

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE TOQUERVILLE
SECONDARY WATER SYSTEM
WASHINGTON COUNTY, UTAH**

Meeting date: May 7, 2024
Time: 5:00 p.m.
Location: 212 Toquerville Blvd, Toquerville, UT 84774
Participants: Board members including Joey Campbell, Dave Jessop, Ty Bringhurst, Mayor Justin Sip and Mindy Mees. Zach Renstrom was not present.
Other meeting attendees are noted on the attached sign-in sheet.

The meeting opens with the Pledge of Allegiance.

Discuss By-laws to allow new agriculture service if in TSWS service area

Ty Bringhurst made a motion to table, the motion was seconded by Joey Campbell, and all voted aye.

Discuss Zone change with Toquerville City for half acre agricultural lots

Justin Sip explained that new AG is not allowed in, but letting current AG users go down to $\frac{1}{2}$ acre. Over on Westfield there are one acre lots and residents do not want to continue to maintain the lot, so it would allow them to go down to $\frac{1}{2}$ acre.

Anita Lowe asked are you creating a new AG user and are they going to be watering ground that was not previously watered, or just taking the agricultural ground that was being watered and split so you have two different owners of the property utilizing the previously irrigated AG ground.

Justin Sip replied that there are no new AG users.

Joey Campbell commented that if an applicant wants to convert half-acre lots to agricultural use in an area that has been zoned for Mixed Use (MU20), they need to be within the TSWS (Toquerville Secondary Water System) service area to apply for that change. Additionally, the board may need to allocate more meters for water usage if that is a possibility.

Justin Sip's explanation suggests that converting a property with agricultural water resources into half-acre lots for residential use can potentially reduce overall water usage. This will also come with the water agreement on new construction of a 0.59 ERC.

Dave Jessop commented that for a 2-inch meter or above you pay the AG rate, if the meter is one inch you pay the municipal rate.

Justin Sip said for an example you bought what was originally AG, and now that AG will be $\frac{1}{2}$ acre lot, a year ago Toquerville City said yes you can do that, but you have to apply for a zone change. The question is why a zone change when you are AG and staying AG. Mr. Sip also said that all the 1 acre lots he is referring to only has a 1 inch meter.

Ty Bringhurst clarified that if you go into an agricultural zone that does not entitle you to the AG rate. anything.

Anita Lowe asked if you have a 2-inch meter and you are dividing your property, do you need to size down to a one-inch meter?

Both Dave Jessop and Ty Bringhurst said yes.

Evaluate 2024 Water Schedule

Ty Bringhurst said he has had conversation with the Naegle's since the modification was made, so we need to formalize this in the meeting. The Naegle's are in zone one, with watering schedule of Wednesday and Saturday from 5:00 am to noon, he starts at the end of watering on Tuesday nights which end at 6:00 pm, he is starting at 1:00 am and runs until 5:00 am. So easy running before the red zone starts so that he could maintain those zones down at the bottom end.

Dave Jessop said that there have not been any complaints about pressure.

Ty Bringhurst said that Loren Lowe brought up to him before the meeting that he is able to notice whether or not the pumps are on.

Loren Lowe said he has noticed in the springs that the pumps have not been on as often, and it might be because the demand is not there. He also said when he turns the water on its only 55 PSI, and usually gets 62 PSI when the pump is on.

Ty Bringhurst brought up in regard to the water schedule is the map, there have been multiple people ask questions about where the lines are and how it all works. Ty suggested we have Alpha engineering or Ryker prepare a new map that is better for the residents to read. Ty said he will take care of getting the map done.

Consider approval of February 13, 2024 TSWS board meeting minutes

Joey Campbell made a motion to approve the February 13, 2024 board meeting minutes, the motion was seconded by Ty Bringhurst, and all voted aye.

The meeting was adjourned upon motion.