

HANNA WATER AND SEWER DISTRICT
BOARD MEETING
MINUTES FROM SEPTEMBER 9, 2025

1. Roll Call

Larry Martin
Brent Crouch
Kim Park
Tim Giles
Ray Gines

Also Present

Wendi Roberts
Chuck Richins – Engineer
Micah Jeppsen – Customer
Brent Bingham
Dax Lamb
Kirk Winegar – Structural Engineer

2. **Minutes Approved** - Board agreed to approve the minutes from the August 12, 2025 meeting. Brent Crouch made a motion and Tim Giles seconded.
3. **Easement Discussion for Micah Jeppsen** – The board, Chuck Richins, and Micah Jeppsen discussed the possibilities for working with Micah Jeppsen on hookups on his Tabby Swale property in reference to him signing an easement for a road widening that will help the county. Micah asked for compromise on costs of his hookup/s and possibilities of placement for hookups for him to have access to water on both sides of the road where his property is. The board voted on a \$10,000 hookup cost for Micah for with the addition of a sleeve running under the road to combine his lots on one meter. This option is only available to him, if he also agrees that if at any point in the future he splits/subdivides his parcel that the sleeve will be capped and shut down and any split parcels will need their own hookup parcel and the hookup cost will be whatever the current hookup rate is at the time of purchase. This option will also save an approximate \$26,000 in asphalt costs on our existing expansion plan. The board took a vote – Ray Gines - yes, Kim Park – yes, Tim Giles – yes, Brent Crouch – yes. Brent Crouch also made a motion and Kim Park seconded the motion. UPDATE – Micah Jeppsen did not agree to the 10,000 option, he wanted the well conversion rate, or he would not sign. Wendi contacted Larry and explained the situation, email and text correspondence was discussed with the Board, all board members agreed to adjust the hookup rate, other than Tim Giles, majority vote passed and a memo was signed for Micah Jeppsen with the stipulations that were approved and the easement has been signed and recorded for the county.
4. **Engineering Update and Warehouse Discussion** – The board reviewed the potential warehouse/office space Kirk gave an approximate cost of \$675-700,000 for a rough estimate, based on a similar project in Southern Utah that was recently completed. The presented design

is approximately 3600 Sq ft, with all insulation. The board wanted to see multiple changes made to the existing design, that were previously discussed and also need to know what the approximate design cost will be for the budget. Also, need some info on the water infrastructure that will be needed for the potential filling station to make sure the office/warehouse space will allow for that possible addition in the future. The board discussed the changes they want made; the board would like the doors moved, decrease in the overall size, remove one restroom, add the potential filling station area, move the stairs to the outside of the shop and need a design layout on property.

5. **Operator Update** – Dax has been working on maintenance and will be working on an inventory list. Dax asked about a dumpster for the Hanna Water yard, Tim Giles offered the use of the dumpster behind the Hanna Café until November. The board will look at the addition of a dumpster when we know the building will be there and placement. Dax is going to work on a checklist at each location and make a priority list on repairs, Brent Bingham will help him with the priority. Gines well does still need the repairs from the pipe freeze last winter when the heater went out. He will also work on the GPS locations for all the meters. The board also discussed a few regulations - amount for purchases that Dax can make without approval, the board decided on \$500, the Hanna Water truck cannot have extra passengers. Dax will also be looking for a gas detector for entering closed spaces, a google phone number for the operator and Dax plans to do the online Operator Certification that is at the end of October.
6. **Administrative Update and Discussion** – Brent Bingham attended the meeting with a possibility of becoming a permanent board member, the board discussed the possibility and Brent B also presented that he could still attend the water conference and keep up on his Operator certification with the CE credits and he would be able to stay as a backup for that position as needed. After discussion Brent B decided he would wait to have the board vote on him becoming an official board member until he is done training Dax with the operator position, because he is being paid for the training time. Wendi sent her hours to Brent Crouch for the operator work that she was doing when Brent B was injured, Brent C made a motion to pay Wendi \$2072.00 for those hours. Kim and Tim seconded the motion.
7. **Finances** – Checks were signed and bank statements were attached for review
8. **Meeting Adjourned.** – Next meeting, October 14, 2025