

Central Iron County Water Conservancy District
Board Meeting Minutes
May 20, 2021



Board Members

Brent Hunter-Chairman
Tyler Melling
Joel Myers
David Harris
Tyler Allred

District Staff

Paul Monroe-General Manager
Mandi Williams-Office Manager
Tracy Feltner-Water Operator
Jeff McKee-Water Operator
Jessica Staheli-Public Outreach
David Shinost-Water Operator
Dallin Snyder-Office Intern
Kelly Crane-District Engineer
Curtis Neilson-District Engineer
Justin Wayment-Legal Counsel
Justin Christensen-District Engineer

Others in Attendance

None

CALL TO ORDER: •Board Member Hunter called the meeting to order at 6:35 PM. Mandi Williams lead the Pledge of Allegiance. Joel Myers offered the invocation. **(1:25)**

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: •None. **(1:46)**

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD April 15, 2021:

Board Member Myers moved to approve the minutes from the Board Meeting held April 15, 2021. Second by Board Member Allred. Motion unanimous 6:37 PM. **(2:11)**

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS APRIL 13, 2021 THROUGH MAY 14, 2021: •Williams- Explained the payment approval page. There was a payment for the container for the Chekshani well house. An invoice was paid to David Fuller for finishing the headgate at the Sally inlet. A payment was made to Transcon Environmental.

•Williams-Went over the transaction register. They were all pretty normal transactions. We have seen an increase in paperless billing credits this last year.

Board Member Myers moved to approve the payment of bills and the adjustments register from April 13, 2021 through May 14, 2021. Second by Board Member Melling. Motion Unanimous at 6:40 PM. **(3:34)**

REVIEW 2021 FINANCIALS: •Monroe-Highlighted the water revenue is at 38% which is normal for this time of year, since most revenue comes during the summer. The mine is using a large portion of water and covers a large part of the water revenue. He highlighted the connection fees. There was some discussion regarding all the new water rights and

developments. He highlighted the West Desert portion of the budget. There will be continued discussion later in the meeting. We have our 2020 audit tomorrow at the office. (8:52)

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

▪Monroe-Last month we had discussion about the Knudson water lease. The Board directed us to mirror the lease that we have with some other people. Justin wrote it, and Kenneth Knudsen has already signed it. We just need the Board's approval to sign it and approve it. (10:08)

Board Member Allred moved to approve the Knudson Water Lease Renewal. Second by Board Member Myers. Motion Unanimous at 6:46 PM. (10:23)

CONSIDER APPROVAL OF WATER LEASES AND WELLS: CONSIDERATION AND DISCUSSION OF THE WELL AT HIDDEN VALLEY RANCHES SUBDIVISION:

▪Monroe-Said they were able to get some information, but it's still limited. There were six property owners that were using and helping to rehab the well. We own the property and the well, but they are paying to run it and use water from it. According to Randy Warner, when we took over the system there was supposed to be an agreement with the district and the six property owners because they had invested their own money to use the well. The property owners tried to make an agreement with District at the time, but they were never able to get anything done so everybody has done their own thing since. Monroe suggests we finalize that agreement for them and asks the Board if we should charge them anything for that. There is another well in the area with a similar situation that we are charging \$200 a year. The well is not hooked up to our system at all. ▪Melling-Said that we could charge them \$1 a year for ten years and then reevaluate once the contract ends. ▪Monroe-Raised concern about the other well in the system and said that it may be best to make sure both well users are being charged the same. ▪*The Board discussed for several minutes and then decided on charging \$200 per year, leaving the users responsible for any maintenance and repairs.* (17:54)

Board Member Melling moved to approve the creation of a well lease for the users of the well at Hidden Valley Ranchos. Second by Board Member Myers. Motion Unanimous at 6:53 PM. (17:56)

CHEKSHANI CLIFFS: DISCUSSION AND UPDATE: ▪Monroe-Said we had 2 bids back. Ensign recommends that we award the bid to Mumford Contracting for \$338,559. ▪Nielson-Said we have to get contracts and their bonding and everything else in place per USDA requirements, and once that is all done, we can proceed from there. ▪Monroe-Said we have a Conex box on site for the well house.

Board Member Melling moved to approve the Award of the Chekshani Cliffs Well and Waterline Project Contract with Mumford Contracting. Second by Board Member Allred. Motion Unanimous at 6:56 PM. (20:41)

SUNSET SUBDIVISION (HOPE & HENRY'S PLACE): CONSIDER APPROVAL OF WELL ACQUISITION AND DIRECTION:

▪Monroe-Said the operators have been working on a vault that is framed, and they will be able to start pouring next week. They have to pump to waste so that there is not any sand or anything being pumped into the tank. They have space they are going sleeve so that they can add in an additional well if they get it. That well will be able to feed into the tank, as well as distribution. They are also working on some SCADA systems so we can keep an eye on water levels. We do not have an agreement with the couple who came because of the well's age. This new well is a larger well and has better opportunities. The Vandenberghe well was put in in 1993 and it is 458 ft deep. The total present value after calculating expected costs is estimated at \$260,000. We'll need to put about \$50,000 into the well. We will also be installing some pipe to a Vandenberghe subdivision as part of the well purchase agreement. That will be about \$100,000 for the pipe.

David Harris arrived at 7:12PM.

▪Wayment-the agreement is a conditional agreement as we are not locked into it until we make sure the well is good and works well. They will also have to provide us with water rights and those things for their subdivision. I explained to Judy Jenson that we will also require an easement so that we could have a looped line around the subdivision. ▪Monroe-Said he talked to Jenson and she seemed good with it. She was going to look over it a little more before signing it though. ▪Hunter-Asked if they were currently farming with the well. ▪Monroe-Yes, they are. ▪Allred-Asked how soon we could test pump it? ▪Monroe-Said the operators are going to put a meter on it from the soil conservation district so they can read the flow on it. It is already pumping, but the downside is that we can't camera the well into November when they are done farming. There was some discussion regarding the quality of the well. ▪Hunter-Mentioned that it really isn't an old well. ▪Monroe-Said you never know about wells. ▪Feltner-Said he talked to the farmer about the well, and last year he dropped it another 40 ft. It is grabbing a little bit of air. It is only down about 240ft. ▪Monroe-Said the operators should run a tape down and see how deep it is, but things seem normal for that area. ▪Feltner-Said the sunset well is running for a few hours each day in the summer. That well is at 196 ft. ▪Monroe-Said we can take a better look into that. Between those 2 wells it should be a good amount of water. ▪Hunter-Said it looks like a good opportunity. ▪Wayment-Said it is good that we are spreading out our wells for balance of the aquifer. ▪Monroe-Said what we are seeking is a conditional approval of this agreement contingent that the Vandenberghes don't come back with too many changes. Melling-at this point are we looking for a motion on the agreement? ▪Monroe-Yes.

Board Member Melling moved to approve the well acquisition agreement as outlined. Second by Board Member Myers. Motion Unanimous at 7:13 PM. (37:34)

WATER IMPROVEMENT PROJECT 2021: CONSIDER APPROVAL OF PROJECT AND DIRECTION:

▪Nielson-Said the local prairie dog assessment has been completed. We just need to get the state to buy off on the assessment. Once that is completed we should be able to get that submitted to USDA. They are saying our population projections are not what is actually going on, which we are fighting a little bit. They should move to authorize funds at that

point. Then we begin the designs and bidding process. ▪Monroe-That includes three different tanks: Cedar Highlands, Northridge, and Bridal Path. The lower tank at Bridal Path will provide about 15-24 more PSI to the system. Most of our population is lower, and we need a little pressure because of the growth that we are seeing. It also includes a new source (well field) probably north of cedar valley. We don't want to draw from the south due to the drawdown that we see in that area. There will also be some pipeline loops added as well. (42:06)

PINE VALLEY WATER SUPPLY PROJECT: UPDATE, DISCUSSION, AND CONSIDER APPROVAL OF CHANGE ORDER:

▪Monroe-Said we are still working on the comments to the EIS. We have satisfied the local comments, and now we are working on the State comments. These comments have spurred another change order. Transcon is asking for another \$125,000 to complete the project. Transcon is the 3rd party consultant. This is their first change order. The majority of the concern is the water and the impact on the water resources. With the drought, we would like to augment our water supply and add another source. ▪Crane-Said the BLM keeps asking them to adjust, so they have had to shift around to accommodate different comments from the BLM. ▪Monroe-Said one of the changes was that the model was set up, but NEPA says you have to look at all potential impacts. They want to know what impact that has on the Snake Valley. ▪Myers-Asked if those aquifers are intertwined. ▪Monroe-Said yes, they say there is some transbasin movement. ▪Crane-Said some models show it all is flowing to the Great Salt Lake and it's all tied together at some level. ▪Monroe-Said these comments are now from the "cooperating agencies" which are mostly government agencies. The Piute Tribe has decided to oppose our project. The State agencies had mostly positive comments. (49:21)

Board Member Myers moved to approve a change order for the PVWS Project. Second by Board Member Harris. Motion Unanimous at 7:25 PM. (49:55)

PUBLIC COMMENT: ▪Monroe-Introduced our new intern Dallin Snyder. (50:32)

REVIEW & DISCUSS WATER RATES AND FEES: ▪Monroe-Went over the presentation. Current water rates have a base rate of \$31.00 with varying rates. Our rate system is structured off of 1 acre-foot. The county is considering adjusting their zone structures to include higher density homes. This means we need different payment structures to allow purchase of different levels of acre feet depending on lot size/water use. We will require a purchase of a separate meter and .45 acre-foot of water for any guest homes of over 800 sq ft. It will be up to the county to determine if a building is considered an guest home. These dwellings would have to pay an impact and connection fee and then be charged for their own meter. We will be discussing these fees at next month's meeting. The county is proposing 4,000 sq ft lots. We looked at water usage for lots of similar sizes (4,000-5,000 sq ft) and found that per lot they used around 0.2 - 0.3 acre feet per acre. We propose requiring .35 acre ft per lot, and base our rate structure off of that for the 4,000 sq ft lots. Going off of their average bill/usage in 2020, if we were to use the .35 acre ft billing structure, the monthly bill is about \$38. Our discussions and research have inclined us to prefer the .35 acre ft billing structure because it provides us a little more cushion than the .25 acre-foot structure. We also compiled data looking at water usage for 4-8 unit complexes. These complexes seem to use right around .3 acre ft per acre. Another group of townhouses, Countryside Terrace, used significantly more water. They used about .6-.8 acre ft per unit. This may be an anomaly seeing as their use is far above average. The final townhouses we looked at, Cedar Park, used between .13-.19 acre ft per unit. We would like to get more data on these 4-8

unit complexes to make a more informed decision on how much water we will require. The Master Plan suggested that we increase rates incrementally by 3% rather than doing big rate increases with large times in between. The Master Plan also proposed increasing impact fees to \$5,500. Washington County is increasing their impact and connection fees by 6% every year, which could be a possibility for us in the future. There is a proposed connection fee increase to account for inflation as well. We will discuss these increases next and hold a public hearing on these increases. (1:35:55)

WATER CONSERVATION: UPDATE AND DISCUSSION: •Monroe-Said he wants to put together a tour date for the linear pivot at the SUU Field. Within the pivot they have a bunch of different types of nozzles matched with different crops and soils. 2nd or 3rd week in June they would like to show us these new pivots. It is important that we look at what type of irrigation techniques are available to help make agriculture more efficient. (1:42:03)

AQUIFER RECHARGE: UPDATE & DISCUSSION: •Monroe- This year we have historic low soil moistures going into the year with basically no snowpack and very little runoff. We are having record low flow. Our precipitation rates are not at a historical low, but combined with the drought from last year, we are far worse off than our precipitation rate numbers show. Our well out by Kanaraville dropped 7 ft in 2021. The well south of the Sunset subdivision has dropped 8 ft in the last year. The well north of the lazy river, near the city well, dropped 5 ft last year. Most wells in Cedar Valley dropped 5-10 ft in the last year. (1:53:35)

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: •Monroe-Said public education has been going well. We have put out several very professional videos on our YouTube channel talking about ways everyone can contribute to water conservation and explaining what it means to be in an exceptional drought. •Staheli-Said the Water Festival is coming up on June 26th.

•Monroe-Brought up rebranding to Cedar Valley Water District. There were some concerns about that name separating us from Enoch. The reasoning behind the change is to have a shorter, simpler name. There will be some cost to rebrand with reprinting of the text on our logos, renaming our water rights, etc. We will discuss this further. (2:04:30)

BOARD MEMBER REPORT: •None. (2:05:11)

ENGINEERING REPORT: UPDATE AND DISCUSSION: •None. (2:05:20)

Next meeting date: June 24th, 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 Myers. Motion unanimous at 8:41 PM.

Roll Call as follows:

Harris-Aye

Melling-Aye

Allred-Aye

Myers-Aye

Hunter-Aye

Board Member Harris motioned to adjourn the closed session and resume regular session Board Meeting. Second by Board Member Myers. Motion unanimous at 9:06 PM.

Board Member Melling motioned adjourn the regular session Board Meeting. Second by Board Member Myers. Motion unanimous at 9:06 PM.

Meeting Adjourned at 9:06 PM.