

Central Iron County Water Conservancy District
Board Meeting Minutes
January 19, 2023



Board Members

Brent Hunter
Tyler Melling
David Harris
Terri Hartley
Tyler Allred
Spencer Jones
Joel Myers

District Staff

Paul Monroe-General Manager
Jessica Staheli-Public Outreach
Curtis Nielson-District Engineer
Tyler Glover-Water Operator
Christy Tullis-Billing Clerk
Justin Wayment-Legal Counsel

Others in Attendance

Danny Stewart
Mayor Garth Green
Jay Grimshaw
Sam Bauer

CALL TO ORDER: •Board Member Hunter called the meeting to order at 6:32. David Harris 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 November 17th, 2022:

Board Member Harris moved to approve the minutes from the Board Meeting held November 17th, 2022. Second by Board Member Jones. Motion unanimous: 6:34 PM. (4:13)

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS November 14, 2022 THROUGH January 12, 2023: •Monroe said the district purchased 4 storage

containers, that are used for well houses/pump houses. Some work was done on the dump truck. GIS unit that was purchased. Purchased a welder. Carollo engineers, update to the financial business plan. New pressure washer comes with a heat box. Project on Iron Springs Rd payment to Iron County for the easement. Sage Hills Road a pass through anything that goes toward the Savage Connection, a contractor will extend that line. 3 months of power due to when billing occurred and when the payment approval happened. An easement we had to get with SITLA, paid full lease for office. Southwest Plumbing Supply different connections Savage extension, Frank Nichols, they will be billed for it. Sunrise Engineering new GIS system. Easement for Union Pacific crossing the railroad, next week they will be boring under the railroad at the Iron Springs Rd. Annual payments for some of the loans that the district has. Visco Construction-contractor with Innovatech/BZI to build the water line total spent to date 1.2 million spent. The last item is the 2 new pickup trucks with the exchange.

Justin Wayment arrived at 6:39 pm

Board Member Harris moved to approve the payment of bills from November 14, 2022 through January 12, 2023. Second by Board Member Hartley. Motion Unanimous at 6:43 PM. (13:53)

Credits & Debits register-

REVIEW 2022 FINANCIALS: •Monroe- highlighted water revenue 292, water sales, other revenue is significantly higher sponsorships for water festival, Chekshani Cliffs payments toward the project improvements. Total operating expenses under what we had budgeted. Non-operating income received more than budgeted. Capital side of the budget- Visco project includes design for concrete tanks, wells and getting everything out to bid. Bottom line the district will clear \$700,000. Balance sheet generating and creating the PVWS project savings account, opened the cd with SBSU. (18:32)

REVIEW 2023 FINANCIALS: •None

REVIEW AND CONSIDER AN INTERLOCAL AGREEMENT WITH CEDAR CITY REDEVELOPMENT AGENCY FOR THE CEDAR CITY DOWNTOWN COMMUNITY REINVESTMENT PROJECT AREA: Danny Stewart economic development director for Cedar City and Iron County. CRA(Community Reinvestment Area) entails defining a parcel of land entering into an agreement with the redevelopment agency on the city or the county level that as a taxing entity that you are willing to participate in sharing new tax increment that comes as a result of development or improvements on those properties. This project wants to promote development, want to protect the older buildings downtown. They want to keep downtown relevant. Control development & promote quality of life in the community. As far as this project is concerned the Cedar City Redevelopment Agency is saying downtown is 200 S to 200 N along main street and part of 100 E to 300 W. It doesn't affect anyone in that area unless they want to improve their property and their taxes go up. If you are improving your property, it will reallocate the taxes. Only focusing on projects or phases that will create new value. Asking taxing entities for money for 25 years. *There was some discussion between the board members and Mr. Stewart.* This project allows for 85% of new tax increment on approved redevelopment projects within the project area. The maximum collection period for 20 years per phase. Collection periods from 5 to 15 years allows for a maximum of 8 phases they don't want to change the downtown just want to advance the cities plan when it comes to downtown. The timeline is January 1, 2023, ends after 25 years. Asking the water conservancy district to participate. *Spencer Jones announced he is the water district representative of the taxing entity, he doesn't have any financial interest in this he is just representing the district on that board. Terri Hartley and Tyler Melling announced they are on the city council, and they don't get any financial gain or incentive from this.*

CONSIDER RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR THE CEDAR CITY DOWNTOWN COMMUNITY REINVESTMENT PROJECT AREA:

Board Member Hartley moved to approve the Resolution of an interlocal agreement for the Cedar City Downtown Community Reinvestment Project Area. Second by Board Member Melling. Motion Unanimous at 7:15 PM. (45:54)

Roll Call as follows:

Hartley-Aye

Melling-Aye

Harris-Aye

Hunter-Aye

Jones- Aye

Allred-Aye

Myers-Aye

Danny Stewart left at 7:21 pm

REVIEW AND CONSIDER A PUBLIC AFFAIRS CONTRACT WITH PETERSON

CONSULTING GROUP: Monroe said sent out to proposal for consulting work for help on the legislative hill. Received one proposal that was timely. Tyler Allred has connections with another group, they called on the deadline and said they had some conflicts and they called back and said they could do it after all. Paul called and left a message letting them know they could submit, but she didn't get back to him until today. They said the Peterson group is well respected within the water industry. The Peterson Consulting Group is the only group that did submit a proposal. The references were supportive. The Peterson Consulting Group consists of Ryan and Craig Peterson, they are a father son team. Craig served in the legislature for several years. Ryan has been a lobbyist since 2006. Their fee is \$5,000/month. The fee is for 2 legislative sessions. It is a 15-month contract. To help build the districts brand and the footprint. *There was some discussion on this. (51:00)*

Board Member Jones moved to approve a Public Affairs Contract with Peterson Consulting Group. Second by Board Member Harris. Motion Unanimous at 7:21 PM.

PUBLIC COMMENT: ▪ Cedar City Mayor Garth Green- is willing to answer any questions for the WWTP. *There was quite a bit of discussion from the mayor & the board members on the WWTP.* Sam Bauer culinary well in the area where Mayor Green is proposing to bring the effluent water doesn't want that water in this area. Jay Grimshaw said he would like to see the water go back into the ground.

WATER IMPROVEMENT PROJECT: ▪Monroe- said that the district is continuing the design for the concrete tanks with Sunrise Engineering, working with Cedar highlands trying to finalize the easement, they have to do a vote talking, by talking to the board members sounds like they are on board with installing on their HOA property will also install 20 hydrants as part of that project. Sunset subdivision just waiting for a few more pieces for the pumps to be installed. Bid documents for drilling the well at Iron Springs sent to the USDA. Waiting on response for that. Easement work installing 5 or 6 miles of pipe this summer. *There was some discussion on this.*

SUNSET SUBDIVISION / HARVEST FIELDS: ▪None

PINE VALLEY WATER SUPPLY PROJECT: ▪Monroe- things have slowed down during the Christmas season. Trying to schedule meetings with the state engineer on some review of mitigation plan that didn't happen looking for a meeting in March. Waiting on reports from formation. (1:15:32)

WATER CONSERVATION: AQUIFER RECHARGE, REUSE WWTP WATER & SUBSIDENCE MONITORING: ▪Monroe- Recharging now 10 ac/ft day going into Western Rock. It's been happening since the end of November. Last year recharged didn't happen until March of last year. Do we get credit from the state for recharge or is it just showing good faith in trying to fix the aquifer? Water right approval- there are 2 steps to recharge. The 1st step is recharge, and the 2nd step is recovery there is a lot of questions who is entitled to that water. *There was some discussion on this.* Snowpack snow water equivalent we are at 250%. *There was some discussion on the snowpack and the water year.* (1:23:00)

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: ▪ Monroe legislative update- the bill to remove taxing authority was switched to a study bill it is Senate bill 34. Senator Vickers running a bill for Parowan pumpers to do recharge in the statute you have to be a public entity to recharge. Met with water advisory committee one comment from that is form a new committee and educate more people on that. (1:26:34)

BOARD MEMBERS REPORT: ▪ Brent Hunter- The State Department of Agriculture is working on new soil regenerating projects wants the farmers to quit growing alfalfa and turn the water down here into the great Salt Lake. Joel Myers is leaving the board wanted to thank him for his service and time.

ENGINEERING REPORT: ▪ None.

NEXT MEETING DATE: February 16, 2023

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 8:04 PM.

Roll Call as follows:

Hartley-Aye

Melling-Aye

Harris-Aye

Hunter-Aye

Jones- Aye

Allred-Aye

Myers-Aye

Board Member Harris motioned to adjourn the closed session and resume the regular session Board Meeting. Second by Board Member Jones. Motion unanimous at 8:36 PM.

Board Member Harris motioned to adjourn the regular session Board Meeting. Second by Board Member Melling. Motion unanimous at 8:36 PM.

Meeting Adjourned at 8:36 PM.