

City of La Verkin

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DRAFT

LA VERKIN CITY WATER BOARD MINUTES

Thursday, February 22, 2024, 1:00 pm.

111 South Main Street, La Verkin, UT

Present: Doug Wilson, Kelly Wilson, Derek Imlay, John Valenti, Kenneth Cox, Kris Gubler, Kyle Gubler, Fay Reber, and Christy Ballard.

I. Call to Order:

The meeting was called to order by Mayor Kelly Wilson at 1:00 pm.

II. Council appointment of new Board Member:

- Kris Gubler-4-year term
- Swearing in of new board member

Christy Ballard swore in Kris Gubler.

III. Chair Election:

The motion was made by Ken Cox to nominate Doug Wilson as the Water Board Chair, second by John Valenti. Kelly Wilson-yes, Doug Wilson-yes, Kris Gubler-yes, Kyle Gubler-yes, Valenti-yes, Cox-yes, Imlay-yes. The motion carried unanimously.

Doug Wilson took over the meeting as chair.

IV. Approval of Minutes: October 26, 2023, minutes

The motion was made by Kelly Wilson to approve October 26, 2023, minutes, second by Ken Cox. Kelly Wilson-yes, Imlay-yes, Valenti-yes, Cox-yes, Kris Gubler-yes, Kyle Gubler-yes, Doug Wilson-yes. The motion carried unanimously.

V. Reports:

A. Water Purchase:

Kyle passed out the list of people wanting to sell irrigation shares and those who have not paid the assessment yet this year. They have been issued a 180-day notice, and the next step will be a letter from the city attorney in March. If payment isn't made, the city will take the water.

He also passed out a list of water shares the city has purchased since February 2021. We have purchased 45.9 shares for \$90,180.

B. Culinary Water Management update:

Derek reported that on December 1st, the bypass construction broke the water line that carries the spring water to La Verkin and Hurricane. We spent most of December running off Cottam Well water only. The main pump went down, and Hurricane has been back-feeding us since then. The District is back-feeding Hurricane from the treatment facility. The line has had to be replaced several times due to a faulty pipe, which has still not been repaired. Hurricane will struggle to feed us if there is still an issue when it starts to get warmer (end of March). The Conservancy District is taking full responsibility for anything over the City's 4.45 million gallons and will repay Hurricane.

Mayor Wilson explained the pipe type and issues that have been happening with it.

Derek explained that if one spring source went out and Cottam Well pumps went down, we would not be able to feed water to our residents. We may talk with Toquerville about replacing an old valve on the road to

Toquerville Heights that would allow Toquerville to back-feed us. The valve was removed several years ago when Darren LeFevre was the mayor of Toquerville.

For the most part, no one has even realized there was an issue.

There have been a significant number of breaks this year that have caused major road failures. The crew just finished two road repairs for \$24,000 from the water fund. Pheasant Glen subdivision had a water leak, and during that repair, they found a sewer line failure. The city is going to work with Ash Creek SSD on the repairs.

C. Irrigation Water Management update

Derek reported the irrigation water will be back in the system on March 15th. The crew will bring the water in on March 4th to fix the issues before the deadline.

The city is working on a Culinary Master Water Grant for \$64,000.

The city partnered with the Conservancy District for a grant to update the irrigation master plan. This plan will be larger than in the past because we will examine possible water storage locations and funding options to move individual systems out of backyards.

Mayor Wilson said the Conservancy District could give La Verkin the 18" line down Main Street. That would save the city a lot of money by allowing us to tie everyone on Main Street onto that line and integrate it into the system.

Doug thought that line was explicitly installed to tie into the system and run water in either direction.

Mayor Wilson mentioned there is also talk of the city getting water from the new reservoir or the sewer treatment plant for the irrigation system.

Kyle stated the city doesn't want to ever give up our water rights in the river, but we could trade that water for cleaner water from the reservoir.

Mayor Wilson pointed out the city would need to meter the irrigation water if we got cleaner water.

VI. Public Concerns for Board Consideration:

No comment.

VII. Board Member Concerns:

Mayor Wilson stated that we would not do the study if the city didn't get the irrigation water grant.

Doug asked if the city was working on any water projects.

Mayor Wilson reported that nothing is being worked on and reviewed the last couple of completed projects.

Kyle mentioned the Conservancy District keeps telling the city they will help us replace the secondary water system. The system is old, and we are losing about 450 gallons per minute of water.

Sunrise Engineering told us several years ago that replacing the entire system would cost about 16 million dollars.

Mayor Wilson attended the annual Virgin River Water meeting. They reported that La Verkin uses about 1600 acres of irrigation water, leaving about 1,000 acres of unused water that goes into the reservoir. The city contributes a lot of water to the reservoir that the District doesn't pay for. He told them multiple times that the city would want that water back when we needed it.

Derek reported the Zion Hot Springs project will begin dirt work on Monday. He explained the layout and phases of the project.

Construction timelines, an upcoming public hearing, and items that need to be taken care of for and from the project were discussed.

Ken asked about the irrigation lines in the property where the storage unit facility will be built on Center Street.

Derek replied that at the end of 160 West, a hammerhead going east and west would be installed, and the valves would be relocated to that corner. The line will run behind the development wall and reconnect there. The developer will also need to relocate the sewer line. The line will loop from 160 West to Center Street, which will help the flow.

The board members talked about moving the meeting time to 1:00 pm.

Doug asked if the city was doing anything to encourage citizens to use irrigation water instead of culinary water.

Kyle reported on the education program we are working on with the Conservancy District and the State of Utah. New home builders who connect to irrigation water get a significant discount on impact fees from the Conservancy District.

One of the goals is a monthly newsletter, and he explained the Water Smart app and WELP program.

Mayor Wilson went over the overage charge implemented by the Conservancy District.

Derek explained the landscaping plan required with building permits.

Mayor Wilson stated that implementing all these changes extends water availability for 20 years.

Doug asked about people building with water shares.

Kyle explained that La Verkin City is the only one in the county with an exemption. Water shares are a contract between the city and the holder so they can plant grass.

Mayor Wilson explained that they would still be obligated to meet the culinary water limits.

Kyle stated that this is a double-edged sword: the more water we conserve, the less money the city makes.

Derek pointed out that once we get cleaner water, we will be mandated to meter the irrigation water, which will cost the city money to install.

VIII. Adjourn:

The motion was made by Ken Cox to adjourn, second by Kelly Wilson. Kelly Wilson-yes, Kris Gubler-yes, Cox-yes, Imlay-yes, Valenti-yes, Doug Wilson-yes, Kyle Gubler-yes. The motion was carried unanimously at 1:59 pm.

Minutes were taken by Christy Ballard.

Chairman

MEETING AGENDA

PROJECT: LAVERKIN CITY – SECONDARY WATER PRELIMINARY ENGINEERING REPORT, IMPACT FEE FACILITIES PLAN,
AND IMPACT FEE ANALYSIS

MEETING DATE: JUNE 20, 2024

TOPIC: KICKOFF MEETING AGENDA

I. INTRODUCTIONS

II. FUNDING

- a. Permanent Community Impact Board (CIB) – Awarded \$46,000 (49.6% of cost)
 - i. 2-year contract period beginning March 8, 2024
- b. WCWCD & LaVerkin share remaining \$46,800 (50.4%)
 - i. Contract between WCWCD & Sunrise with Memorandum of Understanding between City and WCWCD
 - ii. LaVerkin City lead agency for project administration
 - iii. WCWCD lead agency for consulting management

III. BACKGROUND

- a. Potential 139Mgal (428 ac-ft/yr) Slippage
- b. District to give 18" line to City
- c. Questions on Share Allocation, Absorption Rates, Current Surplus
 - i. City owns over ½ of shares.
 - ii. Consider how to modify shares.
- d. LaVerkin Secondary Water Master Plan 2010
 - i. Update irrigation standards
- e. Relocation of Lines to Public Rights-of-Way
- f. Potential Pressure & Storage Improvements
- g. Booster Pump, South Pond, North Pond, Gun Range Pond, Confluence Plant

IV. OBJECTIVES

- a. Bring reuse water to LaVerkin City.
 - i. Focus on bringing District water to LaVerkin
 - WCWCD source of water to LaVerkin take-in
 - Coordinate with Bowen-Collins
- b. Get as-good or better secondary water into irrigation systems at equal or better pressure and equal or better accessibility
 - Location for equalization pond
 - Let river water fill Quail Creek

V. SCOPE OF WORK

- a. Management of Engineering Services
- b. Funding Administration
- c. Study or Report Phase
- d. Review Existing Data and Background Information
- e. Establish Design Criteria
- f. Prepare Background Mapping
- g. Estimate Population Growth Rates
- h. Evaluate Usage Data and Potential Slippage
- i. Analyze Existing Water Rights & Allocation of Irrigation Shares
 - i. Review Alternative Methods for Allocating Shares
- j. Update Network Hydraulic Model
 - i. Analyze Capacity of Existing Secondary Water System
- k. Identify Deficiencies in Existing System
 - i. Evaluate Water Right Sufficiency
 - ii. Evaluate Winter Water Storage Potential
 - iii. Evaluate Storage Sufficiency
 - iv. Evaluate Transmission Sufficiency
 - v. Evaluate Distribution Sufficiency
- l. Analyze Alternatives and Potential Benefits of Regionalization
- m. Recommend Improvements to Existing System
- n. Prepare Opinions of Probable Cost for Recommended Improvements
- o. Prepare Potential Financing Plan for Recommended Improvements
 - i. Prepare 20-Year Cash Flow Spreadsheet
 - ii. Prepare User Rate Analysis & Recommendations
- p. Prepare Impact Fee Facilities Plan & Impact Fee Analysis
- q. Prepare Written Report
 - i. Present Report to Governing Bodies (LaVerkin & WCWCD)

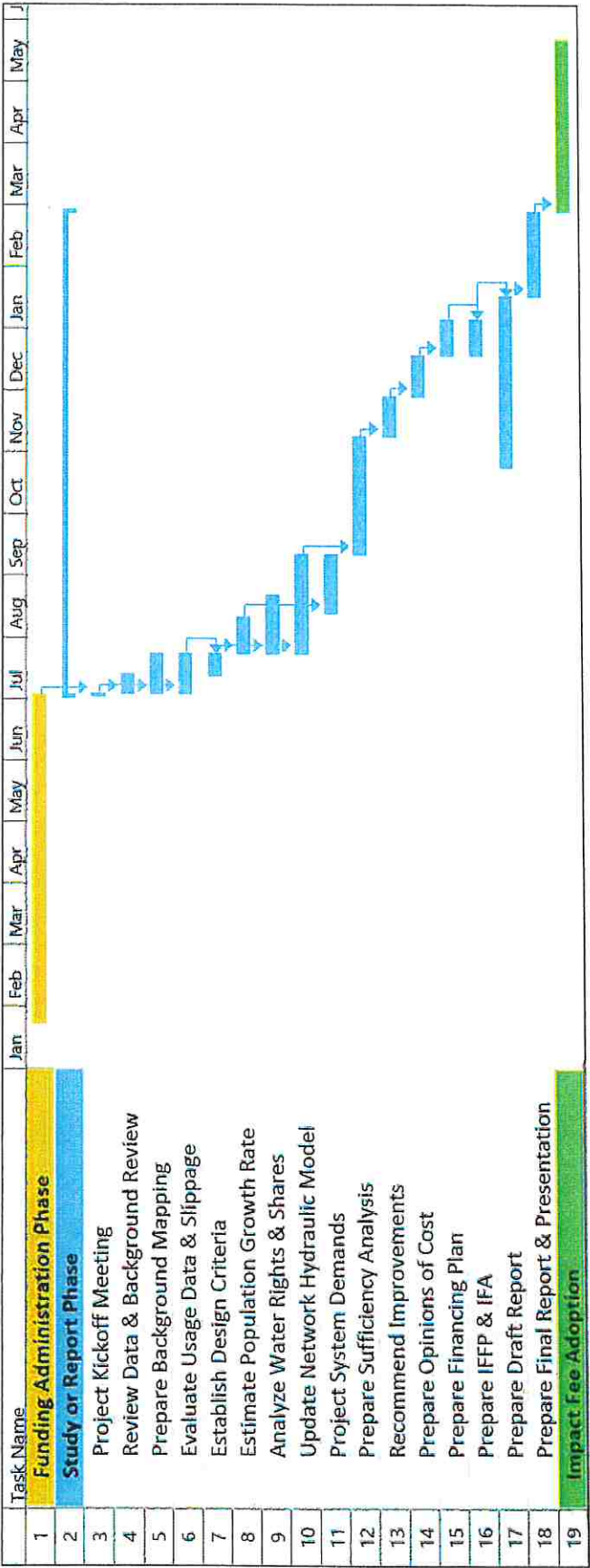
VI. PROJECT MANAGEMENT

- a. Progress Meetings
- b. Updates/Interim Reports
- c. Points of Contact

VII. SCHEDULE

See Below

PRELIMINARY PROJECT SCHEDULE



Water Purchased by the City

Name	Shares	Cost	Date
Budget Amendment 2/2/2021 (\$20,000)			
Norman Gates (Darren)	5	\$ 10,000.00	2/15/2021
Deon Gubler (Gaye Lynne Wiser)	3	\$ 6,000.00	2/15/2021
Kent Clayton	1	\$ 2,000.00	2/15/2021
Aaron Esplin	0.25	\$ 500.00	2/19/2021
Tom Wood	1	\$ 2,000.00	3/5/2021
Totals	10.25	\$ 20,500.00	
Budget Amendment 6/2/2021 (\$22,000)			
Ben DeMille	3.25	\$ 6,500.00	3/18/2021
Deon Gubler (Gaye Lynne Wiser)	4	\$ 8,000.00	7/7/2021
Claire Sullivan	3	\$ 6,000.00	7/7/2021
Totals	10.25	\$ 20,500.00	
Budget 7/1/2021 (\$22,000)			
Claire Sullivan	3	\$ 6,000.00	7/19/2021
Jackson Construction	8	\$ 16,000.00	7/19/2021
Totals	11	\$ 22,000.00	
Budget Amendment February 2022 (\$22,000)			
Jay & Dorothy Frazier	4	\$ 8,000.00	4/6/2022
Totals	4	\$ 8,000.00	
Budget 7/1/2022			
James Jeppson	1	\$ 2,000.00	10/11/2022
William & Sharon Collins	0.25	\$ 500.00	2/13/2023
Bonnie Rose	0.34	\$ 680.00	5/22/2023
Totals	1.59	\$ 3,180.00	
Budget 7/1/2023			
David & Michelle Howard	1	\$ 2,000.00	7/10/2023
Paul & Sherma Radmall	2	\$ 4,000.00	11/17/2023
The Home Company - Layne Blackmore	5	\$ 10,000.00	12/1/2023
Totals	8	\$ 16,000.00	
Total Shares Purchased			
	45.09	\$ 90,180.00	

LaVerkin Utilities

