Central Iron County Water Conservancy District
Board Meeting Minutes
October 17, 2024

Board Members
Tyler Melling
Andrew McCrea
Paul Nelson
David Harris
Tyler Allred
Spencer Jones

Others in Attendance
Lori Silva
Rick Silva
Jim Grimes
Debra Hartman
Jeff Hartman
Russell Olsen
Linford Nelson

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
Jeff McKee-District Operator
Tyler Glover- District Operator
Christy Tullis-Billing Clerk

CALL TO ORDER: ▪Board Member Harris called the meeting to order at 6:31 PM. Andy McCrea led the Pledge of Allegiance. Tyler Melling offered the invocation.

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

CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD SEPTEMBER 19, 2024:

Board Member McCrea moved to approve the minutes from the Board Meeting held Sept. 19, 2024. Second by Board Member Melling. Motion Unanimous at 6:32 PM. (7:04)

PUBLIC COMMENT: ▪None.

CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS SEPTEMBER 13, 2024 THROUGH OCTOBER 10, 2024: ▪Williams- Highlighted the payment to Dorsett for the SCADA upgrade. There was the payment for the new building, and payment for postage for the year. ▪Williams-Went over the transactions. In September shut offs were higher. There were liens and a fire hydrant repair kit charge for damage to a fire hydrant in Fife Town.

Board Member McCrea moved to approve the payment of bills from September 13, 2024 through October 10, 2024. Second by Board Member Melling. Motion Unanimous at 6:36 PM. (11:05)

REVIEW 2024 FINANCIALS & PROPOSED 2025 BUDGET: ▪Monroe-Highlighted the 2024 financials. He went over the amounts in the checking accounts, the projections, and the construction in progress. On the operational side of the budget, he went over the water revenue, other revenue, gain/loss of capital assets, interest payments, water usage, customer connections. On the capital side of the budget, he went over the different projects the District is working on including Coal Creek recharge Phase 1. There has been $1M spent on this and will be closed at the end of 2024, the District has spent $1.2M in acquiring water rights in Basin 14 (Pine Valley), to date the District has spent $4.4M on the Water Improvement Project. There has been $1.8M spent on the maintenance and office building. ▪McKee-Gave an update on the Cedar Highlands Tank relining that was completed to extend the lifespan of the tank. ▪Monroe-Went over the Harker waterline, Machinery & Equipment, Autos & Trucks. He went over the projections. He discussed receiving funding from USDA, and that we need to complete more of the WIP before receiving funds. ▪Jones-Asked about the funding policy of the USDA, wondering if it was this specific source of funds. ▪Nielsen-Said due to the amount of money, they want the funds to be expended quickly. They want to make sure all funds and the draws happen in a timely manner. ▪*There was some discussion among the board members about this.*

▪Monroe went over the 2025 budget. There was a budget meeting held with the executive committee. He gave a quick overview of the budget. He showed the forecast in revenue. The projection on revenue this year is $1.1M. He highlighted the property tax revenue and the interest revenue and expense. On the capital side of the budget, he went over the projects that the District will be working on. He talked about the backup systems that the District would like to have to be able to provide water in case of a disaster (for example fuel storage). ▪*There was quite a bit of discussion among the Board Members about the backup systems within the District*. ▪There will be a public hearing on the proposed 2025 Budget in November. **(59:45)**

MAINTENANCE & OFFICE BUILDING: ▪Monroe-Said we are about 4 weeks away from the building being done. He has been impressed with the contractor, and felt they have been transparent, on timeline, and on budget.

WATER IMPROVEMENT PROJECT: ▪Monroe-Said that the 4000 N waterline is complete, the 6000 N expected to begin construction next week which will loop 2300 & 1700W lines. The 8-Mile Hills waterline and tank are out to bid, and we have had significant interest.

CEDAR HIGHLANDS: ▪Linford Nelson-Addressed the District Board and said he represents some people from Cedar Highlands that are questioning the tank location. Debra Hartmann, who is a resident of Cedar Highlands-Talked about the Cedar Highlands HOA vote (that would allow the District to place a tank on HOA property) and said that Mr. L. Nelson wasn't allowed by the HOA to see the vote counting. She talked about this for several minutes and said that Mr. L. Nelson is asking the Board to consider his concerns. ▪L Nelson-Talked about the letter that Counselor Willard Bishop sent to District Legal Counselor, Justin Wayment. L Nelson-Said that there is a question about the HOA getting the 2/3rds vote. He is asking the District Board to hold off on awarding the bid for the tank until things are settled. He said he isn't opposed to the tank; he wants to make sure that the correct procedures are followed. ▪Harris-Said it isn't on the agenda to vote on this tonight.

▪Jim Grimes-Addressed the Board. He is the newly appointed president of the Cedar Highlands HOA. Their official response will be submitted to the attorneys; they have reviewed the information considering the voting, and it is their opinion that everything was done correctly.

▪Lori Silva, resident of Cedar Highlands-Asked about the water main break and wondered if the District is going to do anything about that? ▪Monroe-Said he would let her know tomorrow what the District is going to do.

▪Russ Olsen-Said he would personally benefit if the tank were placed higher at a different location than the HOA property.

WATER CONSERVATION: AQUIFER RECHARGE, REUSE WWTP WATER & SUBSIDENCE MONITORING: ▪Monroe-Said he wanted to highlight and thank the community for how well they do during monsoon season. People tend to turn down their irrigation when there is a rainy season. On the reuse side, Cedar City has contracts out to bid on the WWTP they are hoping to complete within the next 10-12 months. He said that the District is looking at putting in the first phase of a pump station and a waterline going west using funds that the District has. ▪Paul Nelson-Asked if the recharge is actually working? ▪*There was quite a bit of discussion about recharge among the board members.* **(1:21:13)**

BASIN 14 (PVWS) PROJECT: ▪Monroe-Said there isn't a lot to update. He has been getting the new staff up to date at the BLM. The new groundwater resource model draft is available to the BLM. Hoping to have a Record of Decision in June.

GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION: ▪Monroe-Said that in the new developments that want to reduce the water right requirements that have to state in their CC&Rs that they will reduce the total amount of square footage based on the water right they want to transfer in the CC&Rs and the District's resolution that was passed states they shall not have more than a certain amount of living turf. The District was approached by Monarch Meadows HOA. They want to reduce the total amount of water allocation for homes so that they can use more water in their common areas. They all agreed they want to do this; but, some homeowners still want to have their large yards. They say they are fine paying the extra money for the overage. The language in the CC&Rs says "shall", but they want the CC&Rs to say "recommended". ▪Melling-Suggested amending the language in the resolution. There should be some language basing it off of usage rather than just turf size. He also suggested including language about water-efficient turf varieties. ▪Monroe-The staff will work on that and bring it back next month. The Festival of Homes gave an award for water smart landscaping to Rose Bradley Homes. **(1:29:02)**

BOARD MEMBERS REPORT: None.

ENGINEERING REPORT: ▪None.

NEXT MEETING DATE: November 21, 2024

Board Member Melling 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 McCrea. Motion Unanimous at 7:55 PM.

Roll Call as follows:
Nelson-Aye
Allred – Aye
McCrea-Aye
Jones-Aye
Melling-Aye
Harris-Aye

Board Member Melling motioned to adjourn the closed session and resume the regular session Board Meeting. Second by Board Member Allred. Motion Unanimous at 9:02 PM.

Board Member Allred motioned to adjourn the regular session Board Meeting. Second by Board Member McCrea. Motion Unanimous at 9:03 PM.

Meeting Adjourned at 9:03 PM.