



# Hildale / Colorado City Utility Advisory Board

Thursday, December 11, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

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## Minutes

**Welcome, Introduction and Preliminary Matters:** Presiding Officer

Chair Nielsen called the meeting to order at 6:15 pm.

**Roll Call of Board Attendees:** Utility Management Assistant

**PRESENT**

Chair Ezra Nielsen

Board Member (Vice Chair) Sterling Jessop, Jr.

Board Member Theil Cooke

Board Member Ruth Steed

Board Member Dale Barlow, Jr.

**Staff & Public Present:**

Jerry Postema

Nathan Fischer

Athena Cawley

Miranda Jeffs

Riley Vane

Teresa Barlow

Elissa Wall

**Pledge of Allegiance:** By Invitation of Presiding Officer

Board Member Jessop led the pledge.

**Conflict of Interest Disclosures:** Board Members

None

**Approval of Minutes of Previous Meetings:** Board Members

1. Utility Board Minutes of October 23, 2025.

Board Member Steed noted that she was not present at the October 23rd meeting and would abstain from voting.

**Motion made by Board Member Cooke, to approve Utility Board Minutes of October 23, 2025.  
Seconded by Board Member Barlow, Jr..**

**Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Barlow, Jr.**

**Voting Abstaining: Board Member Steed**

**Motion Carried.**

**Public Comments:** (3 minutes each - Discretion of Presiding Officer)

None

## Financial Report:

### 2. Approval of Utility Financial Report and Invoice Register

Utility Director Postema provided a summary of the financial report. He stated that water and sewer revenues are performing well. The gas utility shows a negative balance of \$3,600, which is expected to be recovered during the winter season due to proactive purchasing of propane at low prices by Superintendent Fischer. Total cash flow for all three utilities is positive by \$169,000 year-to-date through the end of October. Director Postema also noted that starting in January, the reports will include monthly transfers and revenues alongside expenditures for a more complete picture. Board Member Barlow, Jr. expressed appreciation for the explanation regarding the gas fund.

**Motion made by Board Member Steed, to approve Utility Financial Report and Invoice Register. Seconded by Board Member Cooke.**

**Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Steed, Board Member Barlow, Jr.**

**Motion Carried.**

## Reports:

### 3. Utility Monthly Report

Superintendent Fischer reported on a contract being prepared for the purchase of natural gas for the winter months. To hedge against price volatility, the utility is preparing to sign an agreement to lock in a price of \$4.40 per dekatherm for 50% of the projected fuel needed for January, February, and March. This price represents a significant decrease from the previous year's contract price of approximately \$5.58. The board discussed the positive impact this would have on customer bills.

Director Postema requested a recommendation from the board to proceed with signing the agreement to secure the fuel costs for the upcoming three-month period.

**Motion made by Chair Nielsen, to recommend to the two City Councils to approve entering into a three-month agreement to purchase approximately 50% of the estimated natural gas fuel for January, February, and March at the specified contract price. Seconded by Board Member Barlow, Jr.**

**Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Steed, Board Member Barlow, Jr.**

**Motion carried.**

Superintendent Fischer continued with the monthly operations report. In gas operations, a non-operational rectifier protecting steel gas lines was repaired after staff determined the failure was caused by a utility line cut during phone company trenching; required permits were obtained and the repair completed successfully. Fischer noted that non-revenue gas usage is largely an accounting issue related to meter reading cycles, with occasional minor leaks or faulty meters addressed as identified, and emphasized the system is relatively new and tight. Sewer operations are processing approximately 500,000 gallons per day, and a proposal to upgrade undersized power service at the lagoons will be brought forward to allow full equipment operation. In water operations, a south-side water main break was repaired, and the public notification system functioned effectively. Fischer also reported that a spill containment system was installed at the Water Treatment Plant to meet state requirements, resolving survey deficiencies, and noted that treatment plant meters will be replaced to improve accuracy of production data.

4. Utility Director Report and Updates

Director Postema provided updates on funding, water supply planning, and board coordination. He reported that the \$4.7 million CIB grant is expected in June, delaying drilling of the two funded wells until next summer, while Colorado City's CDBG application to equip ARPA-funded wells is progressing, with funding anticipated in March and potential operation by summer 2026. He also referenced a 2022 Bowman & Collins report identifying promising high-quality groundwater sources near the canyons and noted a potential new water source opportunity could emerge as early as January. Director Postema further recommended increased board participation in presenting future ordinances and development agreements directly to City Councils to demonstrate coordinated support.

**Unfinished Board Business:**

**New Board Business:**

5. Consideration, discussion, and recommendation the two City Councils and two Planning Commissions approval of the Creekside Park Subdivision sketch plan with the requirement of water and sewer agreement.

Director Postema explained that this is a new sketch plan for a multi-family townhouse development. He clarified that making a recommendation at the sketch plan phase allows the requirement for a development agreement to be attached early in the process. Board Member Barlow raised a concern about resident reports of low water pressure in the area. Superintendent Fischer explained that many older homes in that area have aging ¾-inch PVC service lines that are restricting flow, not an issue with the main line pressure (approx. 80 psi). The utility has a tool to replace these service lines and will address them. Director Postema added that as part of the formal design, the developer's engineer must run a water model, and the utility's engineer will review it system-wide. Any deficiencies, such as an undersized main, must be upgraded by the developer at their cost.

**Motion made by Chair Nielsen, to recommend to the two City Councils and Planning Commissions approval of the Creekside Park Subdivision sketch plan with the requirement of water and sewer agreement. Seconded by Board Member Barlow, Jr..**

**Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Steed, Board Member Barlow, Jr.**

**Motion Carried.**

6. Consideration, discussion, and recommendation the two City Councils and two Planning Commissions approval of the Restone Mesa Subdivision sketch plan with the requirement of water and sewer agreement.

Director Postema presented this as a similar request for a new subdivision sketch plan. The board reviewed the vicinity map.

**Motion made by Board Member Steed, to recommend the two City Councils and Planning Commissions approve the Restone Mesa Subdivision sketch plan with the requirement of water and sewer agreement. Seconded by Board Member (Vice Chair) Jessop, Jr..**

**Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Steed, Board Member Barlow, Jr.**

**Motion Carried.**

**Board Comments:** (10 minutes total)

Board members comments of issues not previously discussed in the meeting.

Board Member Cooke thanked Director Postema for providing an example of a development agreement, stating it was very enlightening and helped in understanding the process. Board Member Barlow, Jr. echoed this appreciation.

7. December 2025 Utility Calendar

The next regular meeting is scheduled for Thursday, January 22, 2026.

**Executive Session:** As needed

None

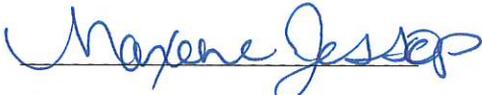
**Infrastructure Improvements Advisory Committee Session:** As Needed

None

**Adjournment:** Presiding Officer

Chair Nielsen adjourned the meeting at 7:00 pm

Minutes were approved at the Utility Board Meeting January 29, 2026.



Maxene Jessop, City Recorder



Shirley Zitting, Town Clerk

