

Central Iron County Water Conservancy District  
Public Hearing & Board Meeting Minutes  
January 21, 2021



**Board Members**

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

**District Staff**

Paul Monroe-General Manager  
Mandi Williams-Office Manager  
Tracy Feltner-Water Operator  
Jeff McKee-Water Operator  
Jessica Staheli-Public Outreach  
Sommy Achebo-Water Operator Intern  
Brianna Fliehmman-Office Intern  
David Shinost-Water Operator  
Kelly Crane-District Engineer  
Curtis Neilson-District Engineer (online)  
Justin Wayment-Legal Counsel  
Justin Christensen-District Engineer

**Others in Attendance**

Great Basin Water Network (online)  
Paul Cozzens-Iron County Commission  
Alayna Shinost

**CALL TO ORDER:** •Board Member Hunter called the meeting to order at 6:32 PM. Tyler Allred lead the Pledge of Allegiance. Spencer Jones offered the invocation. **(1:46)**

Monroe-Introduced David Shinost, the District's new water operator. Shinost-Introduced his wife Alayna, and their two children.

*Alayna Shinost left the meeting.*

**DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS:** •None. **(3:01)**

**CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD NOVEMBER 19, 2020:**

•Board Member Myers moved to approve the minutes from the Board Meeting held November 19<sup>th</sup>, 2020. Second by Board Member Allred. Motion unanimous 6:35 PM. **(3:20)**

**CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS**

**NOVEMBER 14, 2020 THROUGH JANUARY 13, 2021:** •Williams-Went over the payments. There was a payment to the BLM which is a cost reimbursement. We were able to get the grant funds to pay Ensign for the Master Plan. Utah Local Government Trust annual payment. Rental charge for the Cat. Cost for Quichipa recharge pipe. •Monroe-Said that when we started digging the trench, it started filling up with groundwater. We tested that for TDS because we suspected that the groundwater is what made the TDS high in that area. Our hypothesis was correct because the tds was over 8,000. WL Plastics gave us a great deal on the pipe. We believe that it is the first project that is full HDPE in the valley. •Williams-Said for the transactions that is the paperless billing credits is the main thing. Otherwise, it is refunds on fire hydrant meters and account cleanup.

*Harris arrived at 6:39 PM.*

**Board Member Jones moved to approve the payment of bills and the adjustments register from November 14, 2020 through January 13, 2021. Second by Board Member Harris. Motion Unanimous at 6:40 PM. (7:22)**

**REVIEW 2021 FINANCIALS:** ▪Monroe-Went over the capital budget. For direct purchases it shows autos and trucks. We have budgeted there 65,000. We have a few vehicles we have narrowed it down too. The preferred truck is a diesel based on resale value. GMC truck 3500. Chevy is typically more expensive, but this one is the same. The other is a Ram diesel truck. The difference in price is \$3,000, but the estimate is getting back another \$2,000 with the GMC truck. Based off of their projections, we will make more back because of the trim package. The Board voiced their approval. **(11:57)**

**CONSIDER APPROVAL FOR THE PARAMETERS OF AN AGREEMENT TO SUPPLY WATER TO THE HOPE GROUP AND HENRY'S PLACE:**

▪Wayment-Said we are looking to find a place to drill a well with willowsticks. The county owns the land near Henry's place so we may be able to drill it on their land. We've agreed to pay some money and so has Hope group and Henry's place. It will link the second well to sunset subdivision so we can have a redundant source. As we expand the pipeline it looks like we will be able to expand to other places also. The estimate cost is \$88,000 to the district. Henry's place is estimated to put in about \$190,000 and Hope Group about \$250,000. There are discussions that need to be had in regard to financing with the parties. ▪Hunter-Asked if there is an option to drill on the county's property. ▪Wayment-Said we can do a lease with the county with county commissioner approval but that would be an option. Henry's Place would allow us to do it on their property. We confirmed that we could own the land where the well and wellhouse would be at and that it would not be considered a subdivision. ▪*There was some discussion regarding who owned the land, whether it was the city or the county.* ▪Monroe-Said preferably we'd like to drill on the county's land due to easements.

*Cozzens arrived at 6:49 PM.*

▪Jones-Said that when we took over Sunset, we said that we did not want any wells in that heavy declined area. He mentioned that it is contrary to what we said we were going to do in the past. We will be paying \$88,000 dollars and previously we stated that we will not want any wells drilled in that area. ▪Monroe- Said that the Hope Group came in and said that they wanted to drill a well here. Henry's place was going to drill a well also. There are already two people that will drill a well to meet their needs no matter what. The Board agreed in the previous two meetings to work together and drill one well to meet everyone's needs in that area. ▪Wayment-Said it also brings a pipe closer to our other system, so in the future if other subdivisions want to connect to our system, it would be easier to expand and balance the aquifer better, so it is not declining in that area. ▪Monroe- Said that Kelly mentioned earlier that this is a premier location to drill a well for recharge and expansion purposes in the future. ▪Hunter- Asked if we are going to give them the option to finance this? ▪Monroe- Said that we need to look closer at it to see how and if we would be able to finance it. ▪Hunter- Said that we would justify it by adding it to the PTIF fund because we get a lower interest rate and then get money back from it. ▪*Monroe and Wayment*

*agreed with this statement.* ▪Monroe- Said another update is planning commission on Tuesday the water line that goes to Hope Group across Cedar Cities property was given a favorable recommendation so it will now go before city council for approval.

**Board Member Myers motioned to approve the parameters of an agreement to supply water to the Hope Group and Henry's Place. Second by Board Member Harris. Motion unanimous at 6:56 PM. (24:41)**

▪Hartley-Asked what would happen if they were not able to pay with financing. ▪Monroe- Said that if they stop paying, then we have the ability to do a certified lien on the property. ▪*There was discussion between Monroe, Wayment, and Hartley to ensure that we would be protected if they were unable to pay.*

**PUBLIC COMMENT:** ▪Cozzens-Said the commissioners met with Stephen Lisonbee today he is the governance appointee for Rural Utah to represent the state. ▪Monroe- Asked if he is keeping his position at SUU. ▪Cozzens-Said he kept his position at SUU and is just contracting with the State. He said he met with him today to look see if he could help find some money for the Wastewater Treatment Plant. Paul Bittmenn was concerned about some contractual obligations with some of that water that they would have to work through. He mentioned that Rob Dotson with Enoch was looking so pursue some things there as well. ▪Monroe- Said that we have been trying to partner with the county to find funding for the NRCS. The timeline may have to be extended but they are willing to pay for all of the environmental work and up to 75% of the project at construction. ▪Cozzens-Said Paul Bittmenn was concerned that we would have to expand NEPA and EIS or EA out there. It should be restricted to only current water users so that their wells will see a difference. **(29:03)**

**SUBSIDENCE MONITORING: UPDATE & DISCUSSION** ▪Monroe-Said that after surveying for a few years that it would be split up into two sections and alternate them every other year. We have a baseline for Quichipa now being fully surveyed with three years of data while others just have one year of data. In the Enoch area we have been doing that for about five years. At the Grobin location it has dropped 1.6 at a little over an inch and a half per year which is some of the most significant declines. The largest area of decline in Quichipa is in Q12 which is an inch and a half. The insar and lidar data seems to be accurate based off of our own surveying done in these areas. We have it budgeted again this year to do subsidence monitoring. **(32:54)**

**AQUIFER RECHARGE: UPDATE & DISCUSSION** ▪Monroe-Said that our Coal Creek and Parowan basin is 37% of normal. We have done a few projects to make our lives easier with headways and diversions so ensure a consistent flow to our agriculture needs and use the excess for recharge. We are moving along with the Quichipa Project. We are looking for mid-February for that to be done. ▪Cozzens-Said Curtis DeMille with the county will be able to go out there for a full week and if we need more time, we can take it because they don't have any issues that are as pressing. ▪Feltner-Said Curtis has been working out there this week he will be back out on Monday where we will continue the work. **(36:15)**

**WAH WAH AND PINE VALLEY: UPDATE & DISCUSSION:** ▪Monroe-Went over a presentation regarding the potential impacts of the Pine Valley Water Supply Project. He

discussed the Draft Groundwater Resources Impact Assessment that is being drafted by Formation Environmental. This discussion included Potential Drawdown & Recovery Numbers, Monitoring Locations, ET Discharge Effects, Simulated Cumulative Impacts, Mitigation Measures, and Reporting. *▪There was some discussion between the board members regarding each topic. (59:53)*

**CHEKSHANI CLIFFS: UPDATE & DISCUSSION:** ▪Monroe-Said we are waiting on the funding agency for funding of the well and pipeline. ▪Christensen-Said hopefully we will hear back in the next couple of weeks. The funding agency has been a little more responsive lately. **(1:01:28)**

**CEDAR HIGHLANDS: UPDATE & DISCUSSION:** ▪Monroe-Said this project is completed, and it looks great. ▪Feltner-We haven't touched the new ones yet. The springs are probably running now that we have found the leak. They are running about 3 out of 10 days and overflowing the others. **(1:02:25)**

**SUNSET SUBDIVISION: UPDATE & DISCUSSION:** ▪Monroe-Tracy has been updating the system with SCADA and other things needed to meet state requirements. This is being done with the funding that was given by the subdivision for improvements to the infrastructure. **(1:02:52)**

**WATER IMPROVEMENT PROJECT 2021: UPDATE & DISCUSSION:** ▪Crane-This has been submitted to the USDA. It is moving through the process. **(1:03:20)**

**WATER CONSERVATION: UPDATE AND DISCUSSION:** ▪Monroe-Said we are doing out Localscapes class on March 23<sup>rd</sup> and March 30<sup>th</sup>. Last year we did a reimbursement for landscape contractors who attended the class, so we want to do that again this year. ▪Staheli-Said that it will be virtual this year due to restrictions on Candace from USU Extension **(1:05:03)**

**GROUNDWATER MANGAGEMENT PLAN AND LOCAL WATER RIGHT CHANGES:** ▪Monroe-Said the plan was adopted by the state. There is a 60-day appeal period but is has been approved. **(1:06:03)**

**GENERAL MANAGER'S REPORT: OPERATIONS, PUBLIC EDUCATION, & LEGISLATIVE:** ▪Monroe-Said there are some initial survey results and let them know another Agriculture one went out today. He went over the results of the survey. Working with Melynda Thorp has been great, and she has some great ideas for us.

▪Monroe-went over HB 13. He thinks it is a good thing, but it hasn't passed for the past few years. This requires the schools to test the water that is being used in schools. HB 14 is water conservation amendments. It talks about board member appointments. It doesn't really involve us. HB 24 allows the state engineer to file electronic communications. The stipulation is that it has to be verifiable. He doesn't have an issue with it. HB 27 is a little concerning. It is dealing with GRAMMA records and allows the Utah open records portal as an access point for GRAMMA. This may need to be adjusted. HB 63 Is impact fee calculations and modified how impact fee calculations should be done. HB 121 local district amendment if it is less than 2000 people then the district can work for the district and be a board member. HB 144 is one that we

are opposed to. This ties lot size to water bills saying that if his lawn is bigger than the water bill should be lower. It is a local issue and should be changed on a local level not state. We compromise by allowing more water rights for lower tiers. SB 37 Public infrastructure district revisions. This is a good bill which changes provisions related to public infrastructure and districts. There is not much negativity with this one. Open Public Meetings Amendments-When you go into a closed meeting this defines that you cannot have a vote in a closed meeting only to close meeting and then close session. *▪There was some discussion of this amendment between board members. (1:25:16)*

**BOARD MEMBER REPORT:** ▪Monroe-Said this may have been Tom’s last meeting and he thought he would be here to give a few last words. **(1:25:49)**

**ENGINEERING REPORT: UPDATE AND DISCUSSION:** ▪Crane-Said there is a lot of work going into the District Improvement Project, Pine Valley, etc. **(1:26:59)**

Next meeting date: February 18<sup>th</sup>, 2021

**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 Allred. Motion unanimous at 7:59 PM. (1:27:22)**

**Roll Call as follows:**

**Hartley-Aye**

**Harris-Aye**

**Allred-Aye**

**Myers-Aye**

**Jones-Aye**

**Hunter-Aye**

**Board Member Harris motioned to adjourn the closed session and resume regular session Board Meeting. Second by Board Member Allred. Motion unanimous at 8:35 PM.**

**Board Member Harris motioned adjourn the regular session Board Meeting. Second by Board Member Allred. Motion unanimous at 8:35 PM.**

**Meeting Adjourned at 8:35 PM.**