



AMERICAN FORK CITY COUNCIL
SEPTEMBER 16, 2025
WORK SESSION MINUTES

Members Present:

Bradley J. Frost	Mayor
Staci Carroll	Council Member
Ryan Hunter	Council Member
Ernie John	Council Member
Clark Taylor	Council Member
Tim Holley	Council Member

Staff Present:

David Bunker	City Administrator
Camden Bird	Assistant City Administrator
Christina Tuiaki	Administrator Executive Assistant
Anna Montoya	Finance Director
Stephanie Finau	Deputy Recorder
Sam Kelly	PW Director
Al Scott	Assistant PW Director
Heather Schriever	Legal Counsel
Chelyse Klepper	Utility Manager

Also present: George Brown, Jocelyn Shelley, Laurel Shelly, Reid Shelley, and Ryan Archuletta

Notice is hereby given that the American Fork City Council held a work session on Tuesday, September 16, 2025, in the City Administration Conference Room, located at 51 East Main Street, commencing at 4:05 pm.

WORK SESSION

The purpose of the City Work Sessions is to prepare the City Council for upcoming agenda items on future City Council Meetings. The Work Session is not an action item meeting. No one attending the meeting should rely on any discussion or any perceived consensus as action or authorization. These come only from the City Council Meeting.

1. **Discussion on the culinary and pressurized irrigation rate study.**

Mayor Frost welcomed the City Council and explained the purpose of the work session: to allow discussion among council members, receive information, and prepare for future decisions that will later come before the Council for formal action. He noted the date and time as September 16 at 4:05 p.m. Councilmember Hunter was absent; all other council members were present. He stated that there was one important item on the agenda, intentionally kept as the sole focus: the culinary and pressurized irrigation rate study. Before beginning the discussion, he invited Council Member John, President of the American Fork Irrigation Company, to provide an update on recent discussions within the irrigation company and how it is moving forward.

Council Member John provided background on his experience with irrigation. He has served on the irrigation board for 22 years, including 15–16 years as president. For nearly 12 years, he has also worked as the President Watermaster, operating the canyon diversion structures that direct water to three irrigation companies and, from there, to five cities at the canyon's mouth. He noted a potential conflict of interest, as he represents the irrigation company while the city is represented by Mr. Bunker. He described past discussions with Mr. Bunker as sometimes heated but always respectful, with both sides advocating strongly for their respective roles. He emphasized that the process has involved significant give and take, ultimately leading to greater mutual understanding.

Council Member John explained that when the pressurized irrigation system was implemented in 2007, several key practices were not formally documented. For example, shareholders have long understood that the water allocated through the pressurized system belongs to them. However, the amount allocated per property was set at double the actual water need—half for the property's use and half for the City to cover carrier fees each year. Although this arrangement has been consistently discussed in meetings and noted in the original engineering study, it was never formally recorded elsewhere. He noted that this lack of memorialization has created some confusion and stated that, despite his dual role with both the irrigation company and the City Council, he has worked to balance potential conflicts of interest since joining the council a year and a half ago.

Mr. Bunker noted that additional work remains to be done, particularly in improving communication with all shareholders. He emphasized the importance of ensuring everyone understands the direction moving forward.

Council Member John described the process of coordinating with the irrigation board and Mr. Bunker. He explained that multiple meetings have been held to work through concerns, and while progress has been significant, the parties are not yet finished. Once final details are in place, a special meeting will be held with all shareholders, including the city, to present the results. He emphasized that substantial progress has been made and that the parties are very close to resolution.

Mayor Frost emphasized that the process ultimately lies with both the irrigation board and the City Council, who will review the information and decisions worked out. He noted that questions can be addressed along the way, as the right people are present to provide clarification. For the public record, Mayor Frost announced that Council Member Hunter had arrived, bringing the full council into attendance. He then turned the discussion over to Camden Bird to introduce how the rate structure could be reviewed and adjusted if needed. He referenced a calculator tool, previously shared by email, as a useful way to evaluate the direct impact on residents.

Mr. Bird noted that a draft of the rate study had been shared with the Council for review and discussion. He invited questions and described the draft as a starting point to evaluate the proposed rates and their potential impact on the community. He summarized the data: there are approximately 8,250 connections in the city, and the current dataset represents 88% of those. The data combines some of the reads from 2024 and 2025, though some readings may be incomplete or inaccurate.

Mr. Bird explained that as meter readings continue, the data will be refined and corrected. He emphasized that when a final decision is made, the goal is to provide a complete and accurate 2025 dataset so residents can clearly understand the impact of any rate adjustments.

Mr. Bird explained that the current analysis represents the best estimate based on available data. He outlined the rate structure, which is organized into seven lot-size groups. For each group, he summarized the average payments under the current rate structure compared to the proposed metered and base rates. He noted that, based on the data, each lot-size group would see an average increase in charges. An initial 20% reduction had been applied in the analysis, but he clarified that it is now understood to be closer to a 30% reduction annually. Mr. Bird stated that if you divide that by a month it may be a more effective way to communicate the impact to residents, as it aligns more closely with what people expect to see on their bills.

Councilmember Hunter asked whether the rates would be prorated for partial-year usage. Mr. Bunker clarified that the base rate is proposed to be charged year-round, while the usage rate would only apply during the months when water is actually consumed.

Mayor Frost noted the importance of providing residents with access to the rate study information and opportunities for public input before any final decisions are made. He asked the council to consider ideas for effectively communicating this information and emphasized the need to ensure the city is aligned on how to inform residents.

Mr. Bird noted that communication strategies could be discussed in more detail later. He summarized the data, highlighting that 72% of connections fall within the first two lot-size groups, and nearly 90% fall within the first three groups in American Fork City, based on the available dataset. He also pointed out that the majority of the data analyzed pertains to residential units.

Council Member Carroll asked whether the 20% reduction applied if residents decreased their water usage by 20%. Mr. Bird clarified that the figure should be updated to 30%, which reflects the typical reduction observed in cities that implement metered systems, according to Bowen & Collins. He noted that this is a common rule of thumb, and simply instituting a metered system is expected to reduce water usage by about 30%.

Councilmember Carroll commented that even a 20% reduction would result in a significant increase in charges for most residents.

Council Member John discussed the phenomenon of “conservation fatigue,” noting that while residents had previously achieved significant water reductions—up to one-third in a single year—over the past three years usage has increased as people have become less attentive to conservation. He highlighted that despite living in a desert environment, many residents now operate under the assumption that water is readily available.

Council Member Carroll noted that calculations by Bowen Collins & Associates ensure that even with reduced water usage, revenue will be sufficient to cover maintenance costs. Mr. Bunker confirmed that the goal is to maintain revenue to cover expenses. Council Member Carroll emphasized the importance of conservation, while acknowledging that significant reductions in usage could impact revenue. Council Member John highlighted that a 30% reduction has been proven effective in similar systems statewide. Mr. Bunker clarified that

the 30% reduction refers to current consumption levels—which are typically above recommended usage—rather than ideal usage.

Mr. Bird explained that the 30% reduction shown in the example reflects actual water usage, while the green indicator represents recommended usage based on square footage, as per Utah State University data. Council Member John noted that the Weber Valley Water Conservancy District has been metered for nearly 20 years and was among the first to observe this phenomenon, which has been presented at numerous water conferences over the past two decades.

Mr. Bird highlighted that, under the proposed rate structure, average annual costs generally increase with lot size up to Lot Size 3. Beyond that, the structure shows a notable decrease in annual costs, primarily affecting large residential lots as well as commercial, HOA, multifamily, school, church, county, and other large-lot properties. He suggested that the Council review this pattern to determine if it aligns with expectations or requires adjustments. Mr. Bird noted that the data shown reflects a 20% reduction scenario, with total costs increasing under the proposed rates but decreasing close to original levels when usage is reduced. He clarified that a 30% reduction scenario was also calculated but is presented in a separate draft. Overall, the trends align with the objectives of the proposed rate structure.

Council Member Carroll asked whether the significant reduction in cost might be due to customers being pushed down to a lower tier as a result of a 20% reduction in usage. Mr. Bird responded that this is possible, noting that the figures displayed represent average tiers based on seasonal usage. He offered to calculate the effects of a 20% or 30% reduction on average tiers to show how costs would change.

Council Member Hunter asked for clarification on the proposed change from using actual lot square footage to a tiered grouping system. Mr. Bird explained that lots are categorized into size groups—for example, any lot under 9,000 square feet falls into Lot Size Group 1, with additional ranges for larger lots. Council Member Hunter noted potential calculation errors in the materials provided, citing an example where a lot of 17,000 square feet was incorrectly listed as 8,300–8,700 square feet.

Council Member Hunter questioned the rationale for transitioning from tracking actual lot square footage to a tiered grouping system, suggesting that using actual square footage multiplied by the current metric might be simpler and more accurate. Mr. Bird noted the recommendation came from Bowen Collins & Associates. Mayor Frost added that the proposal consolidates lots into seven groups instead of three. Mr. Bird clarified that each of the seven lot size groups includes four tiers based off water usage.

The discussion focused on how base rates and tiered water usage rates are calculated. Council Member Hunter expressed concern that the current tiered system feels unnecessarily complicated. He suggested using existing county records of lot square footage to calculate base rates, arguing that this would simplify the process and ensure fairness. He highlighted that under the current tier system, properties at the low end of a group could end up paying more than necessary, while a property just one square foot smaller might qualify for a lower rate, creating inequities.

Mr. Bunker explained that previously there was no tiered structure for pressurized irrigation (PI) because properties were not metered, but with metering now in place, a tiered system could be implemented. Council Member Hunter countered that shifting to a group system was unnecessary since exact square footage data is available and suggested calculating the base rate directly from square footage using a multiplier. Mr. Bunker noted that while feasible, this would require calculating a unique base rate for every property in the city, increasing administrative work. Council Members Carroll and Holley discussed the practicality and fairness of tiered versus exact square footage calculations, noting that a multiplier could place all properties on an equal footing while still allowing tiered rates for usage.

The Council agreed it would be useful to consult Bowen Collins & Associates, who originally recommended the tiered system, to understand the rationale and explore whether the 1-7 tiered categories could be replaced with a single multiplier applied per square foot. Hunter emphasized that this approach would ensure all properties are treated equally and simplify communication with residents, particularly when explaining costs. Mr. Bunker and Ms. Montoya noted that implementing a multiplier system would need to work within the Caselle billing program; while it is currently used for PI based on square footage, the system does not yet account for usage, and further verification would be required.

The Council also discussed the limitations of mapping individual properties to distinguish hardscape from softscape. Mr. Bunker and Council Members Hunter and John noted that mapping every property is impractical, as only a small number of lots are mapped upon request. Mayor Frost observed that the current system provides stability with a fixed cost, and while changes to properties (such as adding or removing grass) are minor concerns, the square footage-based approach could help streamline the process.

Finally, council members emphasized the distinction between base rates and usage rates. Council Member Hunter proposed keeping the base rate calculation simple using a lot-size multiplier while maintaining a tiered rate structure for water usage. Council Member Carroll agreed, noting that this approach would make it easier to explain costs to residents, particularly in cases where small differences in tier placement could cause frustration. Council Member John affirmed the importance of retaining tiered usage rates. Overall, the Council recognized that combining a square footage-based base rate with tiered usage charges could simplify administration, improve fairness, and make communication with residents clearer.

Mr. Bird discussed data analysis and communication tools related to the proposed water rates. He noted that lot size groups show varying ratios of connections to usage, highlighting differences across tiers. He then introduced a mock-up of a dashboard for individual account usage, demonstrating how residents could view their water consumption and billing information. He explained that the software, provided by *Yoppify*, can integrate text and email notifications, display monthly or annual usage, and allow users to compare actual usage against proposed rates. The dashboard could also include links for conservation tips and rebates, tie into Central Utah Water resources, and allow users to view multiple properties or different water types (culinary vs. PI) within one account.

Mr. Bird emphasized that this tool could serve as a primary mechanism for communicating rate changes, helping residents understand the impact of the new rates, visualize potential savings, and see their costs month by month or annually.

Council Member John inquired about the possibility of setting up automated notifications to alert residents when they approach a new usage tier, asking if a single button could enable texts or emails when a threshold is reached. Council Member Taylor noted that current usage tracking could identify how close a resident is to the next tier. Mr. Bird agreed to explore the request, and Mr. Bunker confirmed that email notifications could be sent to warn residents as they are near a higher tier. Council Member Taylor added that displaying remaining usage on the dashboard could encourage conservation. Council Member John emphasized that residents should be able to opt in once for alerts without needing to continually log into the dashboard, simplifying the process while promoting awareness.

Mr. Bunker confirmed they would explore whether residents could set up automated alerts for approaching usage tiers. Council Member John suggested that notifications could indicate when a resident is, for example, 10–25% from the next tier. Mr. Bunker added that residents might be able to customize the alert threshold. Council Member Hunter cautioned that understanding precise gallon amounts could be challenging for some users. Council Member Taylor suggested a simple chart showing tier thresholds and corresponding costs, allowing residents to set alerts in advance. Council Member Holley proposed a default notification system for all 8,000 properties, with the option for residents to opt out if they do not want text or email alerts. Mr. Bird agreed to check if the system could accommodate these features.

Mr. Bunker noted that implementing automated alerts could be complicated because each lot has different tier thresholds, with larger lots allowed greater water usage within tier one. Mr. Bird added that alerts would likely need to reset each month and that residents with multiple properties might complicate defaults. He also suggested that too many notifications could lead some residents to opt out entirely. Both agreed to further investigate the feasibility of these alert features.

Mayor Frost asked about the level of detail the proposed dashboard could provide for pressurized irrigation (PI) meters. He inquired whether residents could track water usage in near real-time—such as detecting overnight leaks or mainline breaks—to help identify issues with sprinkler systems and ensure more efficient water use.

Mr. Bird confirmed that the dashboard allows users to drill into water usage data at various increments—monthly, daily, or even hourly—depending on the level of detail pulled from the Beacon system. Sam Kelly added that the system transmits data every four hours, providing timely updates. Mr. Bird explained that this data is also used for leak alerts, which can detect unusually high usage during off-hours and automatically notify the residents of a potential leak.

Mayor Frost noted that many sprinklers have built-in master valves that can shut off automatically or provide alerts and emphasized that teaching residents to use the dashboard could be highly beneficial. Council Member John shared a personal example, describing how staff helped him detect a previously unknown 4.5-gallon-per-hour leak in his orchard using the system. Council Member Carroll highlighted the usefulness of seeing monthly cost

projections, noting that understanding peak-month expenses would be important for residents. Council Member Hunter added that this is particularly relevant if billing occurs over a seven-month period and expressed interest in seeing a comparison of the proposed rates with actual usage from the previous year.

Mr. Bird explained that the current dashboard example focuses on teaching residents about pressurized irrigation (PI) usage using 2024 data, noting that complete historical data will be incorporated going forward. He described how the system overlays monthly usage for the previous 12 months and includes proposed multi-year tier changes, allowing residents to see how rates may increase year over year. He emphasized that the PI meter dashboard could be valuable for ongoing communication, helping residents compare current usage and costs with proposed rates for future years. He also noted that users could select different years within the data tab to project costs under proposed rates, though he cautioned that the demonstration contained extra detail not intended for the public view.

Council Member Hunter asked whether the multi-year tier changes applied to both base rates and usage rates. Mr. Bird clarified that the projections only account for changes in usage rates, not base rates. Mr. Bunker suggested a hybrid approach, combining a base rate calculated via a lot-size multiplier with tiered bands for usage. This would allow the base charge to remain accurate based on property size while maintaining tier thresholds that indicate how much water can be used before advancing to the next tier. The approach was framed as a way to balance fairness and transparency while retaining the tiered structure.

Mr. Bunker emphasized the importance of using the *Yoppify* dashboard to provide residents with conservation resources, such as links to smart controller rebates.

Mr. Bird added that Central Utah Water can analyze lot size and usage data to target recommendations for specific groups, enabling the city to send personalized notifications about relevant rebates or conservation opportunities. He noted that these efforts not only support compliance with state-mandated rates but also help educate residents and provide resources to mitigate the impact of rate changes.

Mr. Bunker highlighted the need to clearly communicate to residents that rates will increase to fund capital projects approved by the Council. He emphasized that, even with conservation efforts, most bills are likely to rise over time due to these planned investments.

Mr. Bird added context, explaining that rate increases are driven by two factors: ongoing infrastructure costs and the introduction of metering. Even if the city were not required by the state to meter, rates would still need to be adjusted to cover construction and system costs. The combination of these factors ensures that residents will see some increase in their bills regardless of conservation.

Council Member John provided historical context on the original water rate study conducted in 2005. He explained that the rates were based on the Utah State University -recommended water usage amount at the time, with projections made for long-term system costs, including bond obligations. He noted that initial calculations split costs to cover service fees and projected expenses, but over time, inflation and other factors caused actual costs to deviate from those projections. He emphasized the importance of ensuring that the current rate

structure fairly distributes costs among the city, ratepayers, and shareholders, reflecting the increased cost to operate the system compared to the original estimates.

Council Member Taylor explained that state mandates for metering are primarily focused on conservation. He contrasted American Fork City with larger cities like Provo, which do not have secondary irrigation systems and therefore do not meter. He emphasized that American Fork has incurred significant additional costs, including the millions in investment in the secondary irrigation system and the subsequent expenses required for metering, software, and equipment to accurately track and manage water usage. Mayor Frost noted that cities like Provo meter all water through their culinary system, highlighting the difference in infrastructure and associated costs.

Mr. Bunker provided context comparing American Fork's pressurized irrigation (PI) system to cities like Provo and Orem, which do not have secondary irrigation. He explained that in those cities, all water—indoors and outdoors are billed at culinary rates, which are typically higher because the water is treated. In contrast, American Fork's PI system delivers untreated water, which should be less expensive per gallon despite the significant infrastructure costs required to build and meter the system. Over time, Bunker noted, PI water remains more cost-effective than using treated culinary water for outdoor irrigation.

Sam Kelly noted that if American Fork did not have a pressurized irrigation (PI) system, the city would need to invest similar or greater amounts into the culinary system, including increased storage capacity and wells. Mr. Bunker added that these investments would also include water rights. Mr. Kelly emphasized that while funds are being allocated to the PI system, comparable expenditure would still be required for the culinary system in its absence, highlighting the trade-offs in infrastructure investment decisions.

Mr. Bunker recounted the historical debate from 2005 to 2007 regarding water system planning in American Fork. He explained that the council at the time considered building a water treatment plant at the mouth of American Fork Canyon to supply all culinary water, which would have required additional storage tanks and upsizing every culinary line in the city. Council Member Taylor asked why upsizing would be necessary, and Mr. Bunker clarified that outdoor water use is much higher than indoor use. By creating a separate pressurized irrigation (PI) system for outdoor use, the existing culinary lines could be adequately sized for indoor consumption. Without a PI system, all culinary lines would have needed to be upsized to handle combined indoor and outdoor demand.

Council Member John noted that relying solely on the culinary system for all water use would place additional stress on aging infrastructure, significantly increasing the risk of failures. Council Member Hunter observed that addressing this issue could cost around \$60 million. Council Member Taylor expressed frustration that state mandates, such as metering requirements, are unfunded, requiring the city to cover the costs. He compared these mandates to other unfunded requirements, like specialized radio frequencies, emphasizing that the financial burden ultimately falls on taxpayers.

Mr. Bunker noted that the city received a state grant—around \$12 million—for the meters, with Council Member Taylor adding that American Fork received the maximum funding as early adopters. Mr. Bunker emphasized that while the grant covered the meters themselves, it did not fund the ongoing manpower required to read and maintain them each month, which

represents a significant expense. Council Member Carroll asked whether meters were read automatically or via drive-by systems, and Mr. Bunker explained that staff still must monitor the meters, troubleshoot issues, and ensure accurate readings. Mayor Frost added that when the mandate was passed, no specific funding was allocated, and although funds later became available through other sources, including ARPA, there was initially no direct financial support.

Council Member Hunter expressed frustration that, while American Fork has led in water infrastructure and metering, the city has yet to fully capitalize on opportunities such as water recycling programs. He noted that other cities in the water district joined American Fork's grant application and questioned whether this might put the city at risk of losing its lead or funding. Mr. Bunker clarified that the outcome is still pending, and the state engineer has not yet determined whether the proposed reuse program will be approved.

Council Member Hunter added that it would have been simpler if only American Fork had applied for the reuse program, as the city was already positioned to meet the requirements, rather than having multiple cities join and potentially complicate the approval process. Mayor Frost responded that, from a legal perspective, the number of participating cities may not matter; if the application is lawful, the outcome would depend on the merits, and any potential ambiguity could be resolved in court. He noted that American Fork remains uniquely situated to benefit from the program regardless of how many other cities participate.

Council Member Taylor noted that implementing a water reuse program would require American Fork to shoulder significant costs to construct a new plant and update the current Timpanogos system. Mayor Frost responded that these upgrades are already planned, regardless of whether the city pursues water reuse, and clarified that the reuse would involve tertiary treatment. Mr. Bunker added that the city is required to treat water to a certain level before discharge into the lake, a mandate that is being addressed through Timpanogos Special Service District (TSSD) plant upgrades to control phosphorus and nitrogen. If water reuse is approved, the district would not remove all phosphorus, as it acts as a natural fertilizer for irrigation, reducing treatment costs for TSSD.

Council Member Carroll raised a question regarding an aberration observed with large lot sizes, noting uncertainty about how it might impact the current calculations. Council Member Taylor suggested holding off on conclusions until Bowen Collins & Associates rationale for the existing methodology is fully understood, as their calculations may justify the current approach or reveal that square-footage-based calculations could be more appropriate. Mr. Bird recommended revisiting the calculations with Bowen Collins & Associates and reviewing any supporting information beforehand. Council Member John added that it is necessary to confirm with Ms. Montoya whether the software can accommodate calculating individual base rates based on total square footage while maintaining tiered usage rates separately.

The council discussed differences between culinary water and pressurized irrigation (PI) billing. Culinary water is not calculated based on lot square footage, while PI currently uses square footage for its base rate. Council Members questioned whether the software could combine both approaches—using square footage for the base rate and applying tiered usage rates—since each system currently operates separately. Mr. Bird confirmed that the software handles both methods individually, and the key question is whether they can be integrated into working together.

Mayor Frost suggested pausing further decisions on billing calculations until Bowen Collins & Associates provide additional input, noting that their guidance could significantly impact the methodology. Mr. Bird added that if the calculations are remodeled, the goal would be a simpler, more straightforward formula while still covering system costs, with minimal impact on overall charges. Ms. Montoya pointed out that many large lots belong to HOAs or schools rather than individual residences. Mr. Bird concluded by proposing a potential town hall at the end of the watering season to present a full year of 2025 data, giving residents a clear and comprehensive view of usage and charges.

Council Member Hunter emphasized caution, noting that the city should not hold a town hall or publish information until decisions are finalized. Mr. Bird agreed, stating that delaying communication allows time to review and verify the data after the water season ends, ensuring accuracy before sharing with residents. Council Member Hunter noted a potential discrepancy in the lot size data, which Mr. Bird suggested reviewing afterward to confirm.

Mayor Frost clarified that no decisions or approvals have been made yet—the discussion is still preliminary, and the irrigation board has not passed any measures. He asked if any additional information or input from the council was needed for the board, particularly regarding water rights tied to property.

Mr. Bunker explained that the tiered “buckets” are based on allowable water usage in gallons. Council Member Hunter asked if there might be an alternative method for structuring the tiers. Mr. Bunker referenced an email from Rochelle at Bowen Collins & Associates that could provide clarification. Mr. Bird noted he would need to locate the correct email among several in his inbox.

Mr. Bunker explained that Bowen Collins & Associates designed the tiers using lot size ranges to determine allowable water usage. Council Member Hunter suggested using each property’s exact square footage to calculate a base rate while keeping tiered rates for usage. Mr. Bunker agreed this approach could work, noting the original method was meant to simplify tier placement.

Council Members discussed separating the base rate from usage tiers. Mr. Bunker and Council Member Hunter agreed the base rate could be calculated using a multiplier of the property’s exact lot size, while usage would still be managed within the existing 7-tiered groups based on lot size ranges. Mr. Bird noted that lot-sized groups would still apply, as the system is more complex than just applying a single multiplier.

Council Member Hunter raised a concern about the wide ranges in the usage tiers, noting that for a 16,000–22,000 sq. ft. lot, the tier allows 24,000–73,000 gallons—a range he felt was too large. Mr. Bunker and Council Member Taylor explained that the ranges widen for larger lot bands, and Mr. Bunker asked if Council Member Hunter suggested tightening the tiers.

Council Member Hunter suggested that the first tier might need to be larger, noting that his personal watering habits—three times per week, adjusted for rain—haven’t changed much throughout the year. Council Member John clarified that this frequency is consistent across seasons, and Hunter confirmed it’s often even less. Mr. Bird added context from his analysis, explaining that when consumption is averaged across all lot size groups, most users fall

around tier 2, showing that actual usage trends are relatively consistent despite the wide ranges in the tiers.

The council wrapped up the discussion, agreeing that the next step is for staff to confirm with Bowen Collins & Associates whether lot square footage can be used to calculate the base rate. Council Member Hunter emphasized support for using exact lot size for the base rate, while Council Member Taylor noted that once the methodology is confirmed and the software supports it, the calculation can proceed.

Mr. Bunker suggested not mapping lots individually, noting that changes like adding an RV pad or gravel would automatically affect tier placement based on water usage rather than base rate. Council Member John emphasized that the base rate isn't the main factor—tiered usage rates drive costs. Mr. Bird added that they should check with Bowen Collins & Associates regarding lot size group seven, which showed unusual savings compared to other groups.

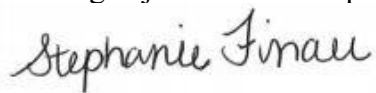
Council Member Carroll expressed concern that if the numbers are generally similar, the tier system might feel unfair. Mr. Bunker noted they'd need to review the data sets, particularly for HOAs. Council Member Holley suggested that large-lot properties showing lower usage likely have minimal grass, such as horse pastures, asphalt, or buildings, rather than irrigated lawn. Mr. Bunker agreed, noting that big parking lots with small, landscaped areas could distort bills if based solely on total lot size.

Council Member Carroll noted that some properties were showing large reductions in bills, which seemed unexpected. Mr. Bunker explained this was due to a high base rate from their large lot sizes. Ms. Montoya added that many of these large lots, like HOAs and schools, are already mapped, so their bills already reflect actual irrigated areas. Council Member Carroll emphasized that this supports not having large reductions. Mayor Frost and Mr. Bird agreed, noting that these properties—schools, churches, HOAs—are complex, often with multiple meters or large landscaped areas, and may need individual review. They plan to continue analyzing the data and potentially consult Bowen Collins & Associates for recommendations.

Council Member Hunter asked whether the roughly 400 mapped accounts included both residential and commercial properties. Ms. Montoya clarified that only residential accounts were mapped, as commercial properties there are too many. Council Member Holley noted this represents less than 5% of total accounts. Discussion focused on fairness in billing: Council Member Hunter emphasized that residents should pay exactly for what they use, not overpay or underpay based on tier brackets or mapping. The Council and Mayor Frost agreed on the principle that users should pay for their actual consumption.

2. Adjourn.

Meeting adjourned at 5:20 pm



Stephanie Finau, Deputy Recorder