

Central Iron County Water Conservancy District  
Board Meeting Minutes  
March 19, 2020



**Board Members** - Online

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

**District Staff** – At District Office

Paul Monroe-General Manager  
Mandi Williams-Office Manager  
John Jeurgans-Water Operator  
Tracy Feltner-Water Operator  
Jessica Staheli-Public Outreach  
Jeff McKee-Water Operator  
Curtis Nielson-District Engineer

**District Staff** - Online

Justin Wayment-District Legal Counsel  
Kelly Crane-District Engineer  
Kassie Niewert-Intern

**CALL TO ORDER:** •Board Chairman Hunter called the meeting to order at 6:37 PM.

**CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD FEBRUARY 20, 2020:**

•Board Member Harris moved to approve the minutes from the Board Meeting held February 20, 2020. Second by Board Member Allred. Motion unanimous 6:37 PM. (0:34)

**DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS:** •None. (0:58)

**CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS FEBRUARY 13, 2020 THROUGH MARCH 11, 2020:** •Williams-Said that DBV is an entity of Pace's

Culligan for Cedar Highlands filtration system. The overall project came in under budget at \$11,600. •Monroe-That was the filtration system we put in so we can use the well at Cedar Highlands. •Jones-Wondered about the smell of the water. •Monroe-said that there is somewhat of a smell, but with a mixture of the spring water and using the system a little more, we should be ok. We haven't had much need to run the well in the past, but we could now if we needed to use it as a back-up. •Williams-Said there was 2 separate invoices from Transcon Environmental for their work on the EIS.

•Board Member Harris moved to approve the payment of bills and the adjustments register from February 13, 2020 to March 11, 2020. Second by Board Member Hartley. Motion Unanimous at 6:42 PM. (4:47)

•Williams-Said the transaction register was normal for the month. There were some disconnections, a return check, and a paperless billing credit.

**REVIEW 2020 FINANCIALS:** ▪Monroe-Said Monroe-Highlighted that \$500,000 was moved from the checking account to the PTIF general fund. (6:00)

**GENERAL MANAGER'S REPORT:** ▪Monroe-Said the Water Advisory Committee is putting together a report. It has not been finalized, but he showed a draft to the Board. At a later date, they will present their report to the Board.

▪Monroe-Then went over some of the bills that were reviewed at the last legislative session. He highlighted the ag optimization task force amendment. The CICWCD is supporting that, and Monroe sits on the task force. Within the next year the task force is putting in a linear pivot on a SUU field, then they are planting different crops and different soils to do studies. He then went over some of the other water bills. Some of the earlier ones were clean-up bills for the State Engineer. Some of the concerning bills were from Senator Anderegg, but they didn't end up passing. He went over the Water Banking Amendment sponsored by Senator Iwamoto. It might help areas create a water bank, to promote optimal use of Utah's water. It would create a market where people could utilize other people's water. He explained the watershed council bill. ▪Monroe & Wayment-Explained the proposed SB 144 from Senator Okerland. ▪Monroe-Explained SB 51 which is the secondary metering requirement bill, but it does not apply to our area.

▪Monroe-Went over the draft Water Needs Assessment and Financial Business Report from Carollo Engineers. He asked for comments from the Board to be submitted by April 3<sup>rd</sup> from the Board. The plan is to adopt it at the next meeting in April. ▪Hartley-Asked if the cities would adopt these as well. ▪Monroe-Said the hope is for the cities to adopt it as well. ▪Hartley-Mentioned that the Cedar City council had some questions after their presentation. ▪Stratton-Wondered if this will meet some of the requirements from the state engineer if they require us to use something like this in the GMP. ▪Monroe-Said that they have left the GMP very open and flexible, so that if we show that we are improving it is likely that they won't implement a cut as soon as the plan shows. ▪Jones-Said that was his understanding. That it will depend on agriculture, municipal, and conservation. The Beryl/Enterprise valley was able to extend the cut in their GMP. The other big thing is recharge. All those things will play into pushing off the cut off dates for our GMP. There was discussion for several minutes in regard to the curtailment timeline in Beryl/Enterprise and the proposed GMP for Cedar Valley.

The water operators finished installing the line from Quichipa to the Jones pivots. When we do get water out there, we will be able to supply water to those pivots instead of it going out to Quichapa to be wasted.

The Bumblebee Subdivision would still like to connect to our system. There is also another subdivision out there that might like to connect as well. The city may be willing to supply an emergency connection for the area. There is about \$1,000,000 worth of improvements that would need to be done before we could connect. The water rights on the system are 1929 so they are good. It will need to be up to our standards before we would take over the system. It would also need a secondary source to provide water to the system. Agreements haven't been started, but we are currently working on the logistics of the assimilation. There might be a possibility for a three-way contract with Cedar City and the subdivision to help install a secondary bulk-source through Cedar City. ▪Monroe-Said this would be a small demand, but we would like to have a secondary source. ▪Hartley-Said we would need to discuss this with Paul Bittmann from the City.

▪Wayment-Said this would only be for an emergency/temporary supply, and with the interlocal agreement we are creating, it could be a possibility. ▪Hartley-Asked to run it by Paul Bittmenn, since this issue has been brought up many times in Cedar City. Monroe-Mentioned that regionalizing water systems has been happening all over in the state, and it may be a good possibility in our community in the future to bring costs down. ▪Wayment-We have a similar agreement with Cedar City for the Three Peaks Elementary School. Enoch supplied water for the District for the Elementary School years ago for an emergency. We haven't used the water since that time, but it is there if we need it. ▪Hunter-Asked if the issues with Bumblebee Subdivision have been resolved. ▪Monroe-Said no, they will have to update those before we take the subdivision. (35:09)

**EMERGENCY RESPONSE TO COVID-19: REVIEW AND CONSIDER APPROVAL OF DISCONNECTION AND PAYMENT DEFFERALS IN REGARD TO COVID-19 STATEMENT AND EMAIL:**

▪Monroe-Said that our 2020 budget for water revenue is \$600,000. We get about \$41,000 a month in the winter. He went over some typical numbers in the budget. Brought up discussion in regard to suspending late fees and disconnections for the COVID-19 pandemic. We could also create payment plans if approved by the Board during this time. ▪Hunter-Said we ought to talk about it since we are in uncharted territory. ▪Monroe-Said we will eventually get the money, but maybe not right away. We didn't see people turning off their irrigation for their lawn during the last recession. ▪Wayment-Said do we send the letters now to everyone, or when we are sending delinquent letters. Or do we have them available for when people come into the office with struggles. ▪Jones-Said he preferred the latter since it is avoiding the promotion of an opportunity to take advantage if they aren't really in need. ▪Wayment-Said sending a letter invites opportunities to people who may just take advantage of the system. ▪Monroe-Said that Mandi brought up a good point which is that the people who usually get behind are the people who can't afford to get behind. We would like to have options for those who can't afford it, but maybe not send out the letter right away. Maybe the Board could allow the office staff to allow for payment plans to people who are struggling right now. It would just allow people to keep their water on. ▪Jones-Asked if we want to require documentation such as a termination employer letter or doctor's letter. ▪Williams-Asked if there are privacy issues that we need to look at in regard to that? ▪Jones-Said we really need to look at how long we can do this in regards to the District's financials and how other people's financials may be affected. ▪Monroe-Asked about a shorter period of time, and then revisiting it later. ▪Wayment-Said a smaller time period and then revisiting it would be best. The longer you give, the harder it is for people to catch up. We don't want to put people in a hole that is too big to get out of. ▪Hartley-Mentioned that about 90 days would be good. ▪Harris-Said 3 months at the most since there are other relief packages coming out. If it lasts longer, then we can look at other options. ▪Jones-Asked How do we handle the penalties associated with late payments? ▪Hartley-Said that the District should accrue those late penalties still. Stratton-Said maybe we should just waive the penalties and everything for 90 days if they really need it. ▪Williams-Said if we do waive the fee for 90 days, the way our billing works, is that if they have a large balance after 90 days, they could have a very large late fee as well. If we kept the late fee accruing, they might have some motivation to pay it and not get in such a hole. ▪Hartley-Said not to offer it for free because they will take it if it's there. She suggested to still charge the normal late fees, but not get disconnected. ▪Jones-Said his thought is to keep the penalty in place to help not getting exploited. ▪Harris-Agreed. ▪Stratton-Said he wasn't thinking about the businesses as much as the individual homeowner. He didn't think the homeowners would be as likely to exploit the

District. ▪Hartley-Said if they have a choice on which bill to pay, they will leave the free one last. ▪Hunter-Said that there was good discussion and asked the District Staff to come up with a proposal based on the discussion and run with it when needed. (50:31)

**DISTRICT INFRASTRUCTURE IMPROVEMENTS: DISCUSSION OF INFRASTRUCTURE IMPROVEMENTS & CONSIDER THE APPROVAL OF A CONTRACT FOR DEVELOPING ADDITIONAL SPRINGS IN CEDAR HIGHLANDS & CONSIDER APPROVAL OF CREATING AN ASSESSMENT AREA FOR THE**

**CHEKSHANI CLIFFS AREA:** ▪Monroe-We need a motion from the Board to move forward with the creation of an assessment area (State Code 11-42) for the Chekshani Cliffs Subdivision. We received a higher percentage of yes votes. There is list of requirements that go along with this that will need to be done to be in compliance with this code and install the improvements.

▪**Board Member Stratton moved to approve the moving forward of creating an assessment area for the Chekshani Cliffs Subdivision. Second by Board Member Harris. Motion Unanimous at 7:29 PM. (52:00)**

▪Nielson-Said John Orton Excavating has been the low bid on the project. They have revisited the project in the amount of \$385,000 which falls within our budget appropriately. We would be onsite during the project to make sure we aren't chasing water that isn't there. They recommend the bid go to John Orton Excavating for the amount of \$385,701.67.

▪**Board Member Stratton moved to approve the bid be awarded to John Orton Excavating for the amount of \$385,701.67. Second by Board Member Harris. Motion Unanimous at 7:30 PM. (53:39)**

▪Monroe-Said brought up the discussion and consideration of the interlocal agreement to supply bulk water with Cedar City for the RB Subdivision. ▪Wayment-Said they have come to a consensus on the agreement with Cedar City. We just need approval from the Board. We would supply the water to the boundary of the subdivision which is in the city limits. The impact fees would be held in a special account. They will be proportioned accordingly between the city and the District. He explained the impact fees and agreement in more detail. ▪Monroe-Said that the city was ok with this agreement. Nielson analyzed the impact fees and the impact to the city vs to the District. There was discussion in regard to the agreement for several minutes. ▪Jones-Asked if the system was being put into city specs or District specs. ▪Wayment-Said it is put in according to Cedar City Specs.

▪**Board Member Myers moved to approve the interlocal agreement between Cedar City and the District for the 4B Ranch Development Subdivision. Second by Board Member Harris. Motion Unanimous at 7:37 PM. (1:00:23)**

**PUBLIC COMMENT:** ▪Public was invited to join the meeting through a live video stream on Youtube. None. (1:03:04)

**WAH WAH & PINE VALLEY: UPDATE AND DISCUSSION ON PINE VALLEY WATER SUPPLY & CONSERVATION PROJECT:**

▪Monroe-Went over the Gantt chart for the project. We are reaching the NOI portion of the EIS. It has been moved to July 1st for the BLM. He went over the socioeconomic report. We have presented a few things for the BLM, but we have not received the plan from them yet. We will be able to submit the Carollo report for the Socioeconomic portion. He then highlighted the cultural surveys. We have been meeting with the Old Spanish Trail Association to adjust the alignment slightly. We don't expect to see a change order on that. He went over the sage grouse requirements for the biological portion. He addressed the groundwater modeling portion. We will soon be at the NOI and public scoping portion of the project. Within a year from July we should expect to have a decision on the EIS. We are moving along. One thing we are focusing on is the letters of support from the community leaders for the public scoping portion. (1:10:03)

**AQUIFER RECHARGE: UPDATE AND DISCUSSION:** ▪Monroe-We have put in about 1,400 acre-feet into the Schmidt Pit. The water operators have been working hard to keep that flowing. We received word from the BLM that the current environmental assessment should work for the new project to build a dyke out at Quichipa. ▪Hunter-Said Ramon Prestwich said that people are starting to grumble about the water going into the pit and not into their irrigation ditch. ▪Monroe-Said that Ramon can call us to have us switch it over whenever they need it. He went over some of the water recharge numbers. He then went over some of the Snowpack totals for the year. We are at about 130 compared to 200 last year.

▪Monroe-Said we are also working to put water into the large gravel pit that the county has been digging near Quichipa Creek. ▪Hunter-Said that will be a big benefit to the city and their wells near there.

**WATER CONSERVATION: UPDATE AND DISCUSSION:** ▪Monroe-Said we held the Localscapes class for the community that was taught by Candace Schaible and organized by Jessica Staheli. There was a great turnout. We appreciate the efforts that Jessica made to ensure the success of this class. The fourth-grade water fair was scheduled for next week but was canceled due to the COVID-19. (1:16:51)

**GROUNDWATER MANGAGEMENT PLAN AND LOCAL WATER RIGHT**

**CHANGES:** ▪Hunter-Wondered if there would be any changes with the change application process. ▪Monroe-Said he didn't see any foreseeable changes. They all seemed to be on the same page internally. (1:17:57)

**BOARD MEMBER REPORT:** ▪Hunter-Said Coal Creek irrigation company is in discussion with Phil Schmidt to mine some of the area they own to help even out the flow for the irrigation company. (1:29:15)

**ENGINEERING REPORT: UPDATE AND DISCUSSION:** ▪Nielson-Said that we are looking to get a grant for the new Quichipa project. They would like to get funding from the CIB. They have created a new funding process for the CIB funding. (1:20:25)

Next meeting date: March 19<sup>th</sup>, 2020.

**Board Member Harris motioned to close the regular meeting. Second by Board Member Jones. Motion unanimous at 7:59 PM.**

**Roll Call as follows:**

**Hunter-Aye**

**Jones-Aye**

**Hartley-Aye**

**Harris-Aye**

**Myers-Aye**

**Allred-Aye**

**Stratton-Aye**

**Meeting Adjourned at 7:59 PM. (1:22:02)**