

Central Iron County Water Conservancy District
Board Meeting Minutes
February 16, 2023



Board Members

Brent Hunter
Tyler Melling
David Harris
Terri Hartley
Tyler Allred
Andrew McCrea

District Staff

Paul Monroe-General Manager
Jessica Staheli-Public Outreach
Kelly Crane-District Engineer
Tracy Feltner-Water Operator
Jeff McKee- Water Operator
Tyler Glover-Water Operator
Christy Tullis-Billing Clerk
Justin Wayment-Legal Counsel

Others in Attendance

CALL TO ORDER: •Board Member Hunter called the meeting to order at 6:31 PM. Tyler Glover lead the Pledge of Allegiance. David Harris offered the invocation.

BOARD MEMBER BUSINESS

A. SWEARING IN OF NEW BOARD MEMBER ANDREW MCCREA

Andrew McCrea took the oath of office

B. BOARD ORGANIZATION

- **CHAIR – David Harris nominated Brent Hunter, Tyler Melling 2nd**
- **VICE CHAIR-Terri Hartley nominated Tyler Allred, David Harris 2nd.**
- **TREASURER/SECRETARY- David Harris**

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: •None.

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD January 19th, 2023:

Board Member Harris moved to approve the minutes from the Board Meeting held January 19th, 2023. Second by Board Member Hartley. Motion unanimous: 6:38 PM. (10:25)

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS January 12, 2023 THROUGH February 10, 2023: •Williams highlighted some refunds for water right surety deposits. Payment to Transcon as of this invoice they have billed 95% of their budget and Formation has billed 100% of their budget. Payment for autos the district got a new truck for \$6,500 from Young Chevrolet.

Board Member Harris moved to approve the payment of bills from January 12, 2023 through February 10, 2023. Second by Board Member Melling. Motion Unanimous at 6:41 PM. (13:40)

Credits & Debits register- Williams highlighted customer account cleanups, some customers leaving meter barrels open, and meters were breaking. Several disconnections in January.

REVIEW 2023 FINANCIALS: ▪Monroe- 50%- public relations contract with Peterson Consulting Group, the lobbyist that will go up. Most of loan payments have been paid for this year. A large amount of the payments are sent out at the first of the year. Some are monthly payments. Balance sheet – Highlighted the amounts of cash on hand. The audit is happening in a couple of months, and we will go into more detail over the assets.

PUBLIC COMMENT: There was no public at the meeting. There was some discussion among the board and the water operators about the need for a maintenance facility, some equipment has gelled up and not operable because of the cold. ▪Allred asked about the Conex boxes out on the district's property on Westview, are they going to be put on foundations? ▪Tracy said they are going to be the well houses and will be placed on foundations when moved to the location of the new wells. It is a lot cheaper than building a well house. (20:40)

WATER IMPROVEMENT PROJECT: ▪Monroe- highlighted the map starting on the west side and pointed out the BZI water line, going to do some test wells. ▪Melling asked where the basin line? The line is by Bowmans. Both well sites are in basin 71. Cedar City is now accepting water rights from basin 71 with depletion. ▪Monroe -The last thing that needs to be done on the line on Iron Springs Road is cross the rail line. The Railroad is waiting on their employees to become certified flaggers. There is about 4 miles of pipeline the district is going to loop on 4000 North it is an 18" line. In the south going to put in a 4-million-gallon tank and tie into a 24" line and tie that in with a 24" line that crosses Cedar City. The district continues to look for property to put in a booster pump and pressure station out there because Cedar City's pressure is over 250psi, the district's will be about 110 psi. The loan for those water lines is through rural development USDA things have been slow to get approvals. Pushing to be out to bid for pipelines in March have a contractor ready to put them in this summer. The tanks hope to have out to bid by April and a contractor ready to go. The tank up at Cedar Highlands have run into some issues with the property owner, he changed his mind then the district changed their minds. Now the district is going to work with the HOA put in the corner of their property, they have to vote within their community since it is HOA property, they need 2/3rds vote. There will be more fire hydrants put in up in Cedar Highlands. *There was some discussion about the property where the hydrant will be in Cedar Highlands.* The tanks and the waterlines and the well sites out west are on one landowners property, the new water line crossed their property Justin and Paul met with them and in exchange for a meter connection for Frank Nichols resort he will provide us an acre for the tank and the well sites and an easement for all the water lines. An analysis was done on the value of acreage out there and for the connection; a 4" meter connection and impact fees \$50,000 and the value of the land for the acreage the district got a better deal than if it was purchased. ▪Hartley asked about the mine and their water rights. ▪Monroe- The mine put in a new

system, they got it installed in the fall, it cut their water use in half. It will probably be another 6 months before we see what the actual usage is.

SUNSET SUBDIVISION / HARVEST FIELDS: ▪Monroe- Bert was out there installing the pumps. ▪Jeff- Bradshaw Electric is finishing up out there. Waiting on valve from Bert. ▪Monroe- working with division of water rights on the well that was acquired, ag well 30 ft surface seal municipal standards need to be 100 ft, looking at retro fitting the well. Looked at pushing through some perms and putting some casing on the inside, because it is a 17” casing just looking at an 8 or 6” that needs to be pulled out of there. Looking at doing a casing around the inside and then building something out for the 100 feet. The state just came back and said they don’t like that idea. It looks like the next best option would be going around the outside and busting out the concrete and drilling down 100 feet around the outside perimeter of that well and putting in the grout.

PINE VALLEY WATER SUPPLY PROJECT: ▪Monroe- meeting with Transcon they have the new hydrological report from Formation, it hasn’t been shared yet. It has the new mitigation measures that the BLM has requested. Have scheduled a meeting with the state engineer to discuss the mitigation plans and mitigation measures, waiting until after the legislative session to meet with her. (41:05)

WATER CONSERVATION: AQUIFER RECHARGE, REUSE WWTP WATER & SUBSIDENCE MONITORING: ▪Monroe- The water fair will be on March 27 and 28th. Bring in all the 5th graders from Iron County School District. Great opportunity to educate the kids because they will be the ones to go home and talk to their parents. Localscapes class has been scheduled for May 10 & 11. Asked Andrew to talk about WWTP. (44:27)

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: ▪ Monroe- Highlighted where we are at on the water year little bit above on precipitation. In 2019 climbed but in May came off quick because it starts to warm up. On track for 2017 and 2019 snow year depends on what happens over the next 2 months. Webster’s Flat is at 200 percent right now. ▪Allred asked if Pine Valley weather station was recording anything? ▪Monroe- The operators went out and cleaned it off, things look good. On the recharge at Western Rock, water year begins Oct 1st and ends Sept 30th. 1400 ac/ft has gone in to the Western Rock pit. ▪Hunter- How much water can we save with this recharge pit and the one on Horse Alley and out to Quichapa? ▪Monroe- out at Quichapa there is a fissure that isn’t too far from the recharge area that the district could dump into. Have already talked to Jones’ about extending the canal and put 1800 gallons/minute into that. *There was some discussion on this.* Some of the legislative bills that the district has been concerned about have been tabled. HB 307- Utah Waterways being pushed by the house sponsor, trying to put together a group that would get private \$ and govt \$ create a nonprofit that would help with water conservation and water sheds. HB 345- local districts property tax amendments requiring that there are public announcements when we go to bonding. Already do this because the lending agencies require it. HB 370- It makes it a criminal offense to destroy or tamper with anything that is critical infrastructure and water falls into that category. Couple of different bills that are involved with turf removal, buyback one of them will approve \$15,000,000 and \$10,000,000 on going annually from the state. ▪Hunter asked who was going to administer it? ▪Monroe- The water conservancy districts will help administer that

requirements are that the cities will have to pass certain ordinances. There are a couple of things that Cedar City and Enoch need to do for the residents to qualify for those programs. ▪Melling- Cedar City talked about this in October/November was in order to qualify as written the municipality had to have restrictions applying to all new development at the time the city wasn't ready to place those restrictions and wanted to create their own rebate program. SB 34- trying to remove the taxing ability of water conservancy districts, it has shifted to a study bill where they are going to study the effects of what would happen if they remove the taxing authority from water conservancy districts. Senator Vickers has a bill that allows the irrigation companies and WR holders the ability to recharge and to be able to have basically some of the same rights as water conservancy districts. HB 276- is going to be studied it is for a supposed fix in Cottonwood Canyon there is a water right issue in that basin. SB 158- has been held up as well, going to study that the developers are saying that municipalities are wanting too much water for development. *There was some discussion on this. (1:13:13)*

BOARD MEMBERS REPORT: ▪

- A. **Cedar City** – Brent Hunter- Iron County and the NRCS struggling with what to do about the summer floods, best thing to do is send to Quichapa but the diversion only sends 40% of the water out there. The problem with sending the water to the north is they're running out of places to put it. The latest idea that the County engineer is proposing is that they find one or two of the pits down there and run the muddy water into the pit, let it dry and then truck it out. It will ruin the pit for recharge. They calculated that the amount of dirt would take 10,000 truckloads to get it out, there is very little value except for fill dirt. Gave the county engineer the layout of what the irrigation companies would like to do. Go up above the cc dam and divert the mainstream around the hill and put some desilting ponds up there to settle the sediment out of the spring runoff, not the summer flood water, but then there would be a place to settle the sand and gravel and once it gets to Cedar it can be dealt with a lot better. ▪ Andy McCrea – started out as a petroleum engineer for shell oil company. He worked in Bakersfield for 40 years and became a hydrogeologist. Andy has a master's in geology but by trade and craft he is a hydrologist. Cedar City is going to the state engineer to propose the mayor's vision: having a secure water future without sacrificing our ag heritage. Coal creek water and flood control plan. 85% of municipal water supply is going to cut as part of the groundwater management plan. It doesn't include any development or growth. Up the canyon below Milt's there is extremely high soluble mineral content that is in contact with both the surface flow and subsurface flow going through Coal Creek, that increases the TDS of any water that contacts it. There is a tributary of Salt Creek flowing through and active gypsum mine 100 meters before it runs in to Coal Creek, it is killing our water quality. Tried to get subsurface rights moved up to Martin's Flat the state denied it, said it was going to impair surface water rights without any compensation. The mayor said had to make it about something else and they determined it would be about flood control & water quality, the way you save water quality is pump out of Martin's Flat before the water has a chance to filter through these soluble minerals and you put it in a pipeline and take downhill. Coal Creek has a water quality problem it goes through minerals and storm events make a mess when you have a big rainfall event it flushes a bunch of mineral laden silt and clay into Coal Creek, and it makes the whole flow unsuitable for any beneficial use. Want to

pump from Martin's flat because it preserves water quality. This catchment is a natural disaster, because there is clay above and soluble minerals down below. In the middle is this potential catchment area. The Willowstick people were aiming for joint swarms, will hopefully open up the drainage of that potential point into a much larger area. If enough water is pumped out to keep surface owners happy then whatever else is pumped can be attributed against subsurface diversion. ▪Hunter- how deep are the wells being drilled up there? ▪McCrea- 1,000 ft. ▪Hunter- Gary Player, who is a geologist, keeps saying there is a lot of water up the canyon that can't get through the Hurricane fault, that it goes south. ▪McCrea-The state didn't say anything about the Hurricane fault. ▪Melling- the state's concern is surface impairment. ▪McCrea- Pumping in retention basins by starting to pump in this area doing that by evacuating the poor space of that drainage. It creates a mini arc storage capacity for high flow events either snow melt or rain fall events that capture will be much more receptive to flow if it is pumped down creating surge capacity for drainage for high quality water before it has a chance to flush down the canyon. This is all just a discussion unless there is a well up there that produces good quality water and lots of it. It has to hit the fracture networks, or it won't produce enough. The ideal situation if it works is pump out of it all winter long and pump it to the recharge facility, the drainage is setting ready to catch the snowmelt. ▪Wayment- if you pumped these wells would you only pump so much depending upon precipitation? ▪McCrea-yes and once you understand the size and volume of that container, you manage it just like. How does this provide flood control? If the surface base flow is being pumped from Martin's Flat the weather doesn't matter and whatever happens downstream that fouls up all the surface distribution systems can happen and that water will just flush down coal creek. Everybody is going to have surface water delivered to their head gate by pipeline. ▪Crane- you're removing the water from Coal Creek and giving more capacity for flood control? ▪McCrea-yes by pumping its retention basin. Willowstick are the ones looking for the fractures. If this is going to work, have to have a big well. If a bonanza of water isn't found within the fractures, then this plan won't work. Have to keep surface owners happy, keep them whole and a benefit for them is they get high quality reliable water all the time. ▪Wayment-Do you do anything on the surface to try to direct the water into those fractures? ▪McCrea-No those are 800 ft down either your lucky or you're not and I give this about a 20% chance to get a big enough well. If it comes in big it's a game changer and you can do this. ▪Wayment-what is a big well? ▪McCrea-minimum would be enough to control surface flow down Coal Creek. ▪Monroe- what percentage flow comes out of right hand? ▪Hunter- thinks about 40%. ▪McCrea- said it isn't going to affect that flow. To make this work need 2 things. Geologic standoff and Hydrologic standoff. All of these formations dip back to the east, the worst thing to do is to drill a well down too low. Have to drill high enough that it won't intersect those formations, that is the geologic standoff. The hydrologic standoff is if the well is too close to these sediments, and it starts pumping down the depression cone will extend into the sediments and the water will be bad again. The ultimate plan for the valley is to have a recharge facility at the airport, to bank recoverable water sources into a permanent facility that allows recovery which will enable a future water supply for Cedar City. ▪Hunter -Is the city going to go out to Rush Lake and drill some wells too? ▪McCrea- There is one by the

treatment plant, there are a couple of Willowstick sites out there. He doesn't see that the basin is being pumped too much. Mud springs no change it is in its original condition. Iron Springs down 20ft. He says that it isn't saying losing a lot of water in this basin, the exits haven't changed. He says it tells him that doing a really crummy job of balancing the basin. Plan is to put in a recharge facility in where effluent can be captured, which gives the option during the growing season to give to the farmers in cessation for pumping, during the wintertime it can be banked and get a recovery credit and build that for the city's future. ▪Melling – if the city can get permission to use existing rights in Coal Creek just the subsurface the science can back them, and they want to get the state engineer to back them then it makes it easier to do a direct deep injection recharge. Want to mirror the permit that Provo just got approved for their direct injection. ▪Monroe- Water Quality- we don't see Coal Creek as being the bad water quality wise in his measurements typically below 400 ppm tds 9 months of the year. The issue with the solids in it for 2 months out of the year will have high flows will have high sediment and the farmers don't want that. What happened to blending the water in Western Rock with the wastewater and pumping that into your deep wells that way a pipeline doesn't have to be built down the canyon? ▪Melling- the issue is costs and there would have to be filters. Water quality wise it looks like it would be ok, looking to get guidance from the state engineer. The city is pursuing all of these things. Good on water quality from the treatment plant except for the microbes and the tds is higher than the area by the plant. If injecting by the airport, then it would be ok. Want to give a few different options. ▪Monroe- If the area up by all the cabins and ponds are dewatered what is the plan to keep everybody whole up there? ▪McCrea- it wouldn't be dewatered to that extent if these fractures reach out, because there is so much surface area the impact on any given part of that reach from the joining systems is going to be so small that it won't be noticeable on a localized basis. If won't affect anything up stream. ▪Monroe- how is this a flood mitigation project? ▪McCrea- helps in 2 ways- first of all pumping in retention basin all this pore space so when there is a high flow event there is space in the catchment area that wasn't there before. It shouldn't affect anyone within a mile. ▪Melling- the nearest springs are Chatterley Springs and 2 others the city owns most of the rights except a stock water right owned by Bill Thorley. The last application on those rights were in 1962. *There was some discussion between board members on dewatering the area.* ▪McCrea- this is all an academic discussion unless a really good well is found. Hope it produces less than 200 ppm water and lots of it. ▪Monroe- the other thing you're looking at is at a minimum probably a 3,000 gallon/minute well? ▪McCrea- whatever it is to replace the surface flow in Coal Creek. 7 cfs, 1,000 ac/ft per year. There is a B location. If there is a viable well in the A location but it's still not enough, then the B location would be added. ▪Monroe- what's the city's test well size? ▪Hartley -8". Crane- are you concerned about the surface? McCrea-no, this is going to be the subsurface anything these fractures are connected to its going to be a network of very deep channels that will eventually reach the surface in a huge amount of surface area so that one area isn't affected with drawdown its just over a wide area. It has to be a wide area to produce that volume to make this work. ▪Crane- What is the time frame on proving up the functions? ▪McCrea- If there is a big well then, the science around understanding what

the well is giving will take a couple of months. ▪Wayment-Would the city immediately put in pipe in there? ▪McCrea- The mayor already has a generation station planned. Need to have a good well or its just a pipe dream. *There was quite a bit of discussion between board members about different locations in the past, pumping water and water rights issues up Cedar Canyon. (2:15:57)*

B. Enoch

C. Kanarraville

ENGINEERING REPORT: ▪ Kelly working forward on all these projects, making sure they get designed and done and out to bid.

NEXT MEETING DATE:

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 Melling. Motion unanimous at 8:46 PM.

Roll Call as follows:

Hartley-Aye

Melling-Aye

Harris-Aye

Hunter-Aye

Jones- Aye

Allred-Aye

McCrea - Aye

Board Member Harris motioned to adjourn the closed session and resume the regular session Board Meeting. Second by Board Member Melling. Motion unanimous at 9:00 PM.

Board Member Harris motioned to adjourn the regular session Board Meeting. Second by Board Member Melling. Motion unanimous at 9:00 PM.

Meeting Adjourned at 9:00 PM.