

Central Iron County Water Conservancy District
Public Hearing & Board Meeting Minutes
April 15, 2021



Board Members

Brent Hunter-Chairman
Tyler Melling
Terri Hartley
David Harris
Tyler Allred
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
Justin Wayment-Legal Counsel
Justin Christensen-District Engineer

Others in Attendance

Boyd Hanzen-resident

CALL TO ORDER: ▪Board Member Hunter called the meeting to order at 6:32 PM. Sommy Achebo lead the Pledge of Allegiance. Jessica Staheli offered the invocation. **(1:16)**

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: ▪None. **(1:38)**

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD FEBRUARY 18, 2021 & SPECIAL BOARD MEETING 25, 2021:

Board Member Harris moved to approve the minutes from the Board Meeting held February 18, 2021 and Special Board Meeting held March 25, 2021. Second by Board Member Hartley. Motion unanimous 6:35 PM. **(2:10)**

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS FEBRUARY 12, 2021 THROUGH APRIL 12, 2021: ▪Williams-

Explained the highlighted payments on the invoices and talked about why those payments were made. There was a payment to Cedar Valley Pumps for the sunset well. Payment to Enoch City for the irrigation pipeline project that was approved by the Board last board meeting. A payment was made to Holt Farms for the Chekshani Well. She mentioned security deposit refunds to contractors for fire hydrant meters. *There was discussion regarding VFDs on the wells.* ▪Monroe-Mentioned that a SCADA system rep came to talk to them and there may be an option to switch to a new Scada system. Our current system is very operable, but it is outdated which makes it difficult to monitor the systems sometimes. It will be a large expense to upgrade all at once, but it may be something that we want to consider in the future. This will be about \$240,000 to upgrade but replacing one of our stations it will be about \$5-10 thousand. This is why they would rather just replace the stations than the whole thing, but it makes sense to upgrade the whole system. He wanted to mention it just for the Board to start thinking about in the future.

▪Williams-Went over the transaction register. There were some Sunset Subdivision refunds due to a billing error when the subdivision was assimilated.

Board Member Harris moved to approve the payment of bills and the adjustments register from February 12, 2020 through April 12, 2021. Second by Board Member Allred. Motion Unanimous at 6:48 PM. (14:55)

REVIEW 2021 FINANCIALS: ▪Monroe-Highlighted the connection fees. To date we have had 29 new connections and we had budgeted 40 for the whole year, so we are doing great on that. There is a lot of building going on. He highlighted the office lease expense that was higher than what was budgeted. He highlighted the public relation portion of the budget. We are excited about those efforts. He highlighted the Coal Creek recharge line. Those costs were for the diversion structure to Horse Alley and the Quichipa Recharge Efforts. He explained the diversion structures to the Board. He highlighted the Sunset Subdivision money. We moved forward with the new fleet program. We will be purchasing 4 new trucks and then get a 100% buyback each year. (20:17)

CONSIDER APPROVAL OF WATER LEASES AND WELLS: CONSIDERATION AND APPROVAL OF KNUDSON WATER LEASE RENEWAL:

▪Wayment- Gave an overview of the Knudsen lease agreement in Bridal Path. He is servicing a pivot there and we have been leasing water to them for the past ten years. The agreement is up this year and he asked if we could continue to lease the water to him. ▪Williams- Said that they service 16.5 acres of land and that they paid \$539 last year. The agreement is set to increase at 10% per year. ▪Hunter- Asked what other similar agreements are compared to this one. ▪Monroe-Explained that it comes out to about \$43 per acre foot at an annual increase of 3%. ▪*There was some discission between the Board members about the details of the agreements.* ▪Jones-Mentioned that he had a conflict of interest regarding this. He will not be part of the discussion about the Knudsen lease and will not be voting. ▪Melling-Said that should have it year to year and auto renew and if we want to terminate, we need to give them until May or June if the previous year to give them enough time. ▪*There was some discussion between board members about cost and if we are charging enough for the water.* ▪Hartley-Asked if we have a system that auto populates the increase each year. ▪Monroe-Said that Mandi has it on her calendar to increase it each year. ▪Hartley- Expressed her concern for it being an increase made by people because it is easy to slip through the cracks. ▪*There was some discussion between the board members about this issue.* ▪Monroe-Explained the direction of the Board which was to draft the renewal similar to the Bob Holt and Shawn Reber Agreement. (32:58)

CONSIDER APPROVAL OF WATER LEASES AND WELLS: CONSIDERATION AND APPROVAL OF THE LEASING OF WELLS:

▪Monroe-Said that when we took over the subdivision in Hidden Valley Ranches area there were multiple wells, we took over that supplied that subdivision. Apparently, there is some type of agreement that we have not been able to find that people are using these wells without our permission. Meryl Edgel came in and wants to utilize the well which is when we started looking for the documents and could not find any. ▪Crane-It seems like the Warner guy drilled his own irrigation well on our property and has his own water rights in it. ▪Monroe-Asked if there is an issue with this? He said that he can do some

digging to make sure that everything is happening legally with that well. ▪*There was some discussion by the Board members on why he needs this and what the benefit of it is.* ▪Staheli-Said that he is asking to use the well because he has a water right in that well and is unable to move it out. ▪*There was discussion by the board members to gate the well up and charge them a flat fee per year.* ▪Williams-Said the Ruches, another person that has a similar agreement, pay \$400 annually. ▪*The Board members discussed how much Meryl Edgel will have to pay along with what he will be responsible for.* ▪Wayment-Said that we will have to do some more digging and then come back next month and talk about this further. (44:03)

Board Member Harris motioned to close the regular session and go into a Public Hearing regarding the Chekshani Cliffs Bond. Second by Board Member Jones. Motion unanimous at 7:18 PM. (44:37)

Roll Call as follows:

Hartley-Aye

Harris-Aye

Jones-Aye

Melling-Aye

Allred-Aye

Hunter-Aye

PUBLIC HEARING: CHEKSHANI CLIFFS BOND: ▪Monroe-Explained that this is the Chekshani Cliffs project. The community will pay for about 40% of the project and we will pay for about 60% of it through a bond. The residents will have the chance to pay for it all upfront or in monthly payments. The project includes a well that has been drilled with great water quality results. (46:49)

Board Member Harris motioned to adjourn the Public Hearing and resume regular session Board Meeting. Second by Board Member Jones. Motion unanimous at 7:20 PM.

CHEKSHANI CLIFFS: DISCUSSION AND UPDATE: ▪Christensen-Said we are in the bidding process. Bids close April 29th and we are expecting the USDA to take about a month and will be in the works around June hopefully. (47:42)

SUNSET SUBDIVISION (HOPE & HENRY'S PLACE): CONSIDER APPROVAL OF PROJECT AND DIRECTION: ▪Monroe-Said we have discussed a few different options about the acquisition of wells. We will discuss more in closed session. We are also doing updates to the system with VFDs, etc. with the money that Sunset transferred to the District. (48:25)

WATER IMPROVEMENT PROJECT 2021: CONSIDER APPROVAL OF PROJECT AND DIRECTION: ▪Monroe-Said we have submitted this project to the USDA. This should be very similar to the Chekshani Cliffs project at 1/75% interest rate for 40 years and 20% grant. ▪Crane-Said we should hopefully have a letter back by next board meeting, but it depends on USDA. (49:16)

PUBLIC COMMENT: ▪Achebo-Thanked the staff and board members for the opportunity to work with the CICWCD. (51:30)

AQUIFER RECHARGE: UPDATE & DISCUSSION ▪Monroe-Said he had already mentioned the improvements at Horse Alley and Quichipa. Due to snowpack, there most likely won't have much recharge this year. At Webster Flat we are at 32% of normal as of two days ago. Usually now we will have about 9 inches of rain and snow up there and there is currently about 0.4. We have only received about half of what we should be receiving in this area. Tracy looks at our CFS at Coal Creek often and we have only received about half the usual amount of CFS as well. ▪Wayment-Said that it would be interesting to see how Yankee Meadows is doing. This year they have not received any water but last year they had more water than they knew what to do with. Yankee Meadows would be a lot of proof of how much water that unmaintained trees use up. ▪*There was discussion between the Board members on how helpful fires in this area have been.* (56:34)

WAH WAH AND PINE VALLEY: UPDATE & DISCUSSION: ▪Monroe-Said we are continuing the EIS process, and it is currently at the state level. Then we will publish the EIS, there will then be another public comment period, and then it will go to the national office again. ▪Jones-Asked if we are ahead or behind on the timeline. ▪Monroe-Said that when that question was asked two months ago, we were behind on it and now we are behind even further at about 2 months. We are looking at a January or February finish line. (59:22)

WATER CONSERVATION: UPDATE AND DISCUSSION: ▪Monroe-Said we have our 5th grade water fair coming up. It will be virtual this year. Jessica just finished up our Localscapes class. There was not the best turnout because it was done virtually, but it was still a good class. ▪Melling-Mentioned that he attended the class. He had taken a master gardener class with Candice Schaible previously that was more extensive, but he still actually learned a lot from this course that he has been able to use in his own home. He said that it would be very helpful for anyone looking to do some landscaping at home. (1:02:15)

GROUNDWATER MANGAGEMENT PLAN AND LOCAL WATER RIGHT

CHANGES: ▪Monroe-Said there was the final approval of the groundwater management plan. We will probably be taking this off of our agenda from now on unless anyone wants to revisit it. (1:02:59)

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: ▪Monroe-Said spring got really busy, and we did a lot of projects out in the field with Quichipa and these other diversions structures. Jeff and Tracy just took a cross control connection class. ▪Feltner-Said that this class told them that they are required to go into businesses, homes and schools to do hazard tests to make sure that their isolation on their property is working correctly. We already have a dual check valves on our end that don't allow for any backflow which protects contamination of our water. Feltner felt that they should not have to worry about going into their homes and doing these hazardous checks that the class was pushing so hard. He talked to Terry Smith from Rural Water who gave them the test and told them that they don't have to worry too

much about that because plumbers and inspectors should be taking care of that on the owner's end. If we are doing everything, we are required to do in order to keep our water uncontaminated then we should be in good shape. We replace 10% of the dual check valves each year to ensure that they are always working correctly. This program is going to be very time consuming, so we will see what we actually have to do to change our program that we already have in place. We won't know what we will actually have to do until someone comes later on this year to do a sanitary survey on three out of the four of our systems. *▪There was some discussion between the Board members about how new homes are built and if hazardous checks need to be done.*
▪Monroe-Mentioned that we do not have any policing power, so he is not understanding why they are requiring us to police that. It should be the building department enforcing this. *▪There was some discussion about this.*

▪Monroe-Next Monday we will have our community drought meeting. We have about 40 people who RSVP'd. We invited board members, water executives, and elected officials. We are using this as a chance to let community leaders know what we are doing to educate the community and give them tools to help educate and advocate for us. The meeting will be Monday at noon, and we hope to see all of you there. ▪Wayment-Asked what specifics will be talked about in this meeting. ▪Monroe-Said that he will address the drought. We will kick off the basis of our campaign to the public which talks about the 3 things we have put together to help the community conserve water. We have a whole campaign that is set to go out to the community, and we are looking forward to introducing that and getting everyone on board. We have Brandon Wiggins an SUU physics professor that is working with us to provide these fun materials to the public. (1:22:45)

BOARD MEMBER REPORT: ▪Melling-Said it was fun to see our water stewards in the paper the last few weeks. ▪Hunter-Said that he sits on the Soil Conservation Committee and Tyce Palmer will probably get with Monroe soon because they have collected quite a bit of money for water conservation projects and could potentially help the District with some projects. (1:24:49)

ENGINEERING REPORT: UPDATE AND DISCUSSION: ▪Crane-Said things are moving forward and that feels good. (1:25:25)

Next meeting date: May 20th, 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 Jones. Motion unanimous at 7:59 PM. (1:25:51)

Roll Call as follows:

Hartley-Aye
Harris-Aye
Jones-Aye
Melling-Aye
Allred-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 8:41 PM.

Board Member Harris motioned adjourn the regular session Board Meeting. Second by Board Member Melling. Motion unanimous at 8:41 PM.

Meeting Adjourned at 8:41 PM.