

Central Iron County Water Conservancy District
Board Meeting Minutes
November 21, 2024



Board Members

Tyler Melling
Andrew McCrea
Paul Nelson
David Harris
Spencer Jones
Terri Hartley

District Staff

Paul Monroe-General Manager
Mandi Williams-Office Manager
Jessica Staheli- Public Outreach
Curtis Nielson-District Engineer
Justin Wayment-District Attorney
Tracy Feltner-District Operator
Tyler Glover-District Operator
Christy Tullis-Billing Clerk

Others in Attendance

Joseph Orison - Cedar City Resident
Kimball Holt - Cedar City Resident

CALL TO ORDER: •Board Member Harris called the meeting to order at 6:31 PM. Terri Hartley led the Pledge of Allegiance. Paul Nelson offered the invocation.

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

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD OCTOBER 17, 2024:

Board Member McCrea moved to approve the minutes from the Board Meeting held Oct. 17, 2024. Second by Board Member Hartley. Motion Unanimous at 6:33 PM. (4:28)

PUBLIC COMMENT: •None.

Justin Wayment arrived at 6:33 PM.

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS OCTOBER 11, 2024 THROUGH NOVEMBER 14, 2024: •Williams-Highlighted the Division of Drinking Water payment which was for cross connection certification renewals for Feltner and Mckee. She highlighted a Dorset payment, the new Scada system is up and running, and a final payment for the tank lining at Cedar Highlands.

•Credits & Debits register–Williams highlighted a Cedar Highlands issue; some property was sold that didn't go through title the old owner has been paying the base rate on them we have gotten that straightened out and the new owner has been invoiced. We had quite a few return payments in the month.

Board Member McCrea moved to approve the payment of bills from October 11, 2024 through November 14, 2024. Second by Board Member Nelson. Motion Unanimous at 6:39 PM. (9:50)

REVIEW 2024 FINANCIALS: ▪Monroe-Highlighted the water revenue it is exceeding initial projections. *There was brief discussion about the mine usage among the Board Members.* He mentioned the property tax revenue. On the capital side, Monroe highlighted the capital projects and the waterline for Thomas Harker and Frank Nichols. He highlighted the assets that are in the work in progress.

REVIEW PRELIMINARY 2025 BUDGET

▪Monroe-Said there were no changes to the 2025 budget. There is a proposed amendment to the connection fee. He said that the Board might want to discuss that prior to approving the 2025 budget, as it will impact what the budget will look like. **(19:11)**

REVIEW AND DISCUSS RESOLUTION NO. 2014-1-16 REVISION 10: A RESOLUTION ADOPTING AND AUTHORIZING FEES AND SERVICE CHARGES:

▪Monroe-went over the resolution and explained what the District is trying to accomplish. He went over the cost of the different connection fees. Basically, we want to make it so that customers are only paying for what they should, so there will be 3 different fee options. Some subdivisions already have all the infrastructure, so those customers would only have to pay for the actual meter and inspection/installation fee. Customers in Cedar Highlands/Chekshani may have to pay a higher fee due to the extra work that is needed in that area. New connections will pay for all the supplies plus the inspection/installation. The details of these fees are listed in the Resolution. ▪*There was some discussion among the Board members about this.* ▪*Board Member Jones disclosed a potential conflict of interest, as he is a developer.*

PUBLIC HEARING ON RESOLUTION NO. 2014-1-16 REVISION 10: A RESOLUTION ADOPTING AND AUTHORIZING FEES AND SERVICE CHARGES:

Board Member McCrea motioned to close the Regular Meeting and go into a Public Hearing on Resolution No.2014-1-16 Revision 10. Second by Board Member Melling. Motion Unanimous at 6:54 PM.

Roll Call as follows:

Melling-Aye

Nelson-Aye

McCrea-Aye

Harris-Aye

Hartley- Aye

Jones-Aye

(26:03)

No comment from the public.

Board Member Melling made a motion to close the Public Hearing on Resolution NO. 2014-1-16 Revision 10 and Reopen the Regular Board Meeting. Second by Board Member McCrea. Motion Unanimous at 6:55 PM. (26:24)

**CONSIDER THE APPROVAL OF RESOLUTION NO. 2014-1-16 REVISION 10:A
RESOLUTION ADOPTING AND AUTHORIZING FEES AND SERVICE CHARGES:**

Board Member Hartley moved to approve Resolution NO. 2014-1-16 Revision 10-A Resolution Adopting and Authorizing Fees and Service Charges. Second by Board Member McCrea. Motion Unanimous at 6:55 PM.

Roll Call as follows:

Melling-Aye

Nelson-Aye

McCrea-Aye

Harris-Aye

Hartley- Aye

Jones-Aye

(26:54)

PUBLIC HEARING ON THE 2025 PROPOSED BUDGET:

Board Member Melling motioned to close the regular meeting and go into a Public Hearing on the Proposed 2025 Budget. Second by Board Member McCrea. Motion Unanimous at 6:56 PM.

Roll Call as follows:

Melling-Aye

Nelson-Aye

McCrea-Aye

Harris-Aye

Hartley- Aye

Jones-Aye

No comments.

Board Member Melling made a motion to close the public hearing on the Proposed 2025 Budget and Reopen the regular board meeting. Second by Board Member McCrea. Motion Unanimous at 6:57 PM. (28:12)

CONSIDER THE APPROVAL OF 2025 PROPOSED BUDGET:

Board Member McCrea moved to approve the 2025 Proposed Budget. Second by Board Member Hartley. Motion Unanimous at 6:58 PM.

Roll Call as follows:

Melling-Aye

Nelson-Aye
McCrea-Aye
Harris-Aye
Hartley- Aye
Jones-Aye
(29:22)

CONSIDER THE APPROVAL OF 2025 BOARD MEETING SCHEDULE & 2025

DISTRICT HOLIDAY SCHEDULE: ▪Monroe-Said there is a change to the typical Board Meeting Schedule as we will be having our future Board Meetings at the new District Office (710 S Westview Drive) starting in January.

Board Member McCrea moved to approve the 2025 Board Meeting Schedule. Second by Board Member Melling. Motion Unanimous at 6:59 PM.

Board Member McCrea moved to approve the 2025 District Holiday Schedule. Second by Board Member Hartley. Motion Unanimous at 7:00 PM.

REVIEW, DISCUSS AND CONSIDER APPROVAL TO AN AMENDMENT OF RESOLUTION 2018-6-21-01 A WATER RIGHT EXCHANGE POLICY FOR

CONSERVATION AND DEVELOPMENTS: ▪Monroe went over the changes. Basically, the resolution has been changed to make the lawn restrictions “recommended” rather than “required”. Conservation rates were kept the same, so if people choose to have larger lawns, they will still pay higher rates. We also added language encouraging customers to use water-efficient lawn varieties and to take water-efficient landscape classes. ▪Melling-explained that the wording was kept generic in order to have less need for future changes. *There was quite a bit of discussion among the Board Members about this.* ▪Board Member Jones disclosed that he is a developer, however, does not see any conflict of interest at this time due to this resolution.

Board Member Jones moved to approve Resolution 2018-6-21-01: A Water Right Exchange Policy for Conservation and Developments (with the change of language to “encourage” rather than “allow” water efficient turf varieties and removes the need for the District to “keep a list of institutions whose recommendations may properly qualify turf varieties”). Second by Board Member McCrea. Motion Unanimous at 7:11PM.

Roll Call as follows:

Melling-Aye
Nelson-Aye
McCrea-Aye
Harris-Aye
Hartley- Aye
Jones-Aye (42:23)

District Infrastructure: ▪Nielson-Said that bids were solicited for the 8-Mile Hills concrete tank, 6 bids were received. Phaze Concrete was the lowest bid at \$5,527,931.44. He recommended the bid be awarded to Phaze Concrete.

Board Member McCrea motioned to award the bid for the 8-Mile Hills Concrete Tank to Phaze Concrete. Second by Board Member Hartley. Motion Unanimous at 7:13 PM. (44:45)

WATER IMPROVEMENT PROJECT: ▪Monroe-Said that he hasn't heard anything from the Cedar Highlands HOA. ▪Nielson-Said that Greg Pierce called and said the HOA was meeting soon. ▪Monroe-Said that 6000 N waterline project is about 70% complete. They have tied in both ends. ▪McCrea-Asked what is the benefit of looping the systems? ▪Monroe-Said that the number one benefit is water quality and number two is the flow and availability of water. ▪Nielson-Said the environmental process has been started for the Basin 71 well.

WATER CONSERVATION: AQUIFER RECHARGE, REUSE WWTP WATER & SUBSIDENCE MONITORING: ▪Monroe-Said for recharge we are getting ready to open up the gates. ▪On the WWTP Cedar City approved their contract, Melling-Said this is to get it upgraded to Type 1. Hopefully have it done by October 2025. ▪Monroe-said that the second phase is more on the district, we will use the two grants that were received to put in the pump station and the water line to the east.

▪Monroe-Said on the conservation side, the Rotary Club's Canyon Park water project will have a "history of water usage in Iron County" shown on different kiosk signs. He asked if the Water District would want to sponsor those? He doesn't know the amount of money yet. He will bring it back to the Board when he gets the numbers. (56:36)

BASIN 14 (PVWS) PROJECT: ▪Monroe-Said he met with Water Resources and Beaver County to go over the study. Utah State University will be doing the study, and we hope for a positive outcome. Hoping to provide cohesion between Iron County and Beaver County. (58:38)

▪Joseph Orison-asked about Park Discovery. ▪Board Member Hartley-Answered his questions about it. He asked about the water park at Canyon Park. ▪Monroe-Clarified that the Water Conservancy District doesn't have anything to do with the parks.

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: ▪None. (59:15)

BOARD MEMBERS REPORT: ▪None.

ANNUAL BOARD MEMBER TRAINING: Justin Wayment – There is an open meeting act and have to do a training every year. There have been some changes to the training, it states that there are two purposes for Open Meetings which are to give information and protect the public. He went over what an anchor location is which is defined as the place you meet. The electronic meeting law is clarified. They redefined the meaning of a meeting, which he went over. They have clarified relevant matter, and he went over what that means. The purpose of Open Meeting Laws is to give the whole story. He discussed more details about the rules/laws that Board members have to follow.

ENGINEERING REPORT: ▪Nielson-Said they submitted a funding application for a grant to update the master plan. He also said that there is a right-of-way issue with the county with the

new district building. The county says that we are five feet in the county's right of way. Nielson went over what he has been doing to get this issue fixed. There is differences in data on whether or not the county is correct. *▪There was quite a bit of discussion among the board members about this issue.*

NEXT MEETING DATE: January 16, 2025 (at 710 S Westview Drive)

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 8:20 PM.

Roll Call as follows:

Melling-Aye

Nelson-Aye

McCrea-Aye

Harris-Aye

Hartley- Aye

Jones-Aye

Board Member McCrea motioned to adjourn the closed session and resume the regular session Board Meeting. Second by Board Member Hartley. Motion Unanimous at 8:37 PM.

Board Member Melling motioned to adjourn the regular session Board Meeting. Second by Board Member McCrea. Motion Unanimous at 8:37 PM.

Meeting Adjourned at 8:37 PM.