

Central Iron County Water Conservancy District
Board Meeting Minutes
March 17, 2022



Board Members

Brent Hunter
Tyler Melling
Tyler Allred
Joel Myers
Terri Hartley

District Staff

Paul Monroe-General Manager
Kelly Crane-District Engineer
Tracy Feltner-Water Operator
Jessica Staheli-Public Outreach
Jeff McKee-Water Operator
Jessica Malin-Admin. Assistant
Justin Wayment-Legal Counsel
Mandi Williams-Office Manager
Tyler Glover-Water Operator
Curtis Nielson-District Engineer

Others in Attendance

Garth Green-Cedar City Mayor
Judy Jenson
Mr. Jenson
Clint Rogers-Stantec
Paul Cozzens-County Commissioner
Volney Morin-Iron County GOP
Robert Tuckett-Midvalley Estates

CALL TO ORDER: •Board Chairman Hunter called the meeting to order at 6:32 PM. Tyler Allred to lead the Pledge of Allegiance. Tyler Melling offered the invocation.

DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS: •None. **(2:01)**

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD FEBRUARY 17, 2022:

Board Member Allred moved to approve the minutes from the Board Meeting held February 17, 2022. Second by Board Member Myers. Motion unanimous 6:34 PM. (2:17)

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS FEBRUARY 12, 2022 THROUGH MARCH 10, 2022: •Williams-Said there is a payment to AllChem For

our chlorine tablets for the treatment of our system. The payments made this month were general monthly payments. We did do our final pay request for Munford on the contract for the Chekshani Cliffs Project. We paid Transcon Environmental, and they are still in line with the budget. •Monroe-Said he spoke with Transcon, and they feel like they should be able to finish up the year and meet those demands. We will have to see what the public comments come back in which could possibly change the order formation, just depending on the hydrology model.

Board Member Myers moved to approve the payment of bills and the adjustments register from February 12, 2022 through March 10, 2022. Second by Board Member Allred. Motion Unanimous at 6:37 PM. (5:04)

REVIEW 2022 FINANCIALS: ▪Monroe-Said under operating expenses the lease expense is paid a year in advance. Service connections is high at this point in the year which has to do with all the lines broken in Cross Hollows Subdivision. Connection/Impact Fees, we received 56% we budgeted that we would get seventy-five connections and we already received half of that for the year and we are a quarter of the way through. Capital side of the budget had a few items before closing out the Chekshani project. Coal Creek Recharge Project is going to be focused out at Quichipa. and finishing up the project. We have about \$29,000 left in the grant we received from Ag Optimization Grant. The water operators have been working on wrapping up that project, they were out there today putting in the intake line and getting the pad ready for the pump and intake system. Autos & Trucks, we did receive two new trucks. The credit from trading in the old trucks was about \$17,000 and there were some additional costs with some equipment that was added to the trucks, but the overall cost of the new vehicles has been minimal. (10:30)

PUBLIC COMMENT: ▪Morin-Requested the Board Members speak directly into the microphones as he is having difficulty hearing. (11:30)

CHEKSHANI CLIFFS: UPDATE, BOARD OF EQUALIZATION WILL REPORT TO THE BOARD THEIR FINDINGS FROM THE HEARINGS HELD MARCH 9TH-11TH, 2022:

▪Monroe-Said according to statute we needed to hold hearings. Most individuals didn't have any complaints as it pertained to the statute, which would have been the actual cost or whether or not they were being equally treated amongst their neighbors. A main concern that was addressed was future connections and how they will be charged. In response we let them know that the Board has passed a resolution establishing an additional impact fee for anyone that would be connecting to that system. *There was a small discussion about the success of getting the new well system completed.* As the Board of Equalization did meet, they decided that they will not change anything or allow any specific parcel to have any adjustment of fees, nor did anyone ask for that. We will send out letters to each of those individuals that did come to the hearings within 10 days. Next month we'll vote on the resolution to finalize the assessment area in Chekshani. Once we do that that will complete the process and they can begin to make their payments up until May 25th and after that the District will place liens on their property to ensure full payment of the assessments and start the installment plan of paying for the project. *There was a small discussion about the cost of what the District paid and what the residents paid.* (18:21)

SUNSET SUBDIVISION: UPDATE, DISCUSSION & CONSIDER USE OF JUNIOR WATER RIGHTS:

▪Monroe-Said Judy Jenson is here, and we made an agreement to purchase her well in exchange for us putting in the water line to the Harvest Fields Subdivision. She has asked to be put on the agenda to discuss the potential of using her junior water rights dated around the 1950's. To possibly use that junior water as secondary water knowing that if the water rights were to be terminated, they wouldn't have that water in the future. ▪*There was a discussion for several minutes about when the water rights will terminate as well as the possibility of using junior water rights, the cost they would be sold for, and what criteria would need to be met to utilize the agricultural rate. How the District would measure and manage the water usage if this was an option. they discussed having the owners own the water rights and*

leasing the water rights to the district and how they could possibly utilize the junior water rights and possibly finding other uses for these junior water rights.

Paul Cozzens arrived at 7:01 PM.

▪Crane-Said: Part of your task as a Board is to look long into the future, 50 years prospective. Advise to be cautious putting junior water rights into our wells and using through our pipes and into our infrastructure. This is endorsing using junior rights, which in the past we have been pretty firm on not using. We are discussing using these water rights in an area that is the most depleted in our aquifer in Cedar Valley. If we are going to allow something like that maybe an independent system that runs those rights and we're not involved in that level. ▪Allred-Requested to give a month to think about as there is a lot to look into.

Board Member Allred moved to table this until next month's meeting. Second by Board Member Myers. Motion Unanimous at 7:11 PM. (39:16)

WATER IMPROVEMENT PROJECT 2021: DISCUSSION, DIRECTION & CONSIDERATIONS: REVIEW THE TERMS OF PURCHASING A WELL & WATER SUPPLY SOURCE:

▪Crane-Said some progress has been made over the last month. The Federal Bureaucrats have been reviewing our project. ▪Nielson-Said we worked through the bureaucrat process on some of the numbers and we were able to get a lower interest rate which is 1.25% and the terms will stay the same. But we are also trying to peruse ECWAG (Emergency Community Water Assistance Grants) for health and sanitary reasons because we are in a drought-stricken area to see if we can increase the grant funding.

Willowstick Proposal: ▪Monroe-Said It is not on the agenda, so we can't vote on it, but we can discuss it. He apologized that it didn't get added on the agenda to formalize the approval.

GROUNDWATER MANAGEMENT PLAN: REVIEW, DISCUSS, & CONSIDER RECONVENING AND THE ROLE OF THE GMP COMMITTEE:

▪Monroe-Said I have had discussions with Board Member Jones, and he has requested the Board to consider reconvening the GMP. The main focus of the discussion was looking at the basin and needing some definitive benchmarks of what the water level needs to be and having target marks so we can reach those benchmarks. There are pros and cons to doing this. I believe the main concern that the state engineer was looking at is getting the aquifer to equal Librium. ▪Hunter-Said I think it is something we need to discuss, let's talk to Jones and Dotson to have an occasional meeting. If the water table continues to deteriorate, then water rights may be cut more aggressively. ▪Melling-Said once something is in writing and public policy changes take effect, that is where we see a change. *There was a small discussion of the Ground Water Management Plan process and timeline.* ▪Melling-Said let's come back to this in a month.

PINE VALLEY WATER SUPPLY PROJECT: UPDATE & DISCUSSION: ▪Monroe-Said March 11th ended the public comment period. There were some positive comments, a lot were environmental concerns. Transcon is the third party that will be going through all of the comments. These comments are to shed light on what might be missing in the EIS. We have to

look into what impacts there might be to the environment. 75% of the water rights of municipalities are subject to being cut. We need the water for the current residents as well as the growth. ▪Hunter-Said If the growth projections are right there will not be any water left for agriculture. ▪Melling-Said on the growth projections assumed a 1.9% average population growth. Historically we have averaged about 3%, but last year we had 6%. (59:37)

WATER CONSERVATION: AQUIFER RECHARGE & REUSE WWTP WATER:

▪Monroe-Said we had a great time at the Water Fair at the Heritage Center. Close to 800 5th graders attended. Next up is the Locascapes class coming up April 6th-7th. This class provides information for water conscious landscaping. Water Operators have been out in Quichipa placing pipe that we received as a donation from Enoch City. Hopefully we are able to wrap up the project the beginning of April. *There was a discussion on how we are utilizing the pipe out in Quichipa and how it will benefit our system.* One last note we have put in just over 500 ac/ft this year in our different recharge basins. (1:04:55)

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION:

▪Monroe-Said he was invited to meet with Kimball Holt and Matt Munson to think outside of the box with water that is here in the valley that farmers are using. The Holt's have transitioned everything in the Enterprise/Beryl basin from an irrigation right to a commercial right. Which means they have to measure every gallon just like a municipality does. So, they are not just limited to the growing season, they are not limited to the acreage that they can farm on, and they can expand their acreage. *There was a small discussion about crop types and water usage with these types of systems.* ▪Melling-That is one of the biggest flaws in our acreage duty system. There is no incentive to farm more efficient crops. As far as public involvement, I could see a lot of solutions where we could get involved somehow. We would have to look at the numbers, but if you can grow something with half of the water on the same acreage lets crunch the numbers and see if it justifies an efficient system rather than having them farm more acreage. ▪Monroe-Said he doesn't have the exact numbers that were discussed, but it is about a difference of \$100 per acre. From a conservation perspective you could pay that farmer \$100 per acre. The farmer would still then receive the same amount of money growing triticale rather than alfalfa and use less water. ▪Green-Spoke for several minutes about discussions he has had with Bob Holt regarding a two for one exchange of affluent water for ground water from the Enterprise/Beryl basin.

▪Monroe-Began a discussion on the Board Members tour in Colorado including their agenda, who was planning on attending, and travel arrangements. (1:20:40)

BOARD MEMBERS REPORT:

▪None. (1:21:02)

ENGINEERING REPORT: UPDATE AND DISCUSSION: ▪Crane-Said we have had some good interactions with political leaders in our state which was very beneficial for our District. We heard from our representative that he was very impressed with how much work we have put into taking care of the water we have and taking care of the future of the valley.

NEXT MEETING DATE: April 21, 2022

Board Member Melling 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 7:54 PM. (1:22:25)

Roll Call as follows:

Hartley-Aye

Melling-Aye

Myers-Aye

Allred-Aye

Hunter-Aye

Board Member Myers motioned to adjourn the closed session and resume regular session Board Meeting. Second by Board Member Hartley. Motion unanimous at 8:46 PM.

Board Member Melling motioned adjourn the regular session Board Meeting. Second by Board Member Myers. Motion unanimous at 8:47 PM.

Meeting Adjourned at 8:47 PM.