



Regional Water Supply Agreement Administration Advisory Committee

Meeting date: November 29, 2023
Time: 12:00 – 2:00 pm
Location: 533 E. Waterworks Dr., St. George, UT 84770
Participants: Administration Advisory Committee members Zach Renstrom, Justin Sip, Afton Moore, Kelly Wilson, Kress Staheli, Jeremy Redd, Rick Rosenberg, Brock Jacobsen, Nannette Billings, and Kaden DeMille. Washington County Commissioner Adam Snow was also present. Other meeting attendees are noted on the attached sign-in sheet.

Minutes

Water District General Manager Zach Renstrom welcomed everyone and explained that because this is a public meeting, it will be recorded, minutes will be taken, and materials presented will be posted online.

Discussion of the Administrative Advisory Committee Rules and Procedures

General Manager Renstrom stated that the Regional Water Supply Agreement (RWSA) calls for the establishment of an Administrative Advisory Committee. In the past, the Committee has been informal, but now it will be formalized. The RWSA says that the Committee should adopt governing rules, so the District asked Jodi Richins to prepare a draft of proposed rules. Mr. Renstrom asked Ms. Richins to explain the proposed rules.

Ms. Richins explained that the RWSA sets the procedures and governs the authority of the committee. According to the RWSA, the committee's members are the Mayor or the Mayor's designee and the City Manager or the City Manager's designee of each city. To facilitate communication and order, the proposed rules provide that each city will give 30 days' notice in advance of the next scheduled meeting when a designee will appear on behalf of a mayor or city manager. The proposed rules provide that the chair of the committee will be the general manager of the water district. The proposed rules also provide that the district will be responsible for posting public notices and taking and maintaining minutes of meetings. The proposed rules include the following:

- The AAC will meet at least quarterly;
- The AAC will adopt an annual meeting schedule providing a number of meetings and dates;

- The meetings be conducted according to the Roberts Rules of Order;
- The meetings will be conducted according to Utah’s Open and Public Meetings Act;
- The district will regularly consult with the AAC concerning existing and projected demand for each of the municipal customers for deliveries of water at its delivery point;
- The committee may review any revisions to the IFFP proposed in writing by RWSA members;
- The AAC may provide advice pertaining to the administration, operation, maintenance, repair, replacement, and construction of the system; and
- The AAC may refer matters to the Technical Advisory Committee, consistent with the RWSA.

Consider a Resolution of the RWSA Administration Advisory Committee Adopting Rules and Procedures

Mayor Nanette Billings made a motion to approve the resolution of the RWSA Administration Advisory Committee to adopt rules and procedures, the motion was seconded by Mayor Rick Rosenberg. All voted aye.

Discussion of Virgin’s request to join the Regional Water Supply Agreement

Mr. Renstrom opened a discussion regarding the City of Virgin’s request to join the RWSA. Mr. Renstrom explained that the district has an existing contract with the City of Virgin to supply 1,000 connections. Virgin has about 350 connections left under that contract. As part of Virgin’s proposal to join the RWSA, Virgin would pay the regular impact fee for the remaining additional connections. The City of Virgin is included in the district’s 20-year plan. The district has foreseen the city’s growth beyond the initial connections and anticipated their eventual inclusion in the Regional Water Agreement.

Mr. Renstrom introduced Mayor Jean Krause from the City of Virgin.

Mayor Jean Krause said that with approved projects, Virgin could potentially use up the remaining 350 connections. Therefore, the City of Virgin is in the process of approaching the district to join as a municipal customer. The City is also in discussions to annex into the Ash Creek Special Service District for sewer services. Virgin has had a public hearing, has another scheduled to get public comment, and will then have a vote of the city council.

Mayor Krause explained that based on the current impact fee of \$13,500 per connection, the remaining 350 connections would produce about \$4.7 million to the district. There is a “make-up” fee to join the RWSA that is distributed to existing RWSA partners. For Virgin, that amount would be about \$210,000. Because of the substantial financial contribution of \$4.7 million that is expected from the impact fees, Mayor Crause proposed that Virgin be allowed to retain the \$210,000 to apply toward addressing local infrastructure needs such aging water pipes.

In response to a question from Mayor Kress Staheli, Mayor Krause stated that the public sentiment in her town is split about 50/50 in favor or against new development. There are people in town who do not want more development and others who would like to see more affordable housing. Mayor Krause also explained that Virgin has quite a bit of land available for expansion that has drawn the interest of developers, but that the lack of water and sewer is holding it up.

In response to a question from Mayor Justin Sip, Mayor Krause explained that many of the water pipes in Virgin's Old Town area are old and need replacement due to suspicion of leaking. The city's newer subdivisions have better and more recent pipes. Virgin has two water tanks, one of which was installed in 1994 and there is uncertainty regarding the second tank. The city will start construction on a 500,000-gallon water tank in 2024.

In response to a question from Mayor Kelly Wilson, General Manager Renstrom stated that during Virgin's previous presentation to the district's Board of Trustees, the board indicated that Virgin would need to join the Ash Creek Special Service District as a condition to joining the RWSA.

Mayor Nannette Billings commented that she has no problem with Virgin joining the Regional Water Agreement, and it is essential for their growth.

Mayor Kelly Wilson made a motion that the City of Virgin join the Ash Creek Special Services District before it can join the Regional Water Agreement, the motion was seconded by Mayor Nanette Billings, and all voted aye.

Report on options for financing the 20-Year Plan and other pending district projects

Mr. Renstrom gave a presentation that was previously shared with the district's Board of Trustees by Applied Analysis, a financial firm from Las Vegas Nevada. Applied Analysis looked at the district's revenue and the projects that need to be done for the 20-year plan, and produced a planning tool to help the district analyze finance options for the 20-year plan.

The Applied Analysis model provides an aggregate view of what potential revenues and expenditures would be over 20 years and the difference between the two represents the potential net cash flow on a yearly basis. The model is intended to be dynamic so that the district has the ability to vary the assumptions to get a better understanding of what the implications might be over the long range. The model allows the user to adjust some key assumptions regarding growth, inflation, and system replacement costs.

The model allows the district to explore how changes to property taxes, impact fees, and water rates affect the district's ability to finance operations and the 20-year plan.

Conservation update

The district's water conservation manager Doug Bennett briefed the Advisory Committee on conservation developments. Mr. Bennett explained that the district retained engineering firm Bowen and Collins to conduct an aerial landscape assessment within Washington County. The assessment used infrared imagery and lidar. The technology can distinguish between lawns, trees, and shrubs.

The assessment estimated that the total lawn area is between 180 and 200 million square feet, approximately 40% of which is nonfunctional grass. To meet the requirements of the 20-year plan, the community will need to achieve fifty-eight million square feet of landscape conversion.

The district is doing more analysis, looking at all the schools, parks, and all the functional turf area. The analysis will give a better understanding of how much is functional turf grass versus what may not be functional. The imagery can help pinpoint the location of nonfunctional grass. Once the lawn areas are identified, the imagery will help identify specific property owners and allow the district to contact them directly and give them information on the grass replacement program. The study will also help ensure long-term compliance with the easements that secure a commitment from the property owner to maintain the converted landscape.

The grass replacement program has converted 941,000 square feet of grass so far and anticipates reaching the million square foot mark this year. The district has expended \$1.62 million on the program, which has generated over \$4 million in economic activity. The estimated annual water savings is forty-two million gallons, which is equivalent to 129-acre feet. Water development cost for conservation is over \$6000 per acre foot, which compares favorably to other water development projects.

Mr. Bennett reported that the district has seen limited government projects. There have been some park projects in Washington City and some projects done by the school district.

Update on the Water Efficiency Standards:

Washington City and Ivins: Fully adopted.

LaVerkin: Council meeting on December 6th.

Santa Clara: Planning Commission has given a recommendation to the Council. Council meeting date to be determined.

St. George: Meeting not yet scheduled but expected in mid-December or January.

Hurricane City: Planning Commission meeting in mid-December, Council meeting in early January.

Toquerville City: Meeting scheduled for December 13th.

Approval of quarterly meetings for 2024:

Wednesday, January 31, from 12:00-2:00 pm

Wednesday, May 29, from 12:00-2:00 pm

Wednesday, August 28, from 12:00-2:00 pm

Wednesday, October 30, from 12:00-2:00 pm

Mayor Kelly Wilson made a motion to approve the quarterly meetings for 2024, the motion was seconded by Mayor Justin Sip. All voted aye

Meeting was adjourned upon motion

Mindy Mees

Secretary

A Resolution of the RWSA Administration Advisory Committee Adopting Rules and Procedures

Whereas, the Administration Advisory Committee (AAC) is established under the Revised Regional Water Supply Agreement dated January 1, 2019 (RWSA) between the Washington County Water Conservancy District (District) and the municipalities that have executed the RWSA (Municipal Customers);

Whereas, the RWSA vests the AAC with certain responsibilities described therein;

Whereas, the RWSA provides that the AAC “shall adopt such rules and procedures as it shall determine for holding meetings and otherwise conducting its business”;

Now therefore, the RWSA Administration Advisory Committee hereby adopts the following rules and procedures for holding its meetings and conducting its business:

Rules and Procedures

1. **Members.** As provided in the RWSA, the members of the AAC consist of the Mayor and City Manager of each Municipal Customer (or the designee of the City Manager or Mayor), and the General Manager of the District (Section 13.1). Each Municipal Customer is required to notify the District when it designates a representative to the AAC (Section 13.1) The Municipal Customer will provide notice of a designation to the AAC at least 30 days in advance of the next scheduled meeting.
2. **Chair.** The AAC shall be chaired by the General Manager of the District.
3. **Administration.** The District will be responsible for posting public notices and taking and maintaining minutes of meetings. Regularly scheduled meetings of the AAC will occur at the district office.
4. **Meetings.** As provided in the RWSA, the AAC shall meet at least quarterly (Section 13.1). The AAC shall adopt an annual meeting schedule providing for the number of meetings and tentative dates. Meetings will be conducted according to the provisions of the Utah Open and Public Meetings Act (OPMA, Utah Code §52-4-101 *et seq.*) and Robert’s Rules of Order. Actions will be taken by majority vote except as otherwise provided for in Robert’s Rules of Order.
5. **Agenda Items.** Agenda items may be added pursuant to Roberts Rules of Order and the requirements of OPMA. As provided in the RWSA, “the District shall regularly consult with the AAC concerning, among other things, (i) the then existing and projected demand of each Municipal Customer for deliveries of water at its delivery point, and (ii) any revisions [to the IFFP] proposed in writing by a Municipal Customer or by the AAC.” In addition, “[t]he AAC at its election may consider, consult with the District and the

Municipal Customers about, and provide advice to the District respecting any matter pertaining to the administration, operation, maintenance, repair and replacement, and construction of the System and respecting implementation of Article 18” (Section 13.1).

- 6. **Referral to Technical Advisory Committee.** Pursuant to the RWSA, the AAC may refer matters to the Technical Advisory Committee for consideration (Section 13.2).

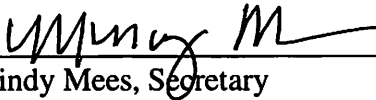
DATED this 29th day of November, 2023.

RWSA ADMINISTRATION ADVISORY COMMITTEE



Zachary Renstrom, Chair

ATTEST:



Mindy Mees, Secretary

Ivins Representative 1	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>	St. George Representative 1	Yea <input type="checkbox"/> No <input type="checkbox"/>
Ivins Representative 2	Yea <input type="checkbox"/> No <input type="checkbox"/>	St. George Representative 2	Yea <input type="checkbox"/> No <input type="checkbox"/>
Hurricane Representative 1	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>	Toquerville Representative 1	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hurricane Representative 2	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>	Toquerville Representative 2	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>
La Verkin Representative 1	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>	Washington Representative 1	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>
La Verkin Representative 2	Yea <input type="checkbox"/> No <input type="checkbox"/>	Washington Representative 2	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>
Santa Clara Representative 1	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>	District General Manager	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>
Santa Clara Representative 2	Yea <input checked="" type="checkbox"/> No <input type="checkbox"/>		



Conservation Update

Administrative Advisory Committee
November 29, 2023



Aerial Landscape Assessment



Conducted by Bowen-Collins using infrared imagery and lidar.

- Can distinguish lawn, trees, shrubs

180-200 million square feet of lawn

- Uses almost half of the region's water supply.

Up to 40 percent estimated to be non-functional and available for conversion.

The 20-year supply plan calls for 58 million square feet of conversion.

More analysis currently underway.

Aerial Landscape Assessment



Opportunities

- Determine amount and location of non-functional lawn grass.
- Conduct direct marketing campaigns.
- Ensure long term compliance with easements.
- Monitor program and policy influence on urban tree canopy.
- Looking to partner with other agencies.

Program Progress



- 941,000 square feet of conversion
- \$1.62M expended (\$4M economic activity)
- 42 million gallons annual savings (129 Acre-foot).
- Average water development cost of \$6,250 per acre-foot (after state subsidy).
- Abundant potential for government projects.

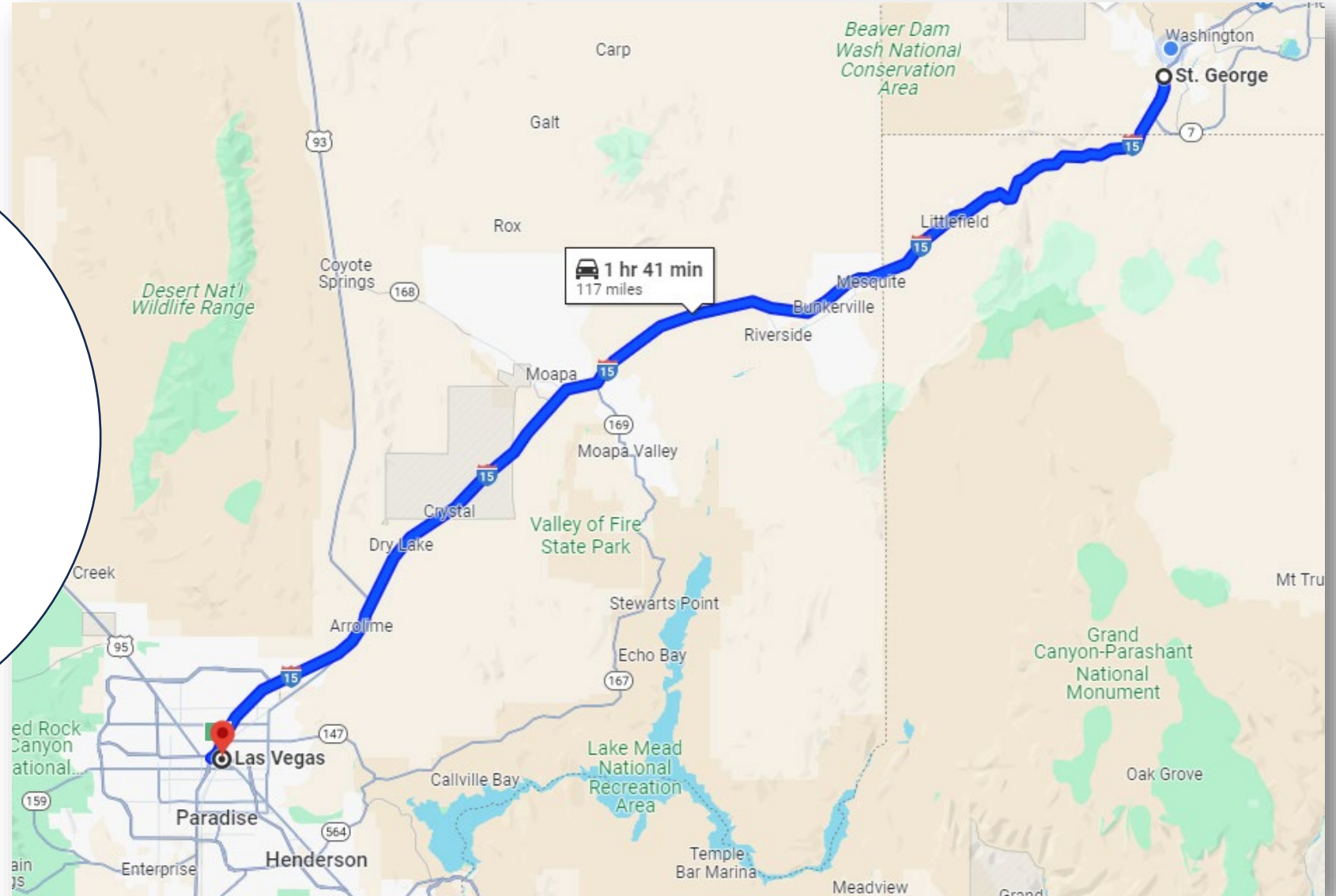
Program Progress



16 football fields:
Enough lawn to fill three city blocks

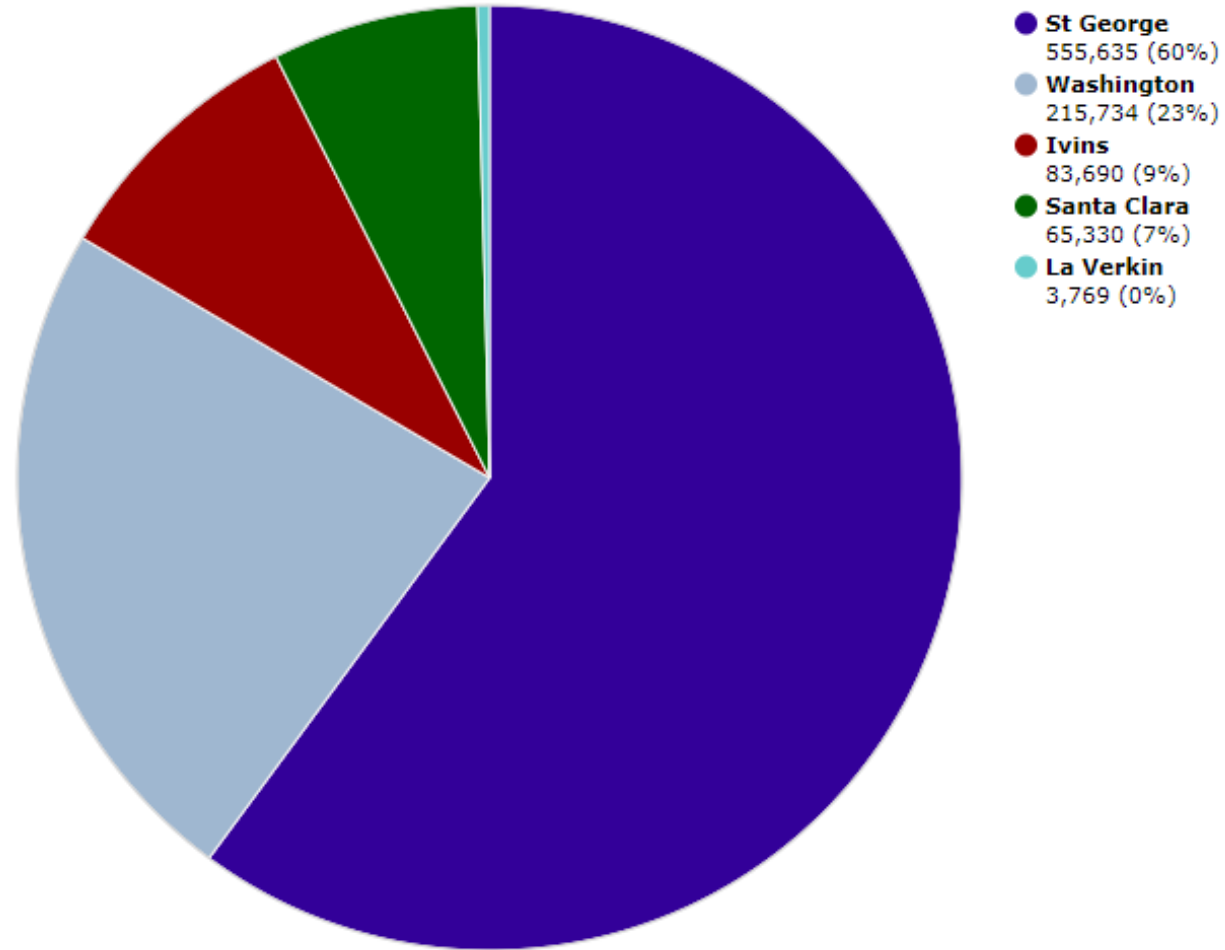
Program Progress

An 18" strip of
sod for 118
miles!



Program Progress

Square Footage Turf Replaced



Water Efficiency Standards Update



- **Washington City** – Fully adopted
- **Ivins** - Fully adopted
- **La Verkin** - Council December 6.
- **Santa Clara** - recommended by Planning Commission. Council TBD.
- **St. George** – Not yet scheduled
- **Hurricane City** – Planning Commission December 14, Council January 4.
- **Toquerville** – Status unknown.

Questions?

