

PRICE RIVER WATER IMPROVEMENT DISTRICT  
January 20, 2026

A regular meeting of the Board of Trustees of the Price River Water Improvement District was held on Tuesday, January 20, 2026 at 7:00 pm at the District's Service Center located at 265 South Fairgrounds Road, Price, Utah.

Present

Rick Davis	Jeff Richens	Glade Nelson (Sunrise Eng.)
Ed Chavez	Micha Marrelli	Gary Frandsen
Chris Haycock	Kiera Luke	Gary Scow
Scott Jensen	Troy Mastin	
Brian Thayn	Michael Walter (TYR Energy)	

The meeting was called to order by Vice-Chairman Rick Davis. He noted that the board was fully represented and thanked everyone in attendance and welcomed all to the meeting.

PLEDGE OF ALLEGIANCE

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

OATH OF OFFICE FOR NEW BOARD MEMBER

Marrelli administered the Oath of Office to newly elected Board Member Brian Thayn representing Wellington City.

PUBLIC COMMENT PERIOD

Davis expressed to all in attendance that the Board cannot vote on any items that are not listed on the agenda. Gary Frandsen offered that he is in attendance simply to learn about the status of certain water shares stating that he was interested in understanding what is currently happening with them.

POSSIBLE CONFLICTS WITH AGENDA ITEMS

Davis asked if there were any conflicts with the agenda items. Chavez moved to approve the agenda as there were no conflicts. Haycock seconded and the motion carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayn.

MINUTES

The minutes of the January 6, 2025 meeting were reviewed by the Board. Haycock would like the comments made by Jacob Martinez and Ross Bryner in the unfinished business of the last meeting added to the minutes. Chavez then moved to approve the minutes with those additions. Jensen seconded and the motion carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayn.

Due to the expected length of the board member's and manager's reports, the order of agenda items was rearranged so those with specific items on the agenda could complete their presentations in a more timely manner and exit the meeting if they chose to do so.

### CUSTOMER REQUEST TO COME BEFORE THE BOARD OF TRUSTEES

The board turned the time over to Gary Scow who first asked for the specifications book he requested. Richens explained that Ross Bryner did not have time to print and copy the whole book as it is close to 200 pages but that there are two drawings and a part of what Ross Bryner was asked to prepare for Gary. Gary gathered those and began looking them over and loudly discussing what they held with another meeting attendee. Davis and Chavez invited him to take some time to review those. Marrelli then invited Scow to go to the breakroom to be able to quietly look the drawings over. The board moved on to the next item and would return to this discussion when Scow returned.

### STAFF REQUEST TO MODIFY TYR ENERGY PROPERTY PURCHASE

Davis stated that he reviewed the documents and expressed uncertainty about what is being requested regarding a quit-claim deed. He noted that PRWID purchased the property from Cyprus Plateau and questioned how the property was originally described. Richens explained that the matter was brought before the Board to clarify these discrepancies. He stated that PRWID believed it was selling the same property purchased from Cyprus Plateau to TYR Energy because it was no longer needed. Michael Walter provided an overview of the relationship between PRWID and TYR Energy. He reported that their conditional use permit has been approved by Carbon County and that they are moving forward with the railway project. Walter stated that he met with Richens to discuss water needs and explained that his understanding was that the property boundary had always been identified at the yellow gate, but further review revealed discrepancies. Walter stated that traffic will enter from Highway 191 and exit onto Highway 6, and that PRWID employees will retain full access to the roads so their work is not impacted. He noted that their water needs are for culinary and processing purposes and that the group is excited about the development. Walter stated that all parties believed this particular parcel had already been purchased. Richens stated that the district needs to investigate further. Ross Bryner located an original raw waterline installation drawing and Jensen stated that he was working at PRWID when the installation was originally completed. Chavez moved to consult the district's attorneys and follow their recommendations, including advertising the property if necessary. Jensen seconded and the motion carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayn. Thayn noted that Marrelli mentioned the advertisement may still be in a filing cabinet, and Marrelli indicated she would check first thing in the following morning.

### CUSTOMER REQUEST TO COME BEFORE THE BOARD OF TRUSTEES

After reviewing the documents in the other room, Gary Scow requested that copies be made of the document he wanted to review with the board. Davis and Richens explained to him that they were already included in the board packet. Scow then asked the Board to refer to the document labeled "Gary Scow Option #1". Scow went on to explain how this representation of his proposal did not include what he wanted at all. Richens explained to the board that Ross Bryner took the paint markings that Scow made on his land and the roadway, then implemented them into the drawing before them. Focus was then turned to PRWID's option for this project. Richens explained that this second option drawing, marked and prepared by staff, represented the alternate PRWID option being offered to solve some of the issues. He further stated that of any option that is chosen, that the Board is requesting Scow to sign an agreement acknowledging that PRWID will not maintain the private portion of the water line or assume any responsibility for that. Scow disputed the drawings prepared by Bryner and stated that he did not care how the work was

completed as long as he did not have to dig in the county road right-of-way. Scow claimed that he does not care what is done as long as his gravel road is restored and his culvert is not damaged. He stated that he provided the district with a twenty-foot-wide easement under the understanding that PRWID would install a water line to the edge of his property. He believes PRWID did not install the line where they stated they would, and he asserted that he would need to approve all work performed. Scow proposed that the District would use the previous cut in the fence, perform cleanup at the culvert, and move the existing stock watering meter one foot west so he can install a fence post corner. He further stated that if the Board chooses not to honor his requests, that he will request a return of the two water shares for these connections, the \$5,000 that was paid for the two 1" meters, and that a portion of the easement be vacated. Scow stated, "If you want to do that, we can work together. If not, then we will go do something else." He added, "This is what makes sense," and further stated, "This is all due to a personal matter between Jeff and I." Scow reiterated that he does not want the connection to come off at a 90-degree angle and stated, "You guys can do what you want, you're going to be responsible for it." Richens responded that he does not have any personal problem with Scow and that the board packet includes statements from multiple employees at PRWID that have interacted with Scow over this matter. He stated that it is industry standard to come off at a 90-degree angle and noted that Scow was previously an inspector. Richens emphasized that the request to vacate the easement is new and unknown until tonight. He clarified that this was not a PRWID project, but a Carbon Canal project, and that the main lines were part of the canal company's project. The waterlines and connections were deeded to PRWID after installation and the easement is held in PRWID's name. Richens cautioned the Board against vacating an easement owned by the district. Scow requested copies of the specifications and asked to see where it states that a 90-degree angle is required. Davis requested additional time for staff review. He asked if staff could review the matter and bring options back to the next meeting. Chavez made a motion to table the item until the next meeting to allow staff time to review the information. Thayne seconded the motion and it was carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayne.

#### DEPARTMENT REPORTS BY BOARD MEMBERS

Chavez shared that the Fleet Department has been performing routine preventive maintenance on large equipment, trucks, and SUVs, including inspections, fueling, greasing, and washing. Work progressed on the Bay 2-3 interior separation wall, with electrical completed and OSB panels installed and painted. Exhaust tubing and peg boards were mounted, and interior walls in Bays 1 and 2 are nearing completion, with final work expected within 1-2 weeks. The 250-gallon DEF storage tank and rack were relocated to the East Maintenance Building. Installation is complete, and a replacement eyewash station and safety signage will be ordered. The permanent air compressor system installation continued, with air lines, hose reels, and fittings installed in finished areas. Fabrication and painting of a new metal bench for Bay 2 is underway. The welding fume extractor has been received and will be installed once wall construction is complete. All chimney parts for the waste oil burner furnace have arrived, with installation planned soon. ELDT behind-the-wheel range training is complete. Utah State CDL skills tests are scheduled for Scotty Burns (Jan. 22), Rustin Kay (Feb. 5), and Daniel Martinez (Feb. 19).

Haycock shared that at the Water Treatment Plant the water demand increased January 10-11, causing tank level drops at the Helper and Four Mile tanks despite continued inflow of approximately 600 GPM from Price City. The cause was identified as a significant leak in Miller Creek. Prior operations averaged 1 MGD three times per week. Staff completed winter

maintenance, including line flushing and pump inspections. The pre-treatment basin was drained for inspection of the chain and flight system by Brentwood and Goble Sampson. Some components were identified for future replacement, though the 28-year-old system remains in generally good condition. Annual consumable inventory was completed. Installation of the mini-split AC unit is in progress. In-house training materials are being developed for weekly equipment and maintenance sessions. Lastly, Haycock scheduled a visit to the plant.

Jensen reported that over the past few weeks the staff at the Wastewater Treatment Plant has continued participation in the state COVID-19 and measles sampling study. Staff refilled the East Facultative Sludge Basin and pumped the West Facultative Sludge Basin to the designated farm field for disposal. Water lines used for removing sludge basin water were repaired to ensure continued operational reliability. General housekeeping and organization efforts included cleaning the shop and maintaining work areas. Crews also completed repairs to gravel roads in and around the plant to improve site access and safety. The plant's spectrophotometer was sent out for professional service and calibration to maintain accurate laboratory testing capabilities. Work is ongoing on the waste gas burner controller to ensure proper system functionality and compliance during this reporting period; a total of 240 laboratory tests and samples were collected and performed. The majority of these samples supported routine process control, with the remainder submitted for the State Discharge Monitoring Report

Thayn expressed that he did not have a report to present to the board, he apologized and explained that was a responsibility he took on and did not complete for this meeting.

Davis reported that he spoke with Pat Hansen and that Pat informed him of two leaks in the North Creek Subdivision. A seven-foot section of pipe and an air vac were replaced. Another leak was located on Center Miller Creek Road, where approximately five feet of cracked pipe was replaced. Crews are continuing efforts to remove remaining mud from the leak repair site.

#### MANAGER'S REPORT

Richens requested that Thayn and Haycock ensure that their elected official paperwork be fully completed and returned to Marrelli as soon as possible.

Richens reported that the legislative session began today and that approximately 56 bills are currently being tracked by UASD. He noted that most may not apply to PRWID, but several relevant bills are under review. He mentioned that Price City is on board with Smith Hartvigsen providing ongoing legislative and legal coordination. He informed the Board that PRWID has been approached by Grand County regarding a watershed project. Grand County reportedly lacks suitable rock material and is interested in PRWID's Farnam Pit. PRWID is not opposed, but Richens emphasized the need for engineering, a Memorandum of Understanding (MOU), and coordination with the Bureau of Land Management (BLM) before moving forward. Richens reported that a property on 2500 N. is seeking to subdivide. The owner is proposing an extension of the sewer main and a manhole. Ross Bryner has been working with the property owner to ensure compliance with district specifications and a meeting is scheduled for Friday. Richens also reported that DJ Patten is proposing to construct an additional building in the SITLA industrial park. PRWID is working with him to explore a sewer line extension to accommodate the project. It was then shared that a company interested in reusing effluent water has requested a meeting to discuss project status. There is a meeting scheduled for Thursday, January 22 at 10:00 a.m. Davis indicated he would be able to attend. Lastly, Richens reported that PRWID purchased a direct flow water right from Lyle Jones last year. The district has been using the water and must continue

to do so, but an engineering firm or licensed land surveyor will need to complete the paperwork to perfect the right. Ware Surveying has been contacted to complete the process.

#### APPROVE SELECTION PROCESS FOR OPEN POSITION AND ADVERTISEMENT OF NEW OPEN POSITION

Richens reported that two employees qualified for the Line Maintenance Superintendent position, but only one expressed interest. Pat Hansen was identified as both qualified and interested. Chavez moved to approve the promotion of Pat Hansen to Line Maintenance Superintendent. Jensen seconded and the motion carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayn. Richens stated that there are no in-house employees currently qualified and interested in the Assistant Superintendent position. Options discussed included operating with one superintendent and one assistant or advertising the position to the public. Jensen questioned whether two assistants were necessary and proposed dissolving the two crews and assigning work as needed. Following the discussion, the Board agreed to advertise for an open Line Maintenance position and proceed with only one assistant. Jensen moved to advertise to the public an opening for a line maintenance position. Chavez seconded and the motion carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayn.

#### APPROVE CREDIT REQUEST FOR UNUSED CONNECTION BEING BILLED

Richens explained that a family previously operated a business and a home on the same water service line. To keep the district whole, a second account was billed at the minimum commercial rate. After selling the business and consolidating two properties into one, the family continued to be billed on the second account for three years. This account is believed to be on automatic payments, and they did not realize it was still ongoing for the past three years. The requested refund amount was \$2,466 for the three-year period. Davis asked whether two meters existed and Richens clarified that there was only one meter. The account was originally difficult to locate because it was listed under the family's first name. Davis suggested adding clearer procedures for account sign-ups in the future. Richens noted that this account likely originated in the 1990s, and assured the board that there are current procedures and policies in place for new accounts. Chavez moved to refund 50% of the total, equaling \$1,233.00, to Neil and Bonnie Frandsen. Thayn seconded the motion. Aye: Chavez, Thayne. Nay: Haycock, Davis. Abstain: Jensen. The motion did not pass. More discussion was had. Davis was hoping for lesser than 50%. Thayn's thoughts were that the business side of the home meter was running faster already, so he feels like they were paying a higher amount. Haycock expressed that as responsible adults we are all stewards of knowing where our money is going and bills that we have. He feels that the customer should have been responsible for that knowledge and therefore should not receive the money back as it was not the responsibility of PRWID. After more discussion, Davis agreed with the things that Brian shared. Chavez made the same motion again to refund 50% of the requested refund at \$1,233.00 to the Frandsens. Thayn, again seconded the motion which carried 3 to 1. AYE: Chavez, Davis, Thayn. NAY: Haycock. Abstain: Jensen.

#### UPDATE ON SANPETE WATER CONSERVANCY WATER RIGHT HEARING

Richens reported that the hearing took place on January 15, 2026 which he and Davis attended. Sanpete's attorney presented arguments, including their proposal to request accommodating a diversion right of 132 cubic feet per second, which Richens described as a significant amount of water. Price River Water User's Association contended that the project

would increase water flow during runoff periods that could damage Fairview Canyon. The matter has now been referred to the State Engineer's Office for further review. The judge stated that Sanpete cannot use or divert the 1984 water right as that was not its original intended use. A 20-day public comment period is now open. Davis added that attorneys reviewed Sanpete's historical documentation and raised questions regarding whether their proposed uses constituted a beneficial use. There were arguments on both sides, including concerns about improper filings in 1984.

#### DISCUSSION ON COMPENSATION FRAMEWORK AND REQUIREMENTS

Richens stated that he and Davis have discussed operator compensation and certification requirements on multiple occasions. He reviewed state requirements for water and wastewater operators and explained how PRWID aligns employee pay with state-related grade levels while being as equitable to all departments. Richens led the Board through PRWID job descriptions, discussing training, certification requirements, and time commitments for each grade. He explained the use of ACE tests and grade levels to promote equitable compensation. Richens apologized for failing to include the step schedule in the packet and stated that he would email that information to the Board. Davis asked if Board members had any additional questions, to which no one did.

#### ORGANIZATION OF BOARD LEADERSHIP AND BOARD ASSIGNMENTS

Richens explained to the two new Board members that each January the Board selects a Chair and Vice-Chair. The Chair coordinates with administration, and issues are typically brought to the Chair first. The board quickly moved to make a proposal. Chavez moved to appoint Davis as Chair and Jensen as Vice Chair for 2026 for the PRWID Board of Trustees. Thayn seconded and the motion carried unanimously. AYE: Chavez, Haycock, Davis, Jensen, and Thayn. The board then went on to delegate department assignments as follows:

- Chavez - Water Treatment Plant
- Jensen - Line Maintenance
- Haycock - Wastewater Treatment Plant
- Thayn - Fleet

#### CLOSED SESSION

There was no need for a closed session.

#### UNFINISHED BUSINESS

Haycock asked about the status of capital improvement priorities. Richens stated that he will meet with Michael Clark this week and provide an update following that meeting.

Richens reminded the Board regarding attendance at the Utah Water Law and Utah Water User's Association Conference noting that firm attendance commitments are needed by February 3, 2026.

Haycock asked how the Board intends to proceed with the Gary Scow matter. Richens stated that he is uncertain about next steps. Jensen suggested that PRWID specifications be clarified to avoid similar issues in the future. Richens stated that state specifications require meter installations before the fire hydrant and District specification generally require meters to be installed at a 90-degree angle unless a specific exception is approved by the district and property owner. He referenced Utah Code and noted that multiple penetrations into a pipe in a short span can weaken its structure. Richens clarified that the drawings reflecting Scow's proposal were originally discussed by Bryner and Scow with painted lines across the roadway that was later drafted by Bryner. He stated that the request to move the meter was a new issue as was the request

to vacate a portion of the waterline easement. Board members expressed concern that Scow's additional requests were creating confusion. Chavez stated that he did not appreciate the threatening tone that Scow used. Richens noted that a concerning piece of information seen today is that on one drawing proposed by Scow, it shows their intent to feed his son's house with a stock water connection and explained that switching that to a residential connection has specific requirements that Scow may not like. He reiterated that the easement is in PRWID's name but was secured for and benefited the canal company and their users. Davis stated that the issue needs to be fully resolved. Richens stated that he will continue working with Ross, though he is unsure what changes would be made.

Michael Walter (TYR Energy) asked permission to take a little bit more time to share some of the positive outcomes to the work that is going on at his project. He added comments regarding a historic bridge replacement project. He stated that he has been working with the state and county to improve the grade and curve of the road, and that turn lanes and acceleration lanes will be added on Highway 6. The county has agreed that the bridge will be one-way, and that Highway 6 improvements will benefit all parties as well as increase the safety for all traffic entering and exiting the highway at that point.

Davis and the board expressed their appreciation for Walter bringing those positive points before the board.

With no further business at that point, the meeting was adjourned by a motion from Chavez which was seconded by Haycock at 9:24 pm. AYE: Chavez, Haycock, Davis, Jensen and Thayn.

  
Rick Davis, Chairman

  
Kim Wood, Clerk