

Central Iron County Water Conservancy District  
Board Meeting Minutes  
July 20, 2023



**Board Members**

Brent Hunter  
Tyler Melling  
David Harris  
Tyler Allred  
Andrew McCrea

**District Staff**

Paul Monroe-General Manager  
Mandi Williams-Office Manager  
Jessica Staheli- Public Outreach  
Kelly Crane-District Engineer  
Curtis Nielson-District Engineer  
Christy Tullis-Billing Clerk  
Keston Steadman-Intern

**Others in Attendance**

**CALL TO ORDER:** •Board Member Hunter called the meeting to order at 6:30 PM. Andrew McCrea lead the Pledge of Allegiance. Tyler Melling offered the invocation.

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

**CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD June 15<sup>th</sup>, 2023 AND MINUTES FROM THE SPECIAL BOARD MEETING HELD JUNE 30, 2023:**

Board Member McCrea moved to approve the minutes from the Board Meeting held June 15, 2023. Second by Board Member Harris. Motion Unanimous at 6:32 PM.

Board Member Melling moved to approve the minutes from the Special Board Meeting held June 30, 2023. Second by Board Member Harris. Motion Unanimous at 6:32 PM.  
**(4:12)**

*Justin Wayment came at 6:33 PM*

**CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS June 8, 2023 THROUGH July 11, 2023:** •Williams- highlighted the utility billing cardstock order. There has been an increase in all of the yearly things. Several contractors have brought back the fire hydrant meters. There was a charge from HHH fine services they provided breakfast for the legislature fly in. The quarterly payment to Pelorus, they are the company that does the billing software. The yearly payment to Rural Water Technology Alliance, they handle the recharge monitoring stations. The yearly fee for bulk mailing permit which is for the customer billing. The payoffs to Utah State Division of Finance. The bonds were paid off from the loan the district got

with Bank of Utah. This shows where it went out the of system it came out of the Bank of Utah account and not the State Bank account.

**Board Member Harris moved to approve the payment of bills from June 8, 2023 through July 11, 2023. Second by Board Member McCrea. Motion Unanimous at 6:35 PM. (6:52)**

Credits & Debits register- ▪Williams highlighted there is an increase in return payment fees. The majority of things here are the one-time paperless billing credits, fire hydrant deposits and security refunds. Verizon- collect data and then transmits data through cell phones.

**REVIEW 2023 FINANCIALS** ▪Monroe – highlighted the budget halfway through the year. Revenue looks really good, usually this time of year revenue is trailing percentage wise but this year it is likely to exceed what was budgeted. Connection fees are close to being on target. Public relations, temporary employees only a couple of weeks left.

Capital side of the budget- There was a Coal Creek Recharge meeting with Cedar, Enoch and Iron County we are going to work together to put a grant together with the director of DNR, Joel Ferry, he is interested in us going after funding to help with recharge. We want to build better diversions, like those that are out at Quichapa. The big tilting gates and diversions that are automated. We plan to work with Western Rock to include some of the other pits so that more water can be added when there are good wet years. The water improvement project-just met with Ryan Obrey worked on final change orders spent an additional \$121,000 to finalize that project with a total of \$2.2 million for the line out on Iron Springs Road. We are earning interest on PTIF accounts at 5%. We are trying to keep the cash in Bank of Utah as they are paying us PTIF rates as well. We pay all the interest on the interim loan plus make some money with the rate from Bank of Utah.

**REVIEW AND CONSIDER THE ADOPTION OF THE WATER NEEDS ASSESSMENT AND FINANCIAL BUSINESS PLAN REPORT** ▪ Monroe- This is the updated report, it is not pressing to be adopted tonight. ▪Melling-Read a news release in May that this project was going to raise water rates by 700%. ▪Monroe-shared resource and all entities will be paying for this as the water comes in rather than having the district bear the full burden. ▪McCrea- counterpoint will be that the cost of water will go up more if it doesn't happen. The report states Pine Valley water bill would go up \$60 by the year 2075 does include inflation. The board tabled the item for next month.

**PUBLIC COMMENT:** none

**WATER IMPROVEMENT PROJECT:** ▪Monroe- Discussed the well sites out at iron springs. Frank Nichols recommended being further in the basin and to extend the 18"-waterline further west. This would have closer power and we wouldn't have to cross the railroad again. More important than the financial decision to move further into the basin is the water quality. The area

near the dump and Iron Springs resort has wells that are high in TDS and arsenic. *There was quite a bit of discussion on this.* Does the board want to reengage Willowstick?

It was determined that a test well should be drilled first to determine quality and quantity of water. Paul was directed to engage Willowstick to help locate a well in the area between WECCO and InnovaTech.

Vandenburg Well: We received two bids back on retro fitting the well. Gardner Bros was the apparent low. We allowed in the bid docs latitude on construction time. Gardner's have indicated that they thought they could do it over the winter. This is the well where we reached a public private partnership between the Hope Group, and Henrys Place. After the retrofit and installation of pipe and pump each entity will pay and estimated \$110,000.

**SUNSET SUBDIVISION / HARVEST FIELDS:** ▪Monroe-

**PINE VALLEY WATER SUPPLY PROJECT:** ▪Monroe-Discussed the Water Needs Assessment and Financial Business Plan Report. The updates were explained, primarily the substantial cost increase to water rights in Cedar Valley and the increase cost of the PVWS project due to inflation. we are still waiting on the hydrology report from Formation as they are finishing up a few things there. (55:41)

**WATER CONSERVATION: AQUIFER RECHARGE, REUSE WWTP WATER & SUBSIDENCE MONITORING:** ▪Monroe-

We will be pumping water out of Quichapa until November hopefully. The water quality in the Lake is still good..

WWTP- We are putting together plans on that, to take the wastewater up and put into use in the Enoch area. ▪Melling-Cedar City is evaluating proposals, trying to decide which scope, leaning toward a feasibility preapproval (1:03:31)

*Curtis Nielson arrived at 7:31 PM*

**GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION:** ▪ Monroe

highlighted- The mine is taking a lot of water; they have said they had some issues, and they were down on one of their pumps two months ago. Our longstanding goal has been to have a well in basin 71 to help supply the Mine and development in that area. ▪Mandi- there was a training with Rural Water and the state is implementing a water assistance program like the heat assistance. She shared ways the other entities could participate and what to look for. Public Education-The Water Festival was good, David Harris and his band did a great job. We participated in the July Jamboree as well. ▪Allred- The Legislative fly in went well enough that the Legislatures have already reached out to the homebuilders want to know when it is happening next year. We are looking at the fall next year to catch the end of Shakespeare and better air conditions for flights. The legislators were happy with the event. There were 27 legislators that came and many didn't understand the inland port. They were able to visit with BZI and Danny Stewart and got more info. The legislators that went to Pine Valley had lots of good questions. There were 5 legislators that went out to Pine Valley, they understood the need for it to see how it is doable. It was a good event and appreciate Tyler, Ben Batty and Mike Bleak for their efforts.

**BOARD MEMBERS REPORT:**

**A. Cedar City** – ▪ Melling-the city is deciding whether to approve a parameters resolution on a bond internally for purchasing water from Holt's in basin 71. The bond may be up to \$10,000,000. They will be purchasing 1000 ac/feet.

Green Hollow. The water quality is not suitable for culinary use, very high in tds. **Martin's Flat**, the city is optimistic that will be a good source of water but still want to diversify from that. The City is looking to go to the north basin, 1-3 miles away from the WWTP. Cedar City is looking at ways to partner with the water district and looking at getting the systems compatible long-term pressure wise, interconnecting and be able to create well fields on the north end where the water table is higher.

**B. Enoch**- ▪Harris-Turf buy back is on the agenda for the next meeting, they had the Director of Water Resources was at the meeting. There are a lot of people in Enoch that want it.

**C. Kanarraville**- ▪ (1:22:07)

**ENGINEERING REPORT:** ▪ none

**NEXT MEETING DATE:** August 17th

**Board Member McCrea 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 7:56 PM.**

**Roll Call as follows:**

**Melling-Aye  
Harris-Aye  
Hunter-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 Allred. Motion unanimous at 8:43 PM.**

**Board Member Harris motioned to adjourn the regular session Board Meeting. Second by Board Member Allred. Motion unanimous at 8:43 PM.**

**Meeting Adjourned at 8:43 PM.**