

# Construction Update

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## General Discussion

- A license is assigned to the phone and goes where the phone goes.
- Today is January 6, 2026, and this is the meeting of the BRE Brooklyn Special Service District at Elor Town Hall.
- Attendees: Brent White, Tyler Monroe, Matt Dyerling, Debbie Barney, Ralph Brown, Malcolm Nash, Parker V. Burke, Samac, Valerie Hopper, Scott Hanson, Coy Barton, and Cody Hanson.

## Approval of Minutes

- An email was sent regarding the minutes from the November 25th meeting, but it should be December 16th.
- Debbie Barney will provide the minutes from the December 16th meeting.
- Approval of the minutes will be held off until the next meeting.

## Construction Project Update

- Silver Spur is about 2/3 of the way through the main line of the total project.
- Remaining work on the main line: South Street, 1400 South, and a bit north to south on 400 East.
- House connections are planned to start around the first of February.
- The original finish date was mid-June, but they are trending towards finishing a month or two early.
- In theory, they should be able to do two or three house connections a day.
- Road repair will likely be done in May when it warms up.
- A second crew is being brought on to work on 1150 up to Brooklyn Road and side streets.

- They can't get closer than five feet to the houses.
- Working to get a price for the rest of 1400 South to Russell there, planning to use EPA money to change order into their contract.
- They will go all the way down and put a hydrant.
- On 1400 South, they are going to just where the canal comes across.
- On 1150, they are going to the corner of 800 East.
- Cody has been moving equipment down for the beine stuff.
- They were going to start laying pipe on Monday, but the rain pushed them back.
- They may start laying pipe tomorrow.

## **Road Repair Discussion**

- There will be some road repair along Brooklyn for all the entrances.
- The plans will be pulled up to show how it's called out on the plans.

## **Gravel and Road Repair**

- Contractors will try to clean up gravel as they go, sometimes using belting or plywood to avoid mixing dirt and gravel.
- The bid package addresses road repair for every driveway, whether gravel or asphalt.
- There may be instances where the road repair is missed or not enough is called out.
- For Raymond's property, there's a question of whether to asphalt the entire frontage to blend it in, which could be done if it makes sense.

## **Construction Access and Coordination**

- Some residents only have one way in and out of their property, so contractors need to be accommodating.
- Cody and company need to be aware of access issues, especially for residents with single access.
- Access issues should be put on the weekly construction agenda for Cody to review.

## **Weekly Construction Meetings**

- Weekly construction meetings are held on Wednesdays.
  - Silver Spur is at 3 PM.
  - HMM is at 4 PM.
- Meetings are held at the job site.

## **Review and Asset Transfer Agreement**

- There were proposed changes to the review and asset transfer agreement.
- No updates are available on the asset transfer agreement.

## **Water Purchase Agreement with Elsinore**

- Cody will review the rate structure within the district.
- A draft forum is needed for the water purchase agreement to run past the council.
- A draft is needed three days before the next council meeting on Tuesday.

## **CIB Funding and Project Updates**

- The discussion will focus on options for using the remaining CIB funds.
- Project funding includes EPA, CIB, and Severe County cash.
- The A-line EPA-funded project has \$816,000 of EPA money remaining after construction expenses.
- The plan is to use \$620,000 of EPA funds for the C-line (1400 South section) and approximately \$200,000 to go down Meadowlark.
- The Meadowlark project may be added to Silver Spur's contract rather than rebid.

## **EPA Monies and Change Order**

- Funding agencies have tentatively approved the proposed plan, pending acceptable pricing.

- Original bid pricing should be maintained by contractors, with new pricing required for new bid items.
- The speaker expresses excitement about running a bigger loop for hydraulics, extending down Metal Arch.
- \$195,000 would use the remaining EPA money to go all the way, and \$300,000 from CIB money would finish the project.

## **CIB Presentation and Beeline Costs**

- A presentation to CIB is planned, possibly in March, to request a change of scope (not money).
- Malcolm wants to get rid of this thing.
- Anticipated costs include HMM engineering legal fees, the Elsinore Town infrastructure purchase, additional engineering services for Meadowlark, a rate study with Cody Dieter, and micro surfacing of Elsinore edition roads.
- The county's road department included a separate schedule for the Elsinore edition in their 2026 pavement preservation project bid, priced at \$299,000 (potentially decreasing by \$30,000).

## **CIB Expenses and Contingency**

- Total CIB expenses are estimated at almost \$2.9 million, leaving \$1.46 million in contingency.
- The A line and B line each have \$100,000 in contingency, potentially increasing the total contingency by \$200,000.
- Risk on A and B lines primarily involves potential additional road repair costs.

## **Elsinore Infrastructure Purchase and Connections**

- The infrastructure purchase from Elsinore involves the 2019 project, including the new eight-inch line from the river and 17 fire hydrants.
- The purchase does not include the 10 connections that still need to be paid for elsewhere.

- There is a check for \$60,000, but six more connections need to be paid for, costing \$90,000.

## **Brooklyn Tap Line Connections**

- There is a discussion about 10 connections that Brooklyn Tap Line had earned through Elsinore's growth but hadn't paid for, plus an additional 10 connections included with the current project.
- The district is getting another 10.
- The speaker clarifies that the \$13,000 infrastructure purchase accounts for the 10 connections included with the project, but Brooklyn also has 10 connections they've earned but not purchased.
- The cost per connection is estimated at \$15,000.

## **Brooklyn SSD Money**

- Ideally, the cost of the connections should come from Brooklyn Tapline money.
- Brooklyn SSD still has money that needs to be spent, not just transferred.
- "We need to get it out of Brooklyn. So we don't want to transfer it. We want to actually spend it."

## **Water Usage and Rate Structuring**

- Calculations for rate structuring include Brooklyn Tapline and Elsinore addition water usage, averaged on a per-connection basis, plus 10 additional connections.
- The block of water purchase includes those 10 connections, but not the other 10 that "they don't want."
- There are still a few connections "floating" in addition to the 20 on the table, which have been accounted for in the total number but are not all in usage yet.

## **Unaccounted Connections**

- There were 110 connections sold, but the location of only 96 are known.

- The Brooklyn Special Service District is buying everything that Elsinore had.
- The question is who is responsible for the unaccounted connections.
  - If someone has documentation, "we have to supply them."
- Unforeseen expenses may arise from unaccounted connections.
  - Example: Howard Hatch had a meter on his property that wasn't on record, and the city had to install a meter for him.

## **Ordinances and Inactive Connections**

- Ordinances can be put in place to forfeit water connections if payments are not made for a certain period (e.g., three to seven years).
- Aurora City had 10-12 connections inactive for 50+ years, and when land prices increased, they had to replace meters and clear to the mainline for several of them.
- Impact fees cannot be charged on connections that have been paid at some point, but connection fees can be charged if set up.
- Elsinore adopted a similar ordinance last year regarding inactive connections.

## **Water Purchase Agreement and Capacity**

- The calculations do not include the potential additional 10 connections that can be bought.
- Buying capacity out of Elsinore's system means the water cannot be put into a well because it wouldn't be "paper water."
- If water is conserved, additional connections could be added.
- Elsinore wants to sell all of its water to maximize revenue, as they are saving the capacity for themselves and the town regardless of usage.
- The water purchase agreement does not need to be redone, but if 10 more connections are bought, it can be amended.

## **Growth Restriction and Bylaws**

- Buying additional connections could restrict growth by limiting capacity for new developments.

- Bylaws or ordinances can be set to limit the number of new connections per year.
- The focus is currently on taking care of the existing 50 customers, those in the addition, and those with existing meters.

## **Clarification on Connection Status**

- There are 30 inactive connections that are basically assigned already.
- Of the 14 connections that are the difference between the 96 active and 110 sold, some are known, and some are not.
- Three of the connections belong to the county, and one belongs to the chairman's grandson.
- Roughly five to seven connections are missing.

## **Affordable Housing and First Time Home Builders**

- The county project aims to create affordable housing within the Brooklyn Special Service District.
- Steve Waldrop (state legislature) is discussing a \$20,000 grant for first-time home builders, which will tie into county-owned lots.
- R6 will be involved with self-help houses to bring in young couples.
- There is a need to establish lot size requirements for the district.

## **Water Meters and Due Diligence**

- There is concern that radio broadcasts about available lots may mislead people into thinking they can build subdivisions.
- People often buy lots at auction and expect a water meter to be included, but there are no more meters available from Elsewhere town.
- The original agreement was only for 85 meters.
- It is the buyer's responsibility to perform due diligence and check the real estate purchase contract for land, which separates every utility.

## **Additional Mini Projects**

- Remaining \$1.46 million could be used for additional mini projects.
- Potential projects include:
  - Maintenance shop
  - Austin Loop (connecting Austin and Brooklyn)
  - Backhoe/mini excavator
  - Drilling a 10-inch well
- Cost estimates vary, especially for the well.

## Maintenance Shop Building

- A manufactured building supplier (Clery) was used recently on a couple of projects.
- Quote from Co is double the cost for a straight steel building.
- "I support the plan of putting. Getting a building make the shop. I think that is a wise use of the funds."
- When going to CIB, they will request a maintenance shop within a price range, allowing the board to decide on the building type.

## Equipment Options

- Wheeler in Hurricane may offer deals to municipalities.
- New Holland through Masons also offers deals.
- Advantages to talking to a dealer as a municipality.
- Need feedback on priorities.

## Backhoe vs. Mini Excavator

- Consider whether a backhoe or mini excavator would be more valuable.
- Backhoe is easier to move around without needing a truck or trailer.
- Alternative: smaller mini excavator with a 14k trailer.
- Mini excavator is more versatile for getting into backyards.



## Well Options

- Consider buying well rights and drilling a well to supplement water during peak months.
- "You can drill the well without any water rights, but you can't equip it without a water. Right."
- Could drill a test well without equipping it, but CIB may not approve.
- If an underground well permit can be obtained, it can be transferred and the well can be turned on to supplement water usage.
- "I can't tell you how big of a deal that would be. It would just be a supplement."

## Residential Wells and Water System

- Individuals with residential wells could join the system.
  - Their water would be taken and metered.
  - They would need to abandon their well as it wouldn't meet culinary standards.
  - The well permit could be transferred.
- This approach would reduce the burden on Elsinore Town, as the water would supplement the system.
  - Additional Brooklyn water could be transferred in the future for growth.
  - New connections would require bringing underground water.

## Protests and Well Approval

- Concerns were raised about potential protests.
  - Moving a well use shouldn't create a new burden.
  - "Everything we do over in Millard county gets protests?"
- The possibility of pursuing the well option first to assess remaining funds was discussed.

## Well Considerations and Costs

- Building a well requires purchasing a couple of acres.

- The land needs to meet distance requirements from septic systems.
- Costs depend on power access.
- The size of the well should be future-proof.
  - The possibility of using a smaller diameter well (6 or 8 inch) to reduce costs was discussed.
  - A 10-inch well was considered ideal.

## **CIB and Future Meetings**

- Tyler Timmons will be contacted to determine if the CIB deadline is February or March.
- The next meeting dates:
  - A regular meeting is scheduled for Thursday, January 15th at 6 PM.
  - Another meeting was held to discuss CIB funding.

## **Water Rates and Purchase Agreement**

- The council needs information on the water purchase agreement.
- The current agreement covers 6.6 million gallons.
  - The question is whether to buy an additional 10 million gallons or invest in a well.
  - Trading a well for a connection involves providing a meter.
- Bylaws require new connections to bring underground water or pay in lieu of.

## **Water Volume and Historical Allocation**

- The base agreement covers 6.6 million gallons, potentially reaching 7 million with an additional purchase.
- Elsinore Town historically allocated 855 gallons per day per connection.
  - 400 gallons for indoor use and 455 for outdoor use.
  - The master plan was based on an average per house across the system.
- Historically, 26,000 gallons a month per ERC have been held for storage, production, and distribution, totaling 4.5 million gallons a month.

## Revenue Projections for 2024

- Revenue for 2024 is based on the addition and Brooklyn Tap.
- The calculation involves a 1.5 factor applied to the \$4.5 million to account for the difference between an average day and a peak day, resulting in 6.6 million gallons.
- Average revenues over the last five years are approximately \$51,000.

## Rate Options

- Option 1: A base rate of \$2,500 per month for up to a million gallons, with an additional charge per thousand gallons thereafter. This is similar to Brooklyn Tap's current payment structure.
- Option 2: No base rate, but a higher charge per thousand gallons from the start.
- The speaker prefers the first option because it is similar to what the town does, with a base rate regardless of usage. "I like the one of the top one because that's basically what we do in town. There's a base rate whether you use a gallon or not."

## Meeting Attendance

- The speaker can attend the council meeting and will ensure they are on the agenda.
- Another individual would like to attend but has a prior commitment with Richfield City on the same night.

## Hotel Incentive and Tax Exemption

- The discussion includes the possibility of offering incentives for the hotel.
- The speaker has started working on the Elor one.
- The entity is tax exempt as a government agency, and paperwork (K9 or similar) may be required to confirm this status.

## Next Steps

- The next meeting will be in a week.

- Scott needs to put it on the calendar.