



Board Meeting Minutes

Wednesday May 28, 2025 @ 6:00 P.M.
102 West Forest Street
Brigham City, UT 84302

In Attendance: Jay Capener, Chairman
Lesley Kendrick, Vice-Chairman
Boyd Bingham
DJ Bott
Brodie Calder
Kelly Lemmon (Electronic)
Tim Munns
Joseph Summers
Mike Braegger
Riggin Holmgren

Excused: Lyle Holmgren, Financial Chairman

Staff: Chance Baxter, General Manager
Jamie Williams, Office Manager

Other: Ridley Griggs, Hansen, Allen & Luce
Jon Schutz, Cohne Kinghorn
Zac Burt, Jones & Associates (Willard City)
Kent Anderson
Randy Moulding

WELCOME

Chairman Jay Capener called the meeting to order at 6:00 pm

INVOCATION & PLEDGE OF ALLEGIANCE

Offered by Trustee Boyd Bingham

DECLARATION OF CONFLICTS OF INTEREST

No conflicts declared

CONSENT AGENDA

A- Adoption of Agenda

B- Approval of Minutes – April 23, 2025

Trustee Tim Munns made a motion to adopt items A-B on the consent agenda, motion was seconded by Trustee Riggin Holmgren; all members vote aye, motion passed.

APPROVAL OF FINANCIAL STATEMENTS – April 2025

In the absence of Financial Chairman Lyle Holmgren, Chairman Jay Capener asked the board if they had any questions regarding the April 2025 financial statements, seeing there were no questions or further discussion, Trustee DJ Bott made a motion to approve the financial statements as presented, motion was seconded by Trustee Mike Braegger; all members vote aye, motion passed.

DISCUSSION

Brigham City and Perry City petitions to withdraw from the District – Jon Schutz, Legal Counsel

Jon Schutz updated the Board regarding petitions from Brigham City and Perry City to withdraw from the District. Both Brigham City and Perry submitted withdrawal requests that were received at the district office on May 19th. The District rejected initial petitions for not meeting 51% voter signature requirements under statute 17B-15-041A sub 4. Brigham City clarified they want the District board to initiate the withdrawal process rather than pursuing petition route. This creates a different legal pathway requiring

board decision to hold public hearings. No 90-day deadline applies to this approach. Perry City has not responded and as of today their position remains unclear. Future presentations will be scheduled for board consideration before any action is taken.

DISCUSSION

Presentation on Bothwell Modeling for Anderson and Moulding Developments – Ridley Griggs, HAL

Four pipeline segments (A, B, C, D) identified for phased construction. Segment A previously planned as 12-inch now requires 16-inch sizing. District budgeted \$1 million for segment A in 2025, responsible for capacity increase from 8-inch to 16-inch. Segments B and C also upsized to 16-20 inch pipes. Federal and state funding opportunities being pursued. Impact fees will recover costs from new developments, but if federal funding secured, impact fees will drop significantly.

BEAR RIVER WATER CONSERVANCY DISTRICT

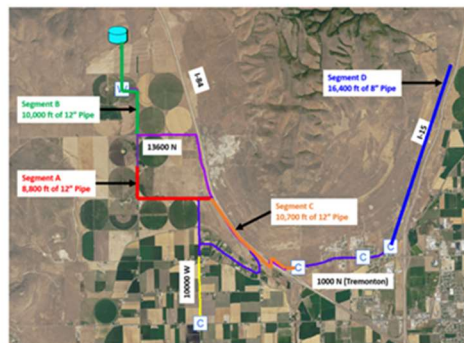
Hydraulic Evaluation of the Bothwell System

May 28, 2025

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HISTORY

- Evaluated April 2023
- No capacity remaining
- Segments identified for pipeline construction phasing



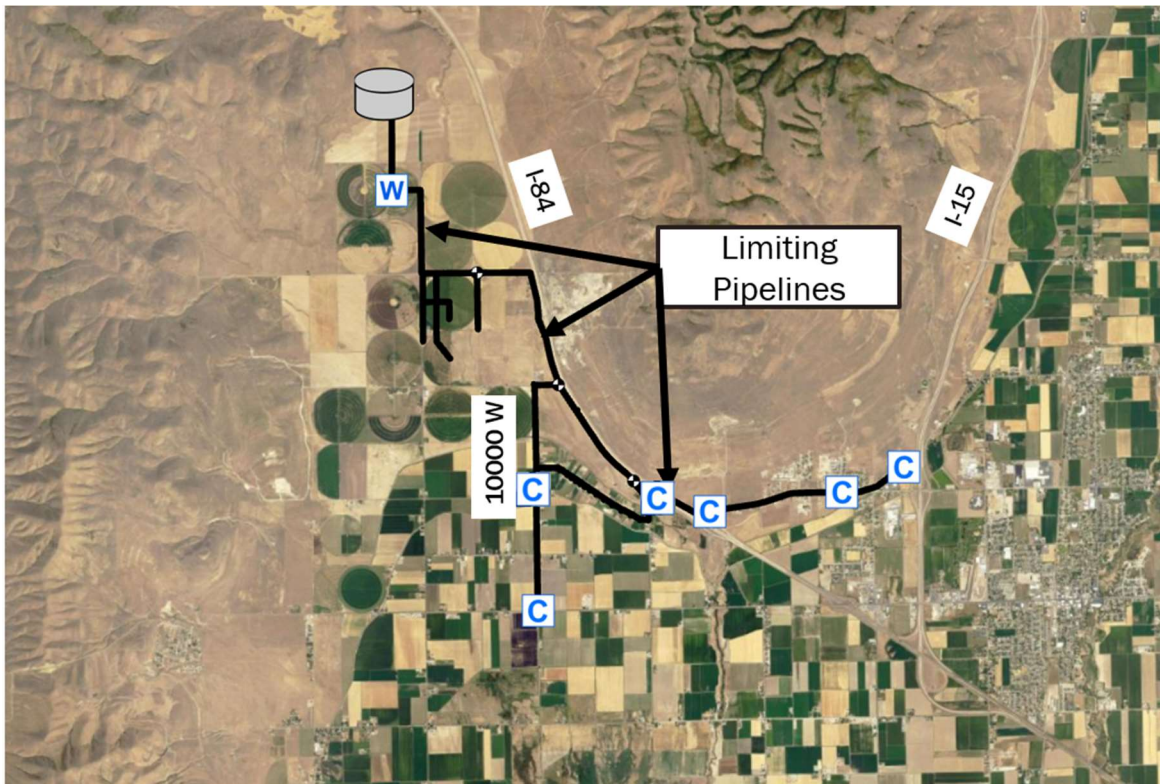
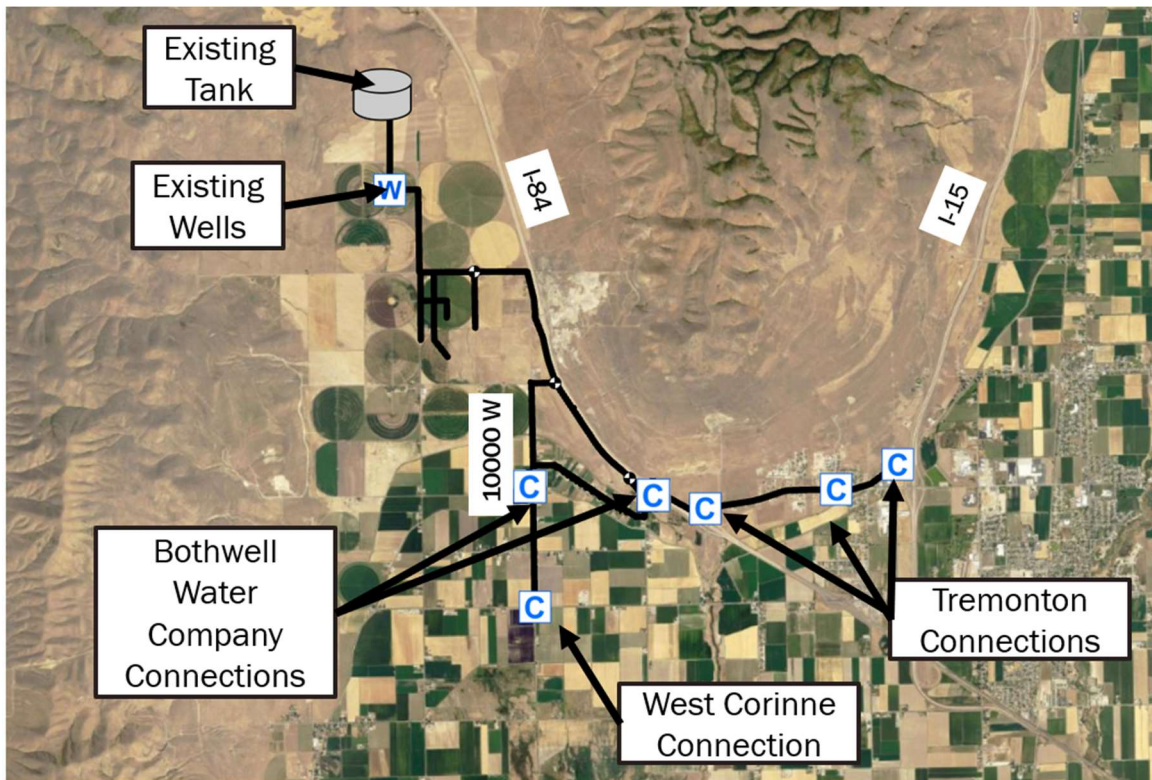
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HISTORY

- Updated Evaluation January 2024
 - Changes in contract amounts
 - Assumed Segment A pipeline would be constructed in partnership with developers

2025 UPDATES

- Changes
 - Contract amounts
 - Future demand projections
 - Segment A not constructed
 - 1,000 gpm fire flow capacity required for new development per Box Elder County Fire Marshal (2024)
 - Development interest in new areas
 - Thatcher Hills Water Company potential interconnection
 - Potential funding opportunities (state and federal)



EXISTING SYSTEM

Table 2
System Capacity Summary

Scenario	Flow (gpm) ¹	Pipeline Capacity ¹	Surplus / Deficit
2025 Peak Day Demand ²	1,145	1,330	+185
2025 Peak Instantaneous Demand	1,245	1,330	+85
2025 Peak Day Demand Plus 500 gpm Fire Flow	1,645	1,330	-315

1. Flow and capacity consider the limiting section of pipe only
2. See Table 1

EXISTING STORAGE CAPACITY

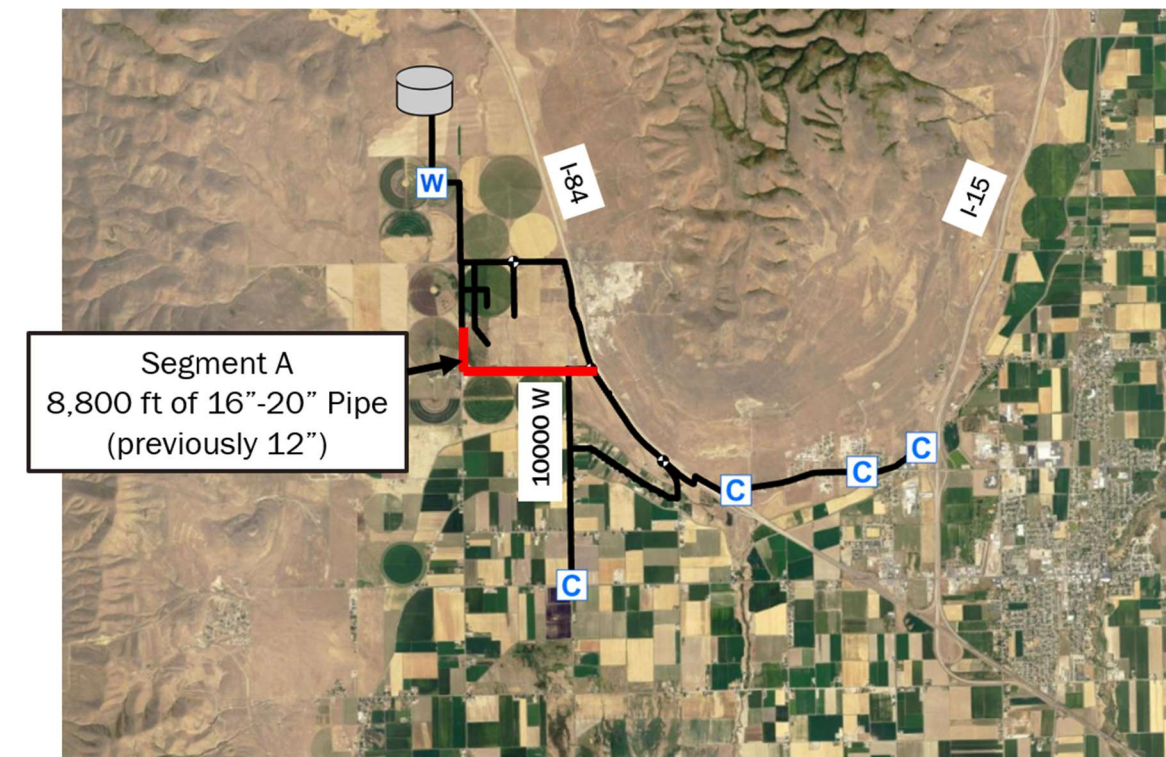
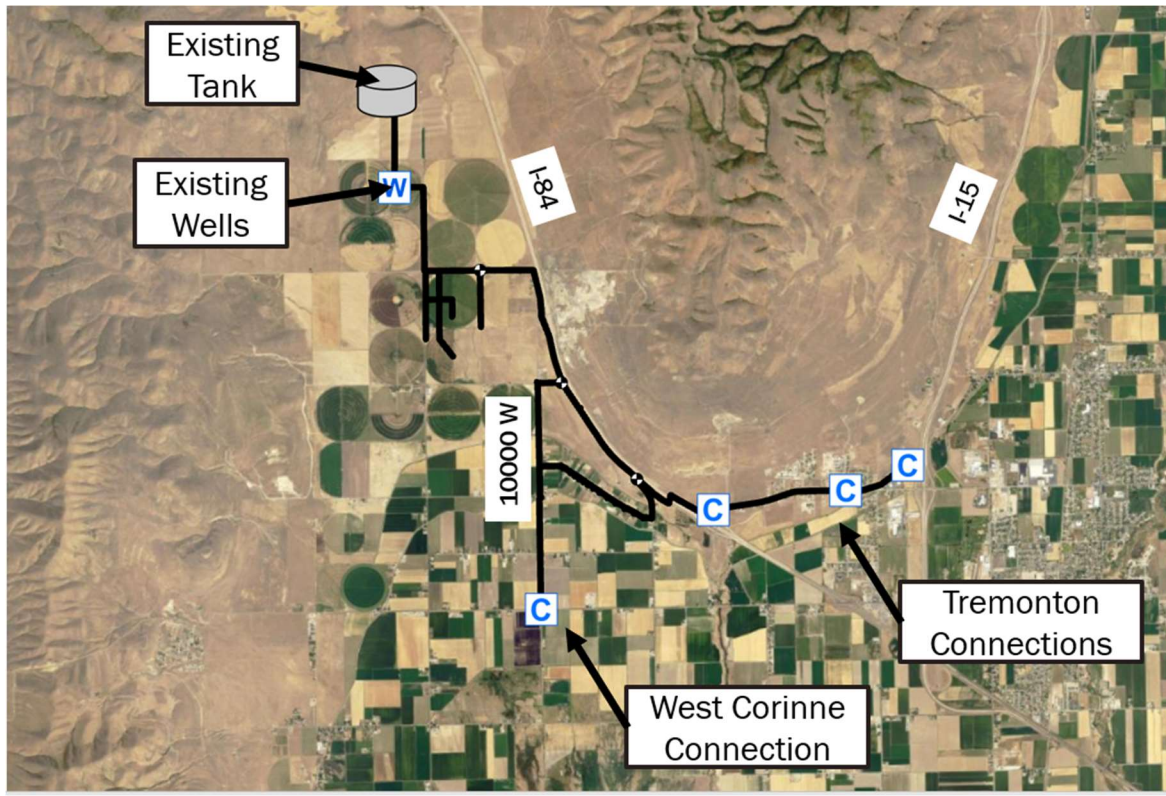
- Storage is at capacity
- New development and/or new wholesale agreements require more storage
- 1,000 gpm fire flow capacity requires more storage

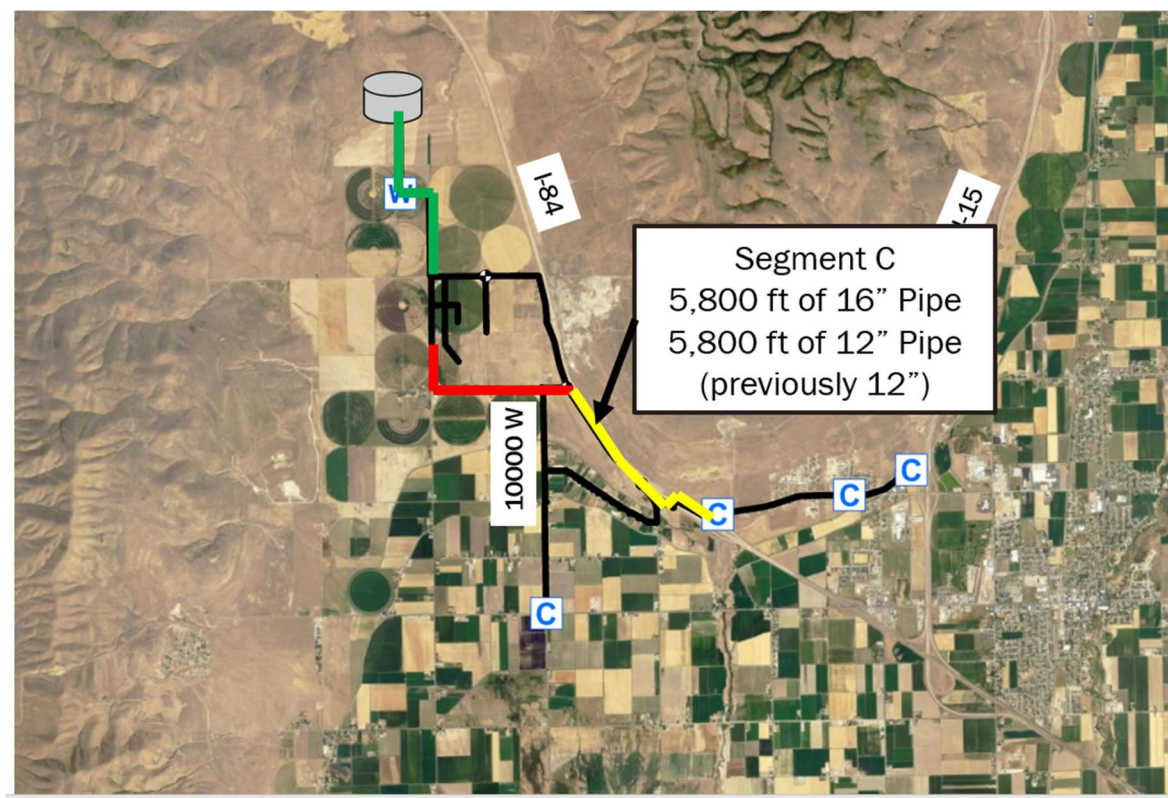
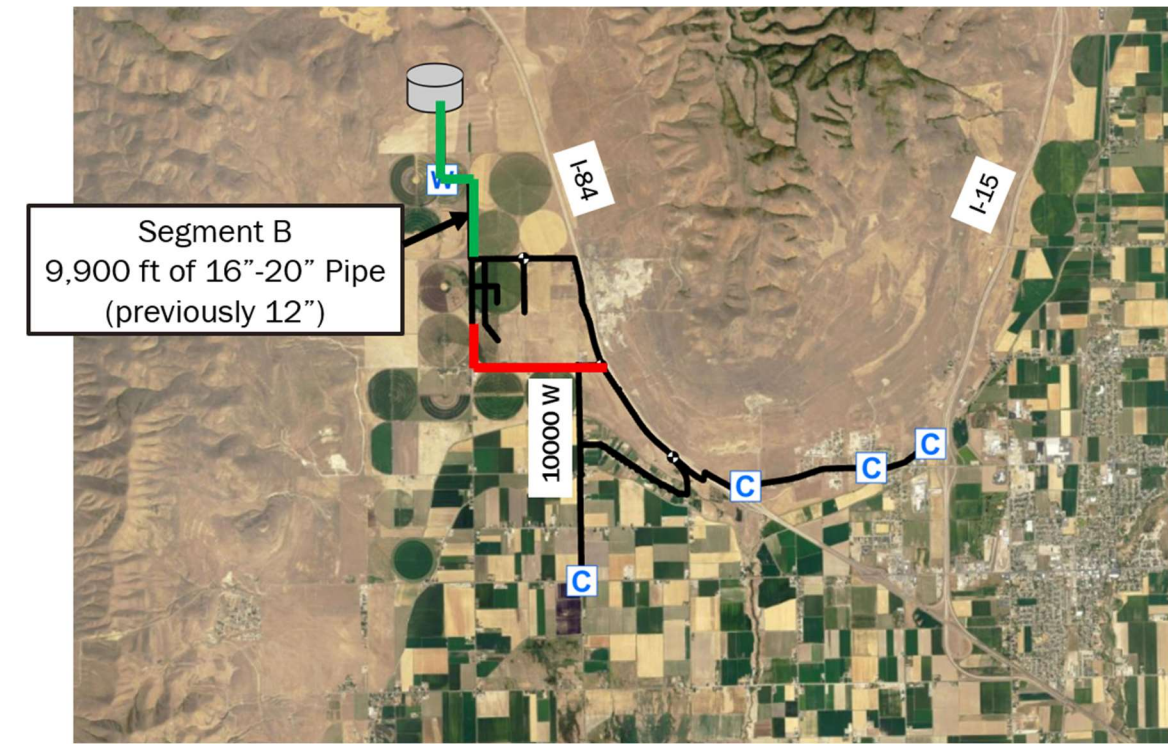
RISK AND REDUNDANCY

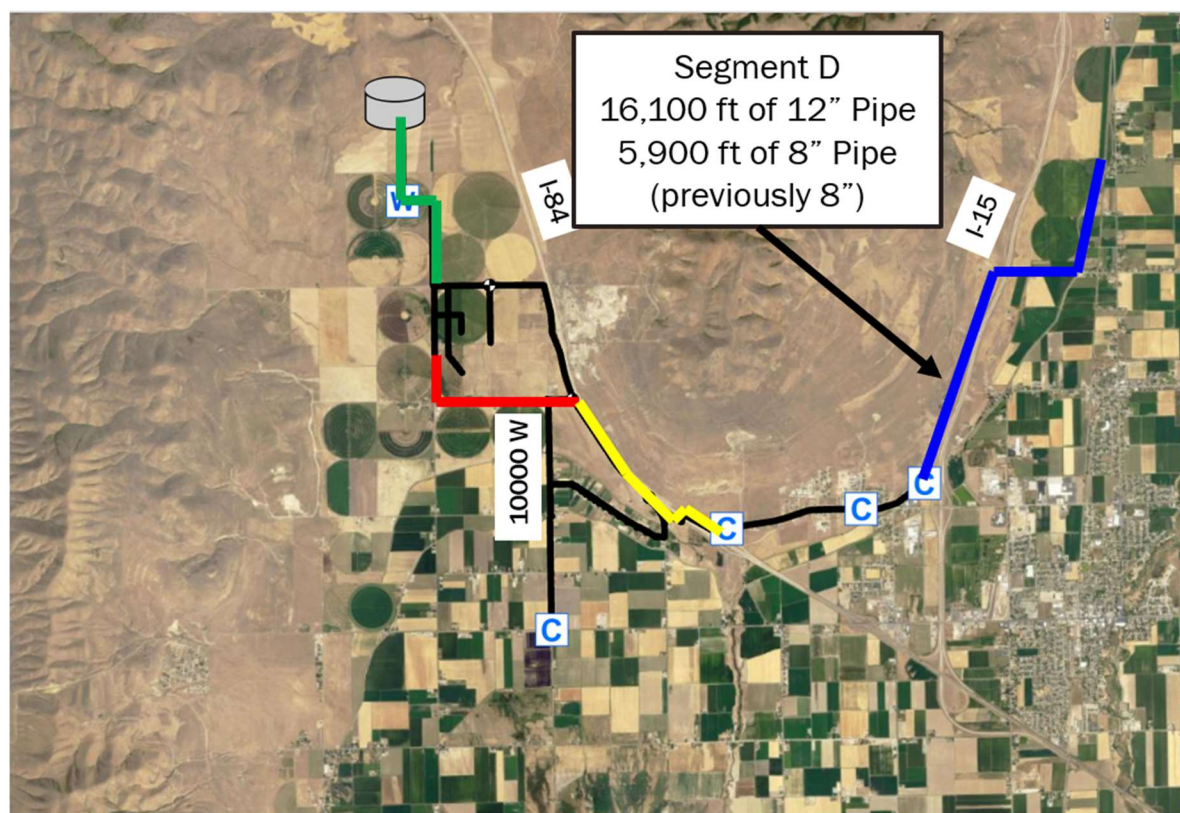
- District has no alternative options if a pipe breaks
- Some pipes are roughly 35 years old
 - 50 year expected lifespan

FUTURE SYSTEM

- 1,000 gpm fire flow capacity
- Connection with Thatcher Hills Water Company based on Board recommendations (April meeting)
- Potential wholesale supply to Garland
- Additional wholesale supply to Riverside-North Garland and Ukon Water Companies
- More storage



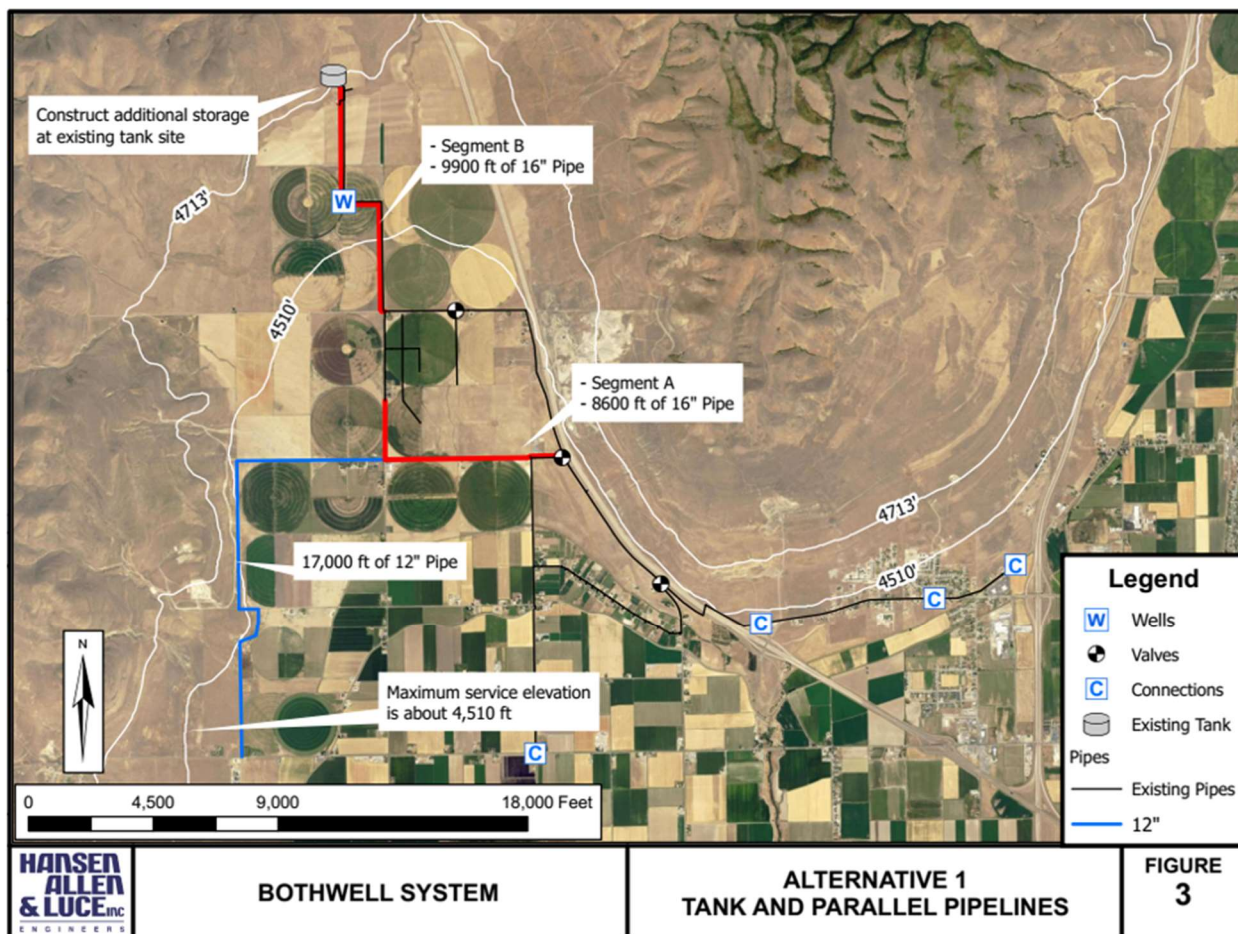
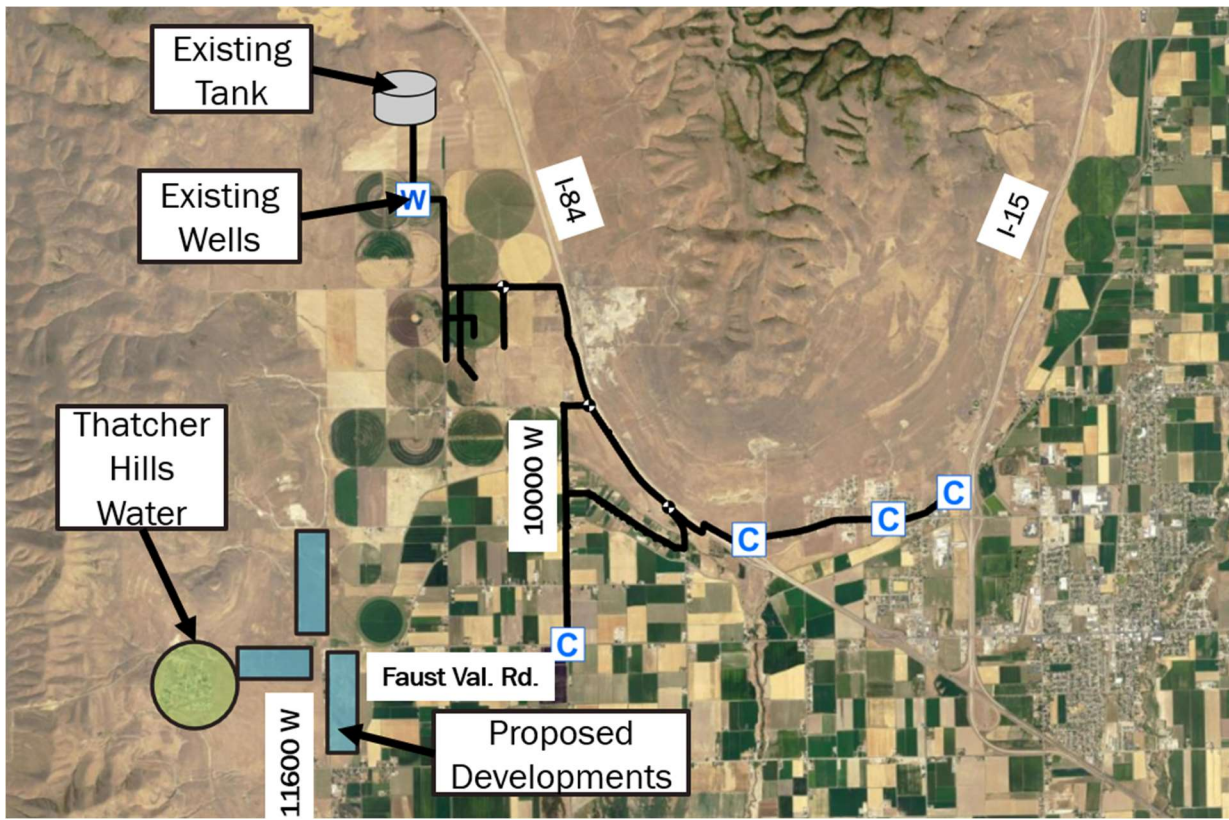


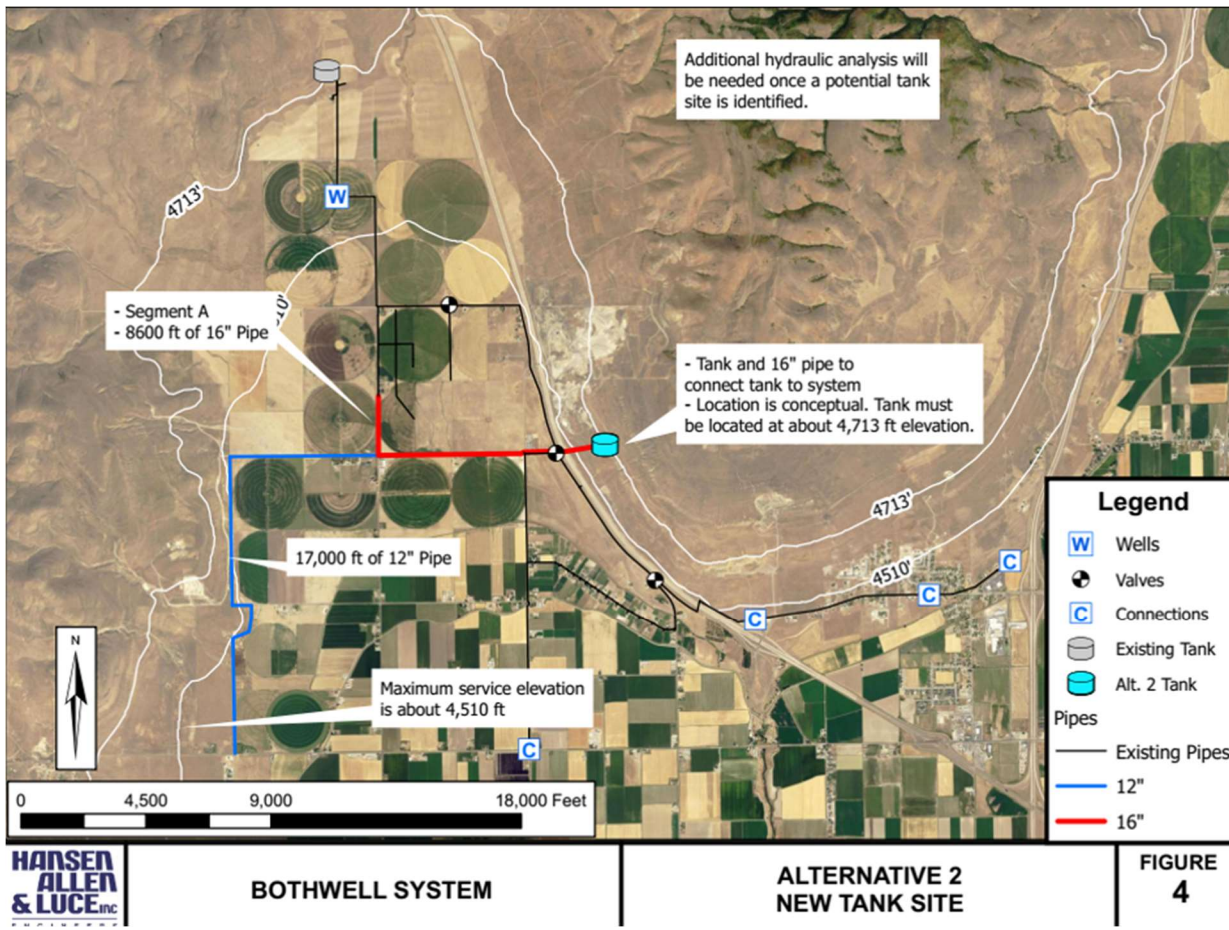


THATCHER-PENROSE DEVELOPMENTS

Anderson-Moulding Water Petition

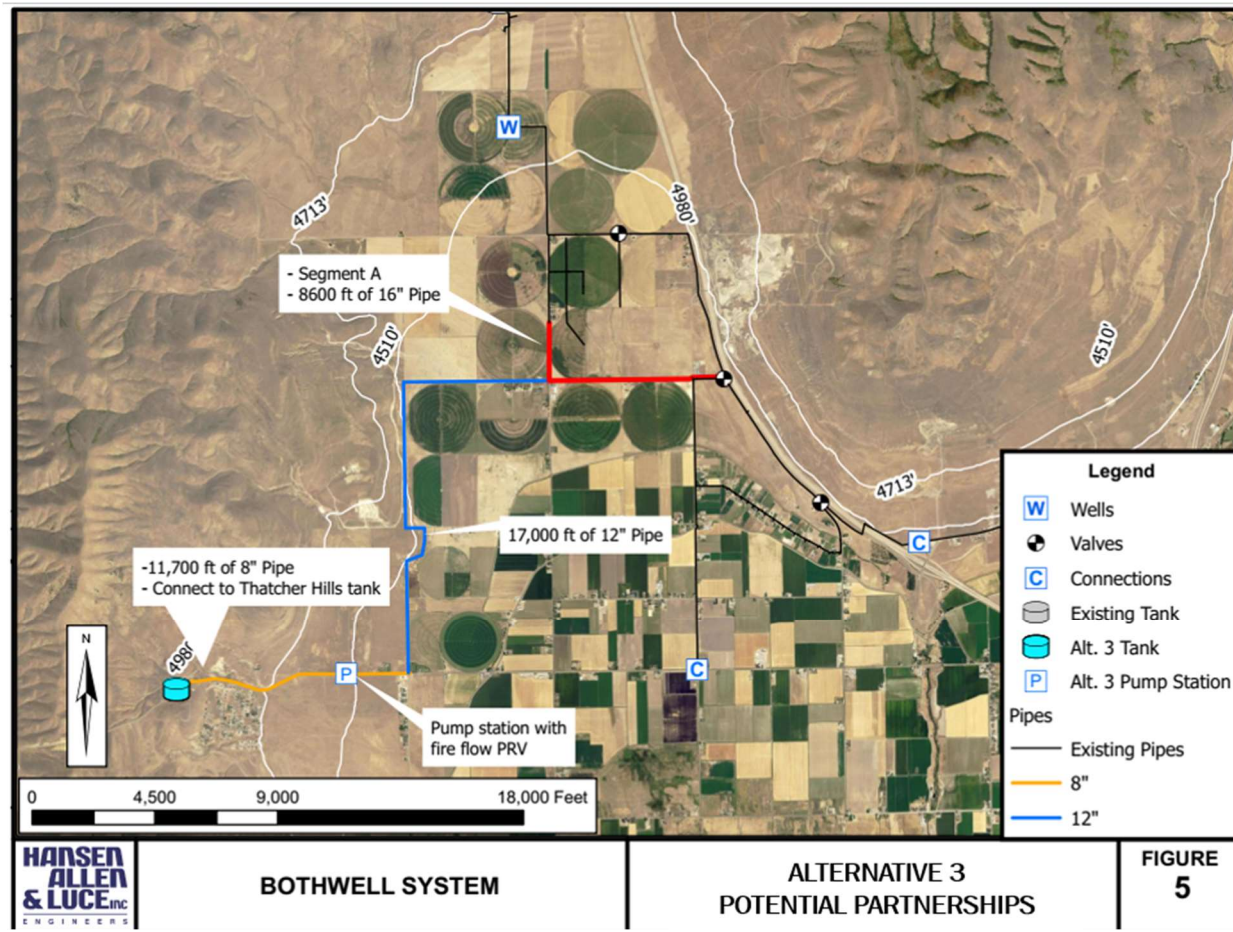
April 2025





POTENTIAL PARTNERSHIPS

- Thatcher Hills Water Company
 - Redundant supply to Thatcher Hills
 - Redundant supply and storage to BRWCD
- Thatcher-Penrose Improvement District
 - Additional point of connection
 - Improves system hydraulics for TPID
 - Relieves demand on undersized pipes in TPID system
 - Better location for wholesale delivery



Alternative	Benefits	Limitations
1 – Tank and Parallel Pipelines	<ul style="list-style-type: none"> Improved fire flow capacity in the Bothwell system Resolves existing storage limitation in the Bothwell system 	<ul style="list-style-type: none"> Maximum service elevation is about 4,510 ft
2 – New Tank Site	<ul style="list-style-type: none"> Improved fire flow capacity in the Bothwell system Resolves existing storage limitation in the Bothwell system 	<ul style="list-style-type: none"> Maximum service elevation is about 4,510 ft Detailed analysis is needed to verify a new tank site would be compatible with system hydraulics
3 – Potential Partnerships	<ul style="list-style-type: none"> Improved fire flow capacity in the Bothwell system Interconnection provides redundant source to THWC and BRWCD Improved TPID system performance All elevations of development can be served 	<ul style="list-style-type: none"> Existing storage limitation is not resolved, but is mitigated by access to additional fire and emergency storage in THWC system Additional coordination with THWC needed to verify feasibility

CONCLUSIONS

- There are several possible options
- Coordination with stakeholders is recommended

RECOMMENDATION TO DISTRICT BOARD

- Provide a will-serve letter to Moulding and Anderson contingent on constructing system improvements as described in this presentation



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ACTION ITEM

A- Willard City – Wholesale Water Contract (11 A/F)

Willard City petitioned for a 11 acre feet wholesale water contract for a 24-home subdivision in South Willard. First such request in South Willard system. The agreement will be between the District and Willard City for wholesale delivery, Willard City will handle retail to the development. Developer will construct all infrastructure including meter station and pays impact fees. Service approved contingent on July 25th moratorium expiration. Take-or-pay contract structure will be established.

Trustee DJ Bott made a motion to approve the wholesale water contract with Willard City pending the end of the moratorium the end of July 25th 2025, motion seconded by Trustee Brodie Calder; all members vote aye, motion passed.

B- Willard City – Financial Assistance for PRV Component \$75,000

Willard City requested \$75,000 assistance from the District for a PRV replacement during a street improvement project on 6th South. The existing PRV is antiquated, buried in dirt, not functioning properly, creating a system choke point. The total project cost is estimated at \$90-95,000 for removal and replacement. District has assisted other municipalities and towns with similar requests. Funds are available in district budget.

Trustee DJ Bott expressed his opposition to the request from Willard City for financial assistance. Bott believes Willard City has the ability to bond, raise rates, or make the payment themselves. Bott is not in favor of the District providing financial assistance. Trustee DJ Bott made a motion to deny the request from Willard City, motion was seconded by Trustee Brodie Calder. Chairman Jay Capener called for a Roll Call vote: Mike Braegger, nay; Riggin Holmgren, nay; Brodie Calder, aye; Joe Summers, nay; DJ Bott, aye; Tim Munns, nay; Kelly Lemmon, nay; motion failed (5-2).

Trustee Tim Munns made a motion to approve Willard City's request for assistance with a PRV replacement for \$75,000, motion seconded by Trustee Riggin Holmgren. Roll Call: Mike Braegger, aye; Riggin Holmgren, aye; Brodie Calder, nay; Joe Summers, aye; DJ Bott, nay; Tim Munns, aye; Kelly Lemmon, aye; motion passed (5-2).

C- Anderson approval of will serve letter based on Bothwell Modeling Presentation (200 con.)

Trustee Brodie Calder made a motion approve the will serve letter for the Anderson Development, with conditions stated from the engineer recommendation, motion seconded by Trustee Tim Munns; all members vote aye, motion passed.

D- Moulding approval of will serve letter based on Bothwell Modeling Presentation (50 con.)

Trustee DJ Bott made a motion to approve the will serve letter for the Moulding Development based on District policies and the Bothwell Modeling Presentation, motion seconded by Trustee Riggan Holmgren; all members vote aye, motion passed.

PUBLIC COMMENT

No public comments

TRUSTEES REPORT

Mike Braegger

No Report

Riggan Holmgren

No Report

Brodie Calder

Ukon's finishing up their well, we should have some reports back here soon of what's going to happen with water resources and temperature and everything. They're getting close to being finished up.

Kelly Lemmon

No Report

Joe Summers

No report

DJ Bott

Please don't take offense to what I'm about to say but it is curious that a project that would Brigham City suggested with the manager of the Bear river conservative district that was zero impact to Bear River's budget and Brigham City's budget raised such a firestorm that we withdrew our request and yet we helped the city tonight with monetary. Please don't take offense to that but I do find it curious. That's all my comments.

Tim Munns

No Report

Jay Capener

No report

(Trustee Boyd Bingham and Vice-Chairman Lesley Kendrick were excused early, no report)

ADJOURNMENT

Trustee DJ Bott made a motion to adjourn, motion was seconded by Trustee Riggan Holmgren; all members vote aye, motion passed.

