

PRICE RIVER WATER IMPROVEMENT DISTRICT
December 16, 2025

A regular meeting of the Board of Trustees of the Price River Water Improvement District was held on Tuesday, December 16, 2025 at 7:00 pm at the District's Service Center located at 265 South Fairgrounds Road, Price, Utah.

Present

Keith Cox	Jeff Richens	Gary Scow
Rick Davis	Micha Marrelli	Steven Scow
Ed Chavez	Kiera Luke	Camille Scow
Scott Jensen	Chris Haycock	
Barney Zauss	Jeff Nielson	

The meeting was called to order by Chairman Cox. He expressed that the meeting would follow the order on the agenda, and that all board members were present. He then welcomed all in attendance at the meeting.

PLEDGE OF ALLEGIANCE

By invitation from Cox, Davis led all in attendance in the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

Steven Scow and Gary Scow appeared before the Board during the public comment period to address concerns regarding the placement of two water meters to serve their personal property southwest of Wellington City. Steven Scow began by asking whether the Board had been briefed on the matter prior to the meeting. Board members indicated that they had just received a letter with an image from Gary Scow upon arrival to the meeting. Steven Scow stated that all required fees for these two connections had been paid. Steven Scow then reviewed the submitted image to explain the situation. He identified an existing stock watering meter owned by Brandon Scow and noted that the properties under discussion are located further east. He explained that they have been advised that the District would install the service line across the roadway and install the meter on their side of the road, but it would require them crossing beneath their graveled farm access road to install their service line eastward. The markings shown on the image reflect the Scow's alternate proposal. Steven stated that the primary issue is determining whether service can connect to the 8-inch line after the fire hydrant or the 6-inch line that feeds the fire hydrant. He expressed a preference for the District to cross the roadway on the diagonal rather than having to cross their farm road in order to reduce construction impacts and cost.

Gary Scow then addressed the Board, stating that he and his son have already invested approximately \$20,000 in fees and other required expenses related to the project and are seeking to avoid additional unnecessary costs. He stated that he requested placement of a meter with District staff, but was told that isn't how the District installs service lines and meters. He shared that Jeff had informed him that the meter could not be connected and set in that location. Gary further stated that he worked for 28 years as an inspector for PRWID and expressed frustration with being told where a meter could or could not be placed. He noted that, under the proposed configuration, he has been informed that connection to the 6-inch fire hydrant line would not be

allowed for several reasons. Having paid all required fees, Gary said he would like the meter placed in the location he prefers.

It was noted that the as-built records indicate the existing stock watering meter currently in place is connected to the fire hydrant line. Cox stated that if further action is required, the matter could be placed on a future meeting agenda for formal consideration. Gary Scow asked whether the Board had reviewed the applicable specifications to which they indicated that his presentation is the first they have heard in this matter. Davis asked for clarification as to whether the concerns raised during the meeting had been adequately discussed with Board members in tonight's meeting. Gary Scow confirmed that they had. Gary Scow concluded by offering to provide a site tour to the Board if doing so would assist in their understanding of the situation.

POSSIBLE CONFLICTS WITH AGENDA ITEMS

There were no conflicts with agenda items.

MINUTES

The minutes of the December 2, 2025 meeting were reviewed by the Board. One typo was fixed, upon which there was a motion by Jensen to approve the minutes. Chavez seconded and the motion was approved unanimously. AYE: Chavez, Davis, Cox, Jensen, and Zauss.

DEPARTMENT REPORTS BY BOARD MEMBERS

Chavez shared that the Fleet Department reported that routine preventative maintenance continues on all equipment, trucks, and SUVs. Unit #3, a 2014 Chevrolet 3500HD, was found to have leaking engine oil cooler lines, and parts have been ordered for repair. The Polaris Ranger UTV was diagnosed with a warped front brake rotor. Unit #22, a 2013 Chevrolet 3500 HD, sustained damage to its service bed during loading and replacement parts have been ordered and will be painted and installed. The Genie GS1930 scissor lift experienced a hydraulic failure and staff is currently sourcing a replacement motor and pump assembly. Interior work continues on the Bay 2 to Bay 3 separation wall. All components for the East Building's permanent air compressor system have been received and will be installed as workload allows. ELDT theory training began December 1, 2025, and all participants passed required testing. Daniel Martinez and Rustin Kay are scheduled for their Utah State written exams, while Scotty Burns will complete the manual transmission driving skills test.

Davis reported that over the past few weeks, administrative work included managing time cards and purchase orders, attending supervisor meetings, filing work orders and sample results, ordering parts. Braxton has been temporarily assigned to the Fleet maintenance crew until March 2nd. The water crew completed weekly station checks, assisted with work orders, and addressed a leaking meter at 1516 W. Gordon Creek Road, finished the Miller Creek wash project, inspected the fence project on Four-Mile Hill, and repaired settlement issues in Coal Creek and Miller Creek. The sewer crew performed weekly station checks and inspections, assisted with work orders, repaired a leaking 3" waterline on 620 N., fixed a washout near Tom Matthews' house, and cleared roots from a lateral on Kenilworth Road. The blue stakes crew completed monthly samples, emergency and daily blue stakes, assisted both crews during absences, and began inspection of air-vacs as time allowed.

Jensen reported that over the past few weeks the staff at the Wastewater Treatment Plant have continued sampling for the State COVID-19 and measles monitoring study. Operations included refilling the East Facultative Sludge Basin and pumping the West Facultative Sludge

Basin to the farm field. Crews focus on winterizing equipment throughout the plant, along with cleaning the shop and performing routine pump maintenance. The SCADA system was repaired with Castle Gate Engineering replacing the Allen-Bradley network module. The annual State inspection was completed successfully. Staff also continued work on replacing the WIN911 callout system and performed maintenance on gravel roads around the plant. During this two-week period, 266 laboratory tests and samples were collected and analyzed for process control and State Discharge Monitoring Report requirements.

Zauss shared that the Water Treatment Plant continues to receive approximately 600 gallons per minute from Price City. Two operators are currently attending Entry Level Driver Training (ELDT) for their CDL licenses, requiring remaining staff to cover additional lubrication schedules and cleaning duties. Brentwood is scheduled to perform a free inspection of the pretreatment basin chain and flight system in January, as wear on the wear strips has been noted. Staff has developed a list of 15-30 minute weekly training topics to strengthen operator knowledge with operators leading the sessions on areas relevant to plant operations and equipment. Plans are in place to drain and clean the flocculation and sedimentation basins and inspect piping between the ozone and floc buildings when staffing allows. Crews have also been using plant downtime to flush chemical transfer piping, change oil, and complete other maintenance tasks to prepare the plant for the upcoming spring water production season.

CUSTOMER REQUEST TO COME BEFORE THE BOARD OF TRUSTEES

Chair Cox recognized Jeff Nielson, who purchased a home near Helper in August. Mr. Nielson explained that while the home was unoccupied and undergoing remodeling, a significant amount of water usage was metered between September and October. A contractor hired by Mr. Nielson hit and repaired the water service line in mid-October requesting the District's presence to turn off the meter. The meter was turned on after the repair and has been reading normal usage. During the period from September to mid-October, Mr. Nielson estimates that the meter recorded usage of approximately 17,000 gallons per day, resulting in a bill exceeding \$2,000. Mr. Nielson stated that no leak was ever found, there has been no outside watering, and all irrigation was supplied by secondary water. He requested further reduction of the bill beyond the District's existing leak adjustment policy.

Board members asked clarifying questions regarding meter readings, valve locations, potential sprinkler systems, outbuildings, and the contractor-caused mainline break on October 13. Mr. Nielson stated that the high usage occurred prior to the line break. Operations staff explained the meter's history, valve configuration, and that electronic meters retain 90-day usage data. It was noted that billing notices had been sent to the property address at the request of Mr. Nielson and not the Nielsons' primary residence resulting in no one seeing the usage increase in August and September.

Trustees discussed the likelihood that a leak of this magnitude would typically be visible, but not always, given the proximity of the river, and that the meter was unlikely to be faulty and then begin working again by itself. The Board also noted that further bill reduction would shift costs to other District customers. After discussions were completed, Zauss moved to deny the request for additional bill reduction, waive interest and penalty fees, and allow Mr. Nielson to pay an additional \$100 per month toward the balance. Jensen seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

MANAGER'S REPORT

Richens reported on a recent canal shutdown caused by an oil tanker incident. He explained that a ditch company is considering pursuing legal action against the trucking company responsible for the incident. PRWID, which owns 6.94 shares in their company, is proposing not to participate in the legal action. The board members agreed. He also reported that repairs to an exposed water line in Drop Wash have been completed and all documentation will be submitted to the Army Corps of Engineers for review and approval. He then reviewed current hydrologic data, noting that Scofield Reservoir is performing well while many other reservoirs remain at or below median levels as of December 1, 2025 with current soil moisture in our area likely contributing to the coming spring runoff. He also reported that the Tax Increment Finance documentation for the expansion of the RC Solar project northeast of Wellington has been finalized with eligible expenditures counting through 2029.

OPEN A PUBLIC HEARING TO OPEN AND ADJUST THE 2025 BUDGET AND TO REVIEW, DISCUSS, AND ADOPT THE 2026 BUDGET

At 8:01 p.m. Chavez moved to open the public hearing to review and adjust the 2025 budget and to review, discuss, and adopt the 2026 budget. Davis seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

Micha explained the need to transfer \$1.4 million from the administrative budget to the fleet department due to asset classification changes, as well as a proposed \$300,000 increase to a payroll-related budget line to ensure coverage through year-end. The Board discussed departmental differences between the 2025 and 2026 budgets.

Upon completion of discussions, Zauss moved to close the public hearing at 8:16 p.m. Chavez seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

APPROVE MODIFICATION TO THE 2025 BUDGET, ADOPT THE 2026 BUDGET, AND APPROVE RESOLUTION 2025-3

Davis moved to approve the 2025 budget adjustments as presented and discussed. Zauss seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

Chavez moved to adopt the 2026 budget and approve Resolution 2025-3. Zauss seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

DISCUSSION/REVIEW OF PRIVACY POLICY AND APPROVE RESOLUTION 2025-4

Richens presented Resolution 2025-4 regarding the District's privacy policy. Legal counsel reviewed the policy, resolution, and annual report form and confirmed they meet all statutory requirements for a district of PRWID's size.

Zauss moved to approve the privacy policy and Resolution 2025-4. Jensen seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

DISCUSSION OF FUTURE CAPITAL FACILITIES PROJECTS

Richens reviewed the capital facilities projects submitted from all departments. He discussed the water plant projects, noting that PLC upgrades are needed but that other proposed improvements may be deferred until there is a need for a plant upgrade as we aren't running near capacity except for short periods. He shared a conversation he had with Michael Clark of Keller Associates regarding the water and sewer river crossings, which may be a higher priority. Additional discussion focused on the needs of the fleet department and wastewater treatment plant.

Richens expressed that while improvements are needed at the wastewater facility, priority may need to shift toward evaluating water and sewer river crossings and areas with repeated line repairs. No formal Board direction was required, and Richens will coordinate with the engineers to begin evaluations.

APPROVE EMPLOYEES TO ATTEND THE RWAU ANNUAL CONFERENCE

Staff is requesting approval to send Brent Richardson and Christ Matthews to attend the Rural Water Association of Utah conference.

Chavez moved to approve two employees to attend the RWAU Annual Conference, Jensen seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

TAX INCREMENT FINANCE PLAN ADJUSTMENT APPROVAL

Richens presented the proposed adjustments to the Tax Increment Finance plan related to two motel projects planned near JB's Restaurant. Price City's committee has proposed extending all applicable dates by one year, except those identified in Addendum 5 which will keep the required completion dates at 2033 with the first motel anticipated to be completed in 2027.

Zauss moved to approve the adjustment. Davis seconded and the motion carried unanimously. AYE: Chavez, Davis, Cox, Jensen, Zauss.

APPROVE COST SHARING FOR WATER RIGHTS LEGAL SERVICES

Richens reported that Price City is still working through details related to leadership changes, while Helper and Wellington Cities have expressed intent to participate. The item was tabled to a future meeting to allow time for all potential participants to confirm their involvement.

CLOSED SESSION

There was no need for a closed session.

UNFINISHED BUSINESS

Richens shared that a draft executive summary was received from Hazen and Sawyer and expressed concern that their estimates show that an upgrade to PRWID's water plant would result in a much higher cost than an upgrade to the Price City water plant even though the District's plant is already at greater capacity. He also reported that District crews assisted Helper City with a grease problem in their system.

Richens then took time to formally recognize Chairperson Keith Cox at his final meeting, honoring his 28 years of service on the Board and to employees, seven election cycles, and decades of service to local water boards. Cox expressed his love and appreciation for the people he has had the opportunity to work with. He will miss being here. He wished the District well moving forward.

Cox then raised an additional matter and asked what the Board thought about the possibility of resolving the ongoing issues with Gary Scow regarding water meter placement. Richens responded that Gary Scow has specifically not communicate directly with him, requesting instead to speak with other District employees. Richens clarified that PRWID's responsibility extends from the main water line to the meter. He further addressed discrepancies in some of the statements made by Mr. Scow. Richens explained that Brandon Scow's and the Sampinos connections have always been stock watering connections not residential. Richens stated that the day before this meeting was the first time he had been made aware of Mr. Scow's request to place additional meters. He further explained that the letter provided to the Board tonight by Mr. Scow had not been previously shared with any District staff. Richens explained that standard practice is to place

service lines and water meters as perpendicular to the mainline as reasonably possible and confirmed that this is the same practice used in Price City, Wellington City, and Helper City. Zauss asked what potential solutions might exist to address the situation. Richens responded that options could include the developer extending the main water line to the east or installing the service line and meter straight across the road. Jensen clarified that, in order to relocate a meter, the cost of such work would be the responsibility of the customer. Richens also addressed Mr. Scow's request to connect to the 6-inch hydrant line, noting that such connections are only allowed as a last resort as the integrity of that line must be considered. Cox suggested that the matter be placed on a future agenda to allow for structured discussion. The Board agreed to place the issue on the January 6, 2026 meeting agenda for further review and discussion with Mr. Scow. Davis requested that District staff prepare information outlining what PRWID would propose as potential options prior to that meeting.

With no further business, the meeting was adjourned by a motion from Zauss which was seconded by Jensen at 9:09pm. AYE: Chavez, Davis, Cox, Jensen, and Zauss.



Rick Davis, Vice-Chair



Kim Wood, Clerk