



Central Iron County Water Conservancy District

88 E. Fiddlers Canyon Rd. Ste. A

Cedar City, UT 84721

Phone (435) 865-9901 | Fax (435) 865-9902

February 7, 2020

Chekshani Cliffs Property Owner

Re: Water Improvement Information Sheet – Ballot Forms and Payment Information

Greetings,

The goal of The Central Iron County Water Conservancy District (CICWCD) is to develop, improve, and increase the water resources within Iron County. CICWCD met with the Chekshani lot owners last year, and at their request has been further investigating water treatment and source options for the subdivision. CICWCD is committed to protecting public health and meeting Federal and State regulations.

CICWCD understands that Chekshani Cliffs property owners are looking for a reasonable solution for water quality issues. Because of this, CICWCD, with the help of Ensign Engineering, has developed **3 proposed solutions**. The first being to drill a new well in a different location for higher quality water. The second to both drill a new well and install a treatment facility which would purify the water. The last is to simply do nothing, which we would like to avoid. In order to move forward with either improvement option, there would be costs to each property owner.

Option 1: If it is decided that CICWCD will drill a new well for the Chekshani Cliffs Subdivision, a property owner could either pay in full, an estimated \$2,300 - \$3,800, or could choose to finance through CICWCD. Financing through CICWCD would increase a property owner's water bill approximately \$25-\$41 per month until paid, an estimated 10-year plan at 5% APR. Additional financing options will be available to those who need.

Option 2: If it is decided that CICWCD will drill a new well AND install a treatment facility for the Chekshani Cliffs Subdivision, a property owner could either pay in full, an estimated \$6,300, or could choose to finance. Financing through CICWCD would increase a property owner's water bill approximately \$67 per month until paid, an estimated 10-year plan at 5% APR. Additional financing options will be available. The treatment facility will have an additional O&M cost of approximately \$14 that will be added to the monthly base rate fee.

Option 3: The last option is to keep operating the system as is.

CICWCD cannot move forward with any plan if the property owners are not interested in the proposed improvements. It is important that support or disapproval for the project be shown by the property owners. **It is not the intent of CICWCD to force any property owner to move forward with this project. We are merely responding to a need and request for services.** Without full participation from all lot owners, the project becomes economically unfeasible. The District plans to fund the project through the Assessment Area Process (Utah Code §11-42).

The Assessment Area Process starts with the preliminary discussion, evidence of enough support, and engineering estimates and possible solutions. These first three steps have been completed throughout the past year. The next steps will be:

- Prep & Submittal of Application: Receive Signatures of majority in proposed area. Signature Ballots are due on **March 12th, 2020**.
- CICWCD Board Meeting (March 19th, 2020): Discuss ballot results and the probability of moving forward.
- Notice Period: Letters are sent to all proposed property owners and there will notices published for 4 weeks in the newspaper and on the State Public Notice Website.
- Public Hearing (April 16th, 2020): This will be a formal opportunity for comments and will begin the 60-day protest period.
- Protest Period: (April 16th – June 16th, 2020) Written protests can be filed with CICWCD. If 40% of the assessment area protests the improvement, the project will not go forward.
- CICWCD Board Meeting (June 18th, 2020): Discuss protest tally and determine a Resolution to establish Assessment Area or abandon the proposal.

Please review this proposal and then select **one of the options** listed on the enclosed ballot to CICWCD with the appropriate boxes checked before **March 12, 2020**. Please review and fill out all sections on the ballot. If there is a change of ownership for your lot(s), please make a note on the ballot. If there is a change in mailing address, please check the box under the return address.

In conclusion, if a substantial majority of the lot owners votes yes, CICWCD will proceed with the Assessment Area Process. **In other words, it is for the Chekshani Cliffs property owners to decide for themselves if they want CICWCD to help improve the water.** If you have questions, please contact our office at the phone number listed above. The presentation from the meeting held February 6th and other information will be posted on our website at www.cicwcd.org.

The Chekshani Cliffs area is a beautiful part of Iron County. We firmly believe that the proposed water improvement project will add reliability and value to your property. We encourage you to review this letter carefully and decide for yourself the best direction to take for your property and subdivision. Please take time to review the information in this letter and return your ballot as soon as possible. Please encourage your neighbors to do the same. Ballots must be postmarked by **March 12, 2020**. If you decided to vote yes on one of the improvement projects, and we receive a clear mandate for new improvements, we look forward to serving you further!

Sincerely,



Paul Monroe
General Manager

Enclosure: Ballot