineering rates, as their rate as not raised for many years. It will be added to the February's agenda.

▪Wayment-Spoke briefly about the letters that they will be sending to landowners about creating a roadway easement for the Pine Valley Project. (2:04:43)

Next meeting date: February 20th, 2020.

Board Member Harris motioned adjourn the regular session Board Meeting. Second by Board Member Jones. Motion unanimous at 8:38 PM.

Roll Call as follows:

Hartley-Aye

Harris-Aye

Myers-Aye

Allred-Aye

Jones-Aye

Hunter-Aye

Meeting Adjourned at 8:38 PM.