



BOARD OF TRUSTEES PUBLIC MEETING

Meeting date: April 5, 2023
Time: 6 p.m.
Location: 533 E. Waterworks Dr., St. George, UT 84770
Participants: Board members including Ed Bowler, Kress Staheli, Chris Hart, Victor Iverson, Kevin Tervort, Adam Bowler & Michele Randall. District staff including Zach Renstrom, general manager; Mindy Mees, secretary; Jodi Richins, general counsel; Brock Belnap, Brie Thompson, and Corey Cram, associate general managers. Other meeting attendees are noted on the attached sign-in sheet.

Consider approval of Power Utility Easement Grant

General Manager Zach Renstrom reported that the district is working on an MOU and a zone change with Hurricane City to allow a road to be built. For the zone change the District has been waiting on documents from the engineer, but in the meantime Hurricane City installed a bunch of power poles along the road, at the time the power poles were installed Hurricane power thought there was an easement and there is not one. Hurricane City does not want to energize the poles because they are not in an easement. While working on all the documents for the easement a developer came in and would like to grant us an easement for those power lines. The developer said he will give the district \$15,000 if the District records the easement right away. The developer is eager to get moving on with his project. Mr. Renstrom would recommend allowing this easement.

Victor Iverson made a motion to approve the Power Utility Easement Grant, the motion was seconded by Kevin Tervort, and all voted aye.

Consider approval of Land surveying & Engineering design services

Associate General Manager Brie Thompson reported on approving land surveying and engineering design services for a proposed sewer living system to serve development in Dammeron Valley. The agreement is with Rosenberg associates for \$458,673.

Michele Randall made a motion to approve Land Surveying & Engineering design services in the amount of \$458,673., the motion was seconded by Chris Hart, and all voted aye.

Project Status report

Associate General Manager Corey Cram presented a PowerPoint on the projects.

Cottom Well system: The 3-million-gallon tank has been poured, wrapped with the cable, and covered with color. The District still has some of the yard piping to complete to connect it to the District's other system. The wells will have pressure testing, and then the tank itself will have to have a drop test. There are some miscellaneous things that need to be done, like putting stairs on the inside and outside, and the hatch on the top. The district will be completing this in the next month.

There are two existing Cottom wells, one that produces more than the other. The third well is intended to have a redundant supply. The new well is drilled and has casing screened in it. The contractor is pushing water back and forth and removing the sand. Once that is done, the well will proceed into pump testing.

Ash Creek system: The District received a final report from our independent review committee on the design of the dam. The committee had some comments, but it will not change the design. The dam foundation design has been submitted to the Division of Dam Safety for review.

Ash Creek Special Service District had a wastewater pump station located within the footprint of the reservoir. The District had to move it and demolish the old building. There is a new facility, and it has been tested; it will be finished within the next two months.

Pintura to Toquer Reservoir: There is about 7000 feet of pipe laid and all pipe purchased is on site. The construction is done through Anderson Junction.

Ash Creek reservoir to Pintura: The District has created a pipeline alignment up through the canyon. The pipeline has been designed and is currently out for bid.

Quail Creek Water Treatment Plant Expansion: The District has solicited some designs, which have been reviewed and selected. The District solicited statements of qualifications. Staff has reviewed them and are in the process of making a decision. The District will then move forward with working on the scope of work and the budget.

Manager's report

Mr. Renstrom reported he has received a lot of questions about the District's reservoirs. Kolob will fill, Gunlock is full and spilling, Quail Creek is at 74% full and Sand Hollow is 80% full.

Mr. Renstrom showed a report of the gauge at Kolob, the high mark is from 2005 when we had flooding. The question is how the snow will come off. The warm temperatures are not too bad, it is the rain event that could hurt us. At the Virgin River gauge, we are seeing a lot of runoffs and the rivers are flowing nicely.

Across the western United States snowpack is over 150%. It has been a record snowfall up in northern Utah and they passed the 1983 snow events. The governor has issued

declarations on flooding. The snowpack is over 200% of average with 50 inches of water and the soil is very saturated.

Mr. Renstrom also discussed the land swap in Warner Valley with the BLM. The BLM had its scoping meeting, and it went well. A large group of people in the ATV community were upset with the District because they thought the land used for trails was going to be sold and developed. Mr. Renstrom explained the District does not need or want the land that affects the West Rim trail. Mr. Renstrom stated that the District will continue working with BLM and the ATV community to make sure that access to the West Rim trail remains open for recreation. The BLM has expressed that there may be sliver of land that the BLM wants the District to purchase to avoid creating orphan parcels for the BLM to manage. Mr. Renstrom suggested that the BLM could transfer that portion to the District subject to a deed restriction that requires the land to be kept open for recreational purposes. Mr. Renstrom said that the ATV community supported that proposal.

Closed session to discuss litigation.

This was pulled from the agenda.

Consider approval of March 1, 2023, board meeting minutes

Chris Hart made a motion to approve the Board of Trustee meeting minutes for March 1, 2023, board meeting, the motion was seconded by Adam Bowler, and all voted aye.

The meeting was adjourned upon motion.



Secretary

**POWER UTILITY EASEMENT GRANT
H-3375 & H-3376-A**

KNOW ALL MEN BY THESE PRESENTS that in consideration of good and valuable consideration paid to WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, hereinafter referred to as GRANTOR, by HURRICANE CITY, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTORS do hereby grant unto the GRANTEE, its successors and assigns, a **POWER UTILITY EASEMENT** for the purpose of constructing Power Pole and Guy Wire Improvements with the right to ingress and egress, and construct, maintain and access utility improvements, hereinafter called FACILITIES, over, under, across, and through the land of the GRANTOR within the:

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST
SALT LAKE BASE & MERIDIAN

The FACILITIES easement may partially or completely lie within GRANTOR's property. The perpetual easement shall be described as follows, and shall be where FACILITIES are actually constructed on the land:

See EXHIBITS "A" & "B"

TO HAVE AND TO HOLD the same unto GRANTEE, the easement as follows:

The **POWER UTILITY EASEMENT**, as described above to provide for the construction and maintenance of the POWER POLE AND GUY WIRE IMPROVEMENTS over, under, across, and through GRANTOR's property with the right to construct, inspect, maintain, repair, protect, remove, and replace FACILITIES over, under, across, and through the easement. The Improvements shall be installed per Hurricane City Standards.

The EASEMENT shall remain in place in perpetuity or until the land here in described is dedicated as a Public Roadway to Hurricane City, at which time this easement will be redundant and terminated. During temporary periods, the GRANTEE may use a temporary construction easement on and adjacent to said easement as may be necessary in connection with the construction, maintenance, repair, removal, or replacement of the FACILITIES. The GRANTEE shall notify GRANTOR prior to entering the easement for the purposes of initial construction.

The GRANTEE, as a condition to the granting of the easements, shall restore or replace, in kind, at the GRANTEE's discretion and the GRANTEE's expense; fences, access points, roads, and other improvements that are adjacent to the easement in the event such is damaged by the construction, maintenance, repair, replacement, or removal of the FACILITIES.

The GRANTOR shall not build or construct, nor permit to be built or constructed, any building or other improvement over, across, or under said easement, without written consent of the GRANTEE. This easement grant shall be binding upon and insure to the benefit of the

successors and assigns of the GRANTEE and may be assigned in whole or in part by the GRANTEE.

It is hereby understood that any parties securing this grant on behalf of the GRANTEE are without authority to make any representations, covenants, or agreement not herein expressed.

IN WITNESS WHEREOF, the GRANTOR's have executed this agreement this _____ day of _____, 2023.

GRANTOR:

WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH)

: ss.

COUNTY OF WASHINGTON)

On the ___ day of _____, 2023, personally appeared before me _____, who being duly sworn, did say that she/he is authorized to sign in behalf of said property and that she/he executed the within and foregoing instrument for the reasons stated therein.

NOTARY PUBLIC

ACCEPTANCE BY HURRICANE CITY

BY: NANETTE BILLINGS, MAYOR

ATTEST: CINDY BETEAG, CITY RECORDER

EXHIBIT “A”

BOUNDARY DESCRIPTION OVERHEAD POWER POLE EASEMENT PARCEL H-3375 AND H-3376-A 3000 SOUTH HURRICANE, UTAH

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 13 WEST, S.L.B.&M., HURRICANE, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N.01°02'13"E. A DISTANCE OF 43.00 FEET ALONG THE SECTION LINE TO THE REAL POINT OF BEGINNING.

THENCE N.88°58'09"W. A DISTANCE OF 2632.79 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 17; THENCE N.01°03'17"E. A DISTANCE OF 20.00 FEET ALONG SAID QUARTER SECTION LINE; THENCE S.88°58'09"E. A DISTANCE OF 2632.78 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 17; THENCE S.01°02'13"W. A DISTANCE OF 20.00 FEET ALONG SAID EAST SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 52,656 SQ.FT. OR 1.21 AC.

H-3376-A

SOUTHWEST QUARTER OR THE
SOUTHEAST QUARTER SECTION 17

H-3375

SOUTHEAST QUARTER OR THE
SOUTHEAST QUARTER SECTION 17

106.00' FUTURE ROW
53.00' TO FUTURE ROW
43.00' TO EASEMENT
5.00' NORTH
FUTURE EASEMENT
15.00' SOUTH
FUTURE EASEMENT
20' EASEMENT

N1°03'17"E 20.00'

S1°02'13"W 20.00'

S88°58'09"E 2632.78'

N88°58'09"W 2632.79'

3000 SOUTH

POB

N1°02'13"E
43.00'

SOUTHEAST CORNER SECTION 17,
TOWNSHIP 42 SOUTH, RANGE 13
WEST, SLB&M

SOUTH QUARTER CORNER SECTION
17, TOWNSHIP 42 SOUTH, RANGE
13 WEST, SLB&M

2600 WEST

2100 WEST



SCALE 1" = 300'



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1040 E. 800 N.
OGEA, UTAH 84007
(801) 882-8882

OVERHEAD POWER POLE
EASEMENT

DESCRIPTION EXHIBIT "B"

HURRICANE, UTAH

JOB NO.
18-082

SHEET NO.
1



Procurement Memo

To Zachary Renstrom, General Manager
From Whit Bundy
Date March 30, 2023
Subject Procurement of Land Surveying and Engineering Design Services

Type of Procurement: Non-Standard Procurement of Service

Item Description: Provide land surveying and engineering to design a proposed sewer lagoon system to be located on property situated west of Dammeron Valley, Utah

Reason for Procurement: The Operations Department of the Washington County Water Conservancy District (district) needs to procure this service because there is a large amount of development planned for the Dammeron Valley area. It has been proposed to build a wastewater treatment lagoon system to mitigate the ground water quality concerns related to the addition wastewater brought on by additional development. The groundwater quality in the Dammeron Valley area is particularly important because of its proximity to the Snow Canyon Well Field.

Proposed Vendor: Rosenberg Associates

Circumstances for Using Non-Standard Procurement: The circumstances for using a non-standard procurement process and choosing this vendor are described in the attached procurement statement.

Purchase Amount: \$458,673

Because the purchase amount is over \$50,000, notice of the proposed procurement will be posted on the district's website for 7 days prior to entering into an agreement with the proposed vendor. Utah Code § 63G-6a-802(3)(a).

Contract Type(s): fixed price;

Approved:

A handwritten signature in blue ink, appearing to read "ZDR", is written over a horizontal line.

Zachary Renstrom, General Manager



Project Development Update

Corey Cram

Board of Trustees Meeting

April 5, 2023

Cotton Well System

- 3 mg tank poured, wrapped with cable and covered with colored shotcrete
- To be completed:
 - Yard piping and pressure testing
 - Tank water drop test
 - Site reclamation
 - Miscellaneous (stairs, hatch, etc.)



Cottom Well System



- Well is drilled, cased and screened
- Developing the well (pushing water back and forth to remove sand)
- Pump testing will be next



Ash Creek System



- Received comments back from Independent Review Committee
- Foundation design submitted to Division of Dam Safety



Ash Creek System



- Relocation of Ash Creek Special Service District lift station construction
- Facility has been tested
- Finished in next two months



Ash Creek System

Pintura to Toquer Reservoir Segment

- 7,000 feet of pipe laid
- All pipe purchased and on-site
- Construction largely done through Anderson Junction
- Partnering with Toquerville City on city waterline



Ash Creek Reservoir to Pintura



- Pipeline alignment constructed
- Pipeline designed
- Currently advertising for bids



Quail Creek Water Treatment Plant Expansion

- Solicited designs
- Reviewed and selected a District design
- Solicited Statements of Qualification for our design
- Reviewed SOQs and making a decision



Questions?





SNOW WATER EQUIVALENT AT KOLOB

Reset Range

Current as of 04/13/2023:
% of Median - 233%
% Median Peak - 221%
Days Since Median Peak - 11
Percentile - 98

