

Central Iron County Water Conservancy District
Board Meeting Minutes
September 17, 2020



Board Members

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

District Staff

Paul Monroe-General Manager
Mandi Williams-Office Manager
Tracy Feltner-Water Operator
Jeff McKee-Water Operator
Jessica Staheli-Public Outreach
Justin Wayment-District Legal Counsel
Curtis Nielson-District Engineer

Others in Attendance (online)

Jim Hilton-Cedar Highlands HOA
Joan Meiners-The Spectrum
Jeffrey Davis

CALL TO ORDER: •Board Member Hunter called the meeting to order at 6:31 PM. Joel Myers lead the Pledge of Allegiance. Brent Hunter offered the invocation.

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: •None. **(8:24)**

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

•Board Member Harris moved to approve the minutes from the Board Meeting held August 20th, 2020. Second by Board Member Allred. Motion unanimous 6:36 PM. **(8:40)**

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS AUGUST 13, 2020 THROUGH SEPTEMBER 10, 2020: •Williams-Went over the payments made

throughout the month. There were a few highlights. We received our funding for the first and second payment request on our Cedar Highlands projects, which we in turn paid Orton's for their work. The check made to SITLA was the cost of permit that was part of the agreement that was worked out between Paul and Steve Platt, this was in trade for the County's help with the Recharge. There was another payment made for the environmental testing that has been done for the Chekshani Cliffs project. There were a few charges highlighted on the Visa. Jessica worked hard to involve the youth in some water education activities, so the charges highlighted are prizes for those contests. The money for these activities came from the donations from our Water Festival Sponsors, Ensign Engineering and Carollo. Paul also added that we had a 4-year old child from India submit a coloring page.

Joan Meiners joined the call.

▪Board Member Harris moved to approve the payment of bills and the adjustments register from August 13, 2020 through September 10, 2020. Second by Board Member Hartley. Motion Unanimous at 6:39 PM. (11:30)

▪Williams-Went over the transaction register. Many customers signed up for paperless billing. There was a leak relief credit. Most other credit and debit transactions were regular account cleanup.

REVIEW 2020 FINANCIALS: ▪Monroe-Said we are $\frac{3}{4}$ way through the year. There are a couple of things I would like to highlight on the Operational side of the budget, in previous months we showed that our revenue was falling behind, but if you notice that line now, we are above where our projections were. Also looking at the connection fee lines. At this point last year, we were at 53 connections, and this year we are at 60 connections. We had our concerns about connections in the beginning of the year with COVID, but we've just surged on. I just want to say to all of the Board here, I look at what you all do for your real day jobs, and I'm just so grateful for the time you invest here. It seems that all of us are busier than ever.

Justin Wayment arrived at 6:41 PM

The Conservation and Public Education budget lines will be covered in conversations over the upcoming months. I will go over some of the main points in my General Manager's report tonight.

Property tax revenue looks to be behind at this point, but we usually receive the majority of our tax revenue at the end of each calendar year. If you look at the Federal grants line, you'll see that we had budgeted \$0, but will receive upwards of about \$500,000 before the end of the year. Those grant funds will be utilized in Cedar Highlands among other projects. Financially the District is in a good place at this point in the year. (17:00)

AQUIFER RECHARGE: CONSIDER APPROVAL OF LAND USE AGREEMENT BETWEEN THE DISTRICT AND BRAD SCHMUTZ:

▪Monroe-Said Brad owns property out next our Quichipa area. Brad already has entered into a current agreement with the District. He owns the property where the settling pond is down off of Highway 56. With our water optimization grant money, we are hoping to install a diversion dike. As we build the dike and put water into settling pond. As the water comes in, it will likely inundate that property, and Brad will lose some of his grazing. We wanted to make sure that he is okay with that, because we will be infringing on him. We would really like to just do this the right way, rather than causing him any issues in the future. Brad has been great to work with, and we want to honor that working relationship. ▪Jones-Said whoever owns the land, the actual name on the property is how the agreement needs to be written and signature lines need to be correct. (21:25)

▪Board Member Myers moved to approve the Land Use Agreement between the District and Brad Schmutz with the addition that there can be small changes if agreed on by Paul and Justin. Second by Board Member Harris. Motion Unanimous at 6:49 PM. (21:58)

SUNSET SUBDIVISION (BUMBLEBEE WATER SYSTEM): CONSIDER APPROVAL OF WATER DELIVERY TO HENRY'S PLACE:

▪Monroe-The agreement to assimilate the Sunset Subdivision has already been approved. Cedar City Council has to approve the final copy

of the interconnection agreement that was just signed today, but there should not be any issues with that passing, everything has been agreed on already. Tonight, I would like to discuss the connection to Henry's Place. Henry's place has a current agreement with the Sunset Water Company, but that agreement expires once the subdivision is at 75% buildout. Which the subdivision is just about at that point.

▪Nielson-Gave a brief overview of the future plans that were presented last month for Henry's Place. Paul and I sat down and ran some analysis on what demand would be required at full future build out. The problem that we ran into was that if they were at full build out it would put us around 90% for our demand on our system. If we only supplied them with drinking water, it would lower the demand required there, and would give us some flexibility in our system. The other option would be to just tell them they need to drill their own well. Either way, I don't feel like the Sunset system has the capacity to fulfill their outdoor watering needs. The District would still require that they install a booster system, even if we are only supplying the drinking water, because at the metering location there is only 20 psi being delivered currently. ▪Jones-I would suggest that we move away from supplying water there. I feel like even if we kept supplying only drinking water, it opens up more with pressure to provide for their future water needs, at the expense of our system. ▪Monroe-Spencer also briefly mentioned the agreement with Cedar City. Our agreement with Cedar City is pretty solid on the fact that it is for emergencies. If we are expanding our water demand and have to go back and use that emergency connection, I don't believe that shows good faith of what our intentions were when we entered into that agreement. There may be new development in that area, but those areas will all have to be dealt with by either having the developers drill their own wells. ▪Myers-I have had to do a soils test in the area where Henry's Place is, and if you do have to drill a well, it is a good area. (7:00PM) ▪Wayment-Obviously this place is non-profit, and I really admire what they are trying to do out there. Is there any way to make a new agreement with them for a short period of time, to supply water until they are able to provide their own? ▪Monroe-They have been really great to work with, and in talks with George and the owner there, they have had quite a bit of time to prepare for this. George has been in talks with them as Sunset was growing and getting closer to that build out point. So, it has been understood that they would need to be making other arrangements for water. Just so everyone is aware, there is currently a valve at the street supplying the 6" line into their system. So they have a major water line right now, and to shut them off, we would have to shut them off at the street. Or as Justin mentioned, we enter into an agreement where we supply them short term with water. ▪Jones-I feel bad that they will have to find another water source. However, we have the responsibility to continue to work on areas that supply the greater good for the community. We have multiple projects going and I feel like we need to prioritize those things that give the most benefit. Also, given the hardship language in the City agreement I feel like it is our responsibility to focus our finances and resources on the larger picture. ▪Hartley-I have an issue with putting in a temporary agreement, because the City has had a bad experience recently where we were temporarily supplying water, but now that the project is fully built out, the owners can find a water source and it is now the City's problem because of the several million dollars that have been invested there, they feel like we have to supply them. ▪Monroe-Said that this may be a good time to make a plan on where we will allow future connections, specially in these areas of greater concern to water impact. If we have a policy in place, we will know the answer if someone comes in and wants to connect off the line to Sunset for example. A

hardline plan is something that needs to be in plan. Jones questioned if we would need to make this an ordinance or just system policy that we do not supply beyond our capacity. ▪Wayment-Frankly, it is easier to say no if what you are saying no to is actual policy. A policy would also protect the District.

▪**Board Member Jones motioned to not enter into a water delivery agreement with Henry's place at this time. Also with the understanding that we will not be servicing them water at this time. Second by Board Member Hartley. Motion Unanimous at 7:10 PM. (42:23)**

CONSIDER APPROVAL OF CICWCD PERSONNEL POLICY: ▪Monroe-Said that he has discussed with Justin Wayment and Camille Johnson, our attorneys, and they have suggested that we completely start over on our policy. It will be revised for a couple of reasons, the policy we are currently trying to pass is more geared towards city or county agencies, and although we have a lot in common with those entities, there are things to address more specifically to a District. Also, we have a much smaller staff, we have 6 employees in comparison with their larger workforces. This will result in a much shorter policy that will be straight to the point. (44:45)

▪**Board Member Stratton moved to table the CICWCD Personnel Policy. Second by Board Member Hartley. Motion Unanimous at 7:12 PM. (44:45)**

PUBLIC COMMENT: ▪Hilton-(*there were some technical issues trying to get audio to our online attendee. Paul ultimately called him and put him on speaker phone.*) Hilton stated that he would like to thank the board for the great communications that he has been able to have with the District. He appreciates the men that have been working in Cedar Highlands. They all appreciate the work that has been done by the District on fixing the roads. Also, he thanked Jessica for her work done on the wonderful flyer she put together for Cedar Highlands. He was able to put that on their website, as well as send it out to community members. ▪Monroe-Thanked him for his report. (52:45)

CICWCD MASTER PLAN: PRELIMINARY REVIEW AND DISCUSSION: ▪Monroe-Said the Master Plan was attached to your documents. Please try to review that over the next month. We will be adding some charts and do formatting to make it more appealing to the eye and easier to read. Last time we approved a master plan was in 2014. While reviewing our previous plan, it has been interesting to see what goals were set that have been reached and areas where we can still improve. In 2014, we were still hopeful that we might be able to obtain water rights in the West Desert and Pine Valley. (55:48)

WAH WAH AND PINE VALLEY: UPDATE & DISCUSSION: ▪Nielson-Said he had a call with Transcon about the additional well fields. Transcon has started on the surveys in the new areas. He has been going over the Plan of Development to address the public comments received. The final EIS has been pushed to early spring of next year. (58:40)

CHEKSHANI CLIFFS: UPDATE & DISCUSSION: ▪Monroe-Said the initial bore hole was 17 inches. We were able to go down to 1000 feet. We have been able to do some analysis. We

are looking at good water bearing formations. The design of the well will really compensate for the ground, it will have enough gravel pack to filter out the sand that is there. We are going to pump it at 1000 GPM, then slow it down to 300 GPM, to hopefully work through any issues. *(Discussion on wells and GPM lasts for several minutes).* (1:02:50)

CEDAR HIGHLANDS: UPDATE & DISCUSSION: ▪Monroe-Said that the projects there are looking really good. There were some water lines that were not on as-builts, and that resulted in a line breaking that we didn't know existed. Because of the break we were able to find that there was a leak that we didn't know about. That repair has saved approximately 14 GPM. We have been able to get rid of all of the old plumbing to the tank, we used C900. There has been a lot of water wasted in that system, but the upgrades are going to save us a substantial amount of water. ▪Feltner-I wanted to also let everyone know that we have been able to utilize the water in the upper tank as well. We have been mixing the spring water with the filtrated water, and it has been going so well. We were initially worried because although the water in the tank is completely safe, the iron and manganese were causing a bad taste, but we haven't had any calls. So now we have the spring fixed, and the filtration system is working. (1:11:00)

WATER CONSERVATION: UPDATE AND DISCUSSION: ▪None. (1:11:05)

GROUNDWATER MANGAGEMENT PLAN AND LOCAL WATER RIGHT

CHANGES: ▪Monroe-Said James Reese, who took over the position that James Greer had prior to his promotion, reached out to us about the minutes from the committee meeting that needed to be given to them. We sent a couple meetings to them, but that is all we have heard so far. There will be some water right changes discussed in closed session.

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: ▪Monroe-Said on operations side we are working on a tie in at West View where we will pull water from a high-pressure zone to help the lower pressure areas. The operators are working on a diversion out at the Western Rock Pit. He expressed appreciation for Feltner and McKee. (1:14:10)

For public education, we have been in discussion with Melynda Thorpe. She would like to help us create a public education campaign. Melynda had worked with us on our Water Advisory Committee, and if you recall, Public Education was the main concern for that committee. Overall, they felt like we needed to do a better job in getting the information out to the public. Jess and I have worked through a lot of this, and we've realized that neither of us really have the time to dedicate to what needs to be done from a public information standpoint. Melynda has offered to donate half of her time. She has proposed for everything that needs to be done, we would be looking at approximately \$30,000. I hope as we work through things we would be able to cut some of those costs, but I'd like you to keep that in mind as we start discussing yearly budgets. ▪Wayment-I find it remarkable that people don't understand how critical our water situation really is. Someone was saying that we are only a couple of inches short of being considered an aired desert area. We haven't had any rain in six months. It is extremely dry, and our vegetation is dying. ▪Hunter-Said that he has a man come and test his water levels. They were tested in 2007, 2011, and just this last week. It is shocking how much my water levels have dropped. I could be facing some serious issues, and I know I'm not the only one. If you look at

the Groundwater Management Plan, they aren't even looking to do any cuts for at least 15 years. I have two wells in the Quichipa area, and the water has dropped from 48ft to 120 ft in the last 15 years. ▪Monroe-I just appreciate our previous Board and their work and foresight to apply for the water in the West Desert. (1:21:31)

BOARD MEMBER REPORT: ▪Hunter-I would like to take a minute to express my appreciation for this amazing community. I recently attended the livestock show at the end of the livestock show that Chad Reid's family brought to auction to sale. They have started a scholarship program in Chad's name. Once the pig had sold the family that bought it donated it to sale again for the scholarship. By the end of that sale the pig had raised over \$40,000.00. We just have the greatest people here. ▪Hartley-I would really like to see more of those types of stories in our local news. *Discussion on our community and community fund raisers lasted for several minutes.* (1:26:15)

ENGINEERING REPORT: UPDATE AND DISCUSSION: ▪none. (1:26:20)

Next meeting date: October 15th, 2020.

Board Member Harris motioned to close the regular session and go into a closed session for contracts, imminent litigation, or acquiring real property and/or water rights. Second by Board Member Jones. Motion unanimous at 7:54 PM. (1:26:50)

Roll Call as follows:

**Jones-Aye
Hartley-Aye
Allred-Aye
Harris-Aye
Myers-Aye
Hunter-Aye**

Board Member Harris motioned to adjourn the closed session and resume regular session Board Meeting. Second by Board Member Jones. Motion unanimous at 8:21 PM.

Board Member Harris motioned adjourn the regular session Board Meeting and resume closed session for personnel matters. Second by Board Member Hartley. Motion unanimous at 8:22 PM.

Board Member Harris motioned to adjourn the closed session and resume regular session Board Meeting. Second by Board Member Allred. Motion unanimous at 8:28 PM.

Board Member Harris motioned adjourn the regular session Board Meeting. Second by Board Member Allred. Motion unanimous at 8:29 PM.

Meeting Adjourned at 8:29 PM.