

Central Iron County Water Conservancy District  
Board Meeting Minutes  
February 19, 2026



**Board Members**

David Harris  
Tyler Melling  
Paul Nelson  
Spencer Jones  
Andrew McCrea  
Steve Nelson

**District Staff**

Paul Monroe-General Manager  
Mandi Williams- Administration  
Tracy Feltner-District Operator  
Curtis Nielson-District Engineer  
Justin Wayment-District Attorney  
Christy Tullis-Office Manager  
Holden Miller-District Operator  
Kimberlee Trower-Public Outreach

**Others in Attendance**

Ryker Ogden – Ensign  
Timber Bowen – Mountain Land  
Drake Howell – BZI

**\*DRAFT\***

**CALL TO ORDER:** Board Member Harris called the meeting to order at 6:31 PM. Spencer Jones led the Pledge of Allegiance. Steve Nelson offered the invocation.

**BOARD OF TRUSTESS BUSINESS:**

Justin Wayment swore in our new board member Steve Nelson.

**DECLARATION OF ABSTENTIONS AND/OR CONFLICTS OF INTEREST BY BOARD MEMBERS:** None.

**ORGANIZATION OF CHAIR, VICE CHAIR AND TREASURER/SECRETARY AND THE EXECUTIVE COMMITTEE:**

Monroe explained that with Terry Hartley’s resignation, the Board would need to appoint a new Treasurer. He noted that under the bylaws, the Board reviews and reorganizes officer positions annually, typically in February after County Commission appointments are completed. While the current structure could remain the same, a new Treasurer must be appointed.

Board Member Jones nominated Paul Nelson to serve as Secretary/Treasurer, noting his extensive career managing accounting and finance for a fuel supply company.

**Board Member Jones moved to appoint Paul Nelson as Secretary/Treasurer for the Executive Committee of the Cedar Valley Water Conservancy. Second by Board Member McCrea. Motion Unanimous at 6:37 PM. (6:01)**

**Board Member S. Nelson moved to retain David Harris as Chair and Spencer Jones as Vice Chair. Second by Boad Member McCrea. Motion Unanimous at 6:38 PM. (7:00)**

**CONSIDER APPROVAL OF MINUTES FROM THE BOARD MEETING HELD JANUARY 15, 2026:**

**Board Member McCrea moved to approve the minutes from the Board Meeting held January 15, 2026. Second by Board Member Jones. Motion Unanimous at 6:39 PM. (7:43)**

**PUBLIC COMMENT:** ▪ None

**CONSIDER APPROVAL OF PAYMENT OF BILLS AND ADJUSTMENTS JANUARY 9, 2025 THROUGH FEBRUARY 13, 2026:**

▪Williams- reviewed the accounts payable with the Board. She noted that the District paid the Bureau of Land Management for the right-of-way associated with the Iron Springs well project. Reservations were also made for the 2026 Water Festival in the park, and she thanked Kimberlee for coordinating those arrangements. Williams pointed out that Eocene Environmental has now reached approximately 99% of the total project budget and said she includes that update each month so the Board can track the project's progress.

She also noted a payment to Inntellex for work completed at the Cedar Highlands tank. In addition, the District received a bill from the Iron County Auditor covering the District's share of legal fees related to tax collection efforts. Board members discussed that these legal costs are now shared among taxing entities based on their tax distribution, a change enacted by the state a few years ago. The payment covered charges from 2024 and 2025. Board members acknowledged that while these costs are difficult to forecast, they are proportional to the tax revenue received.

She went over the fire hydrant security deposits and noted that the District made its annual bond payments to the Utah State Division of Finance and commented that it has been encouraging to see those amounts decrease over time.

She highlighted the Utah Water Users Association registration fees, which cover those attending the conference unless they had indicated otherwise.

Williams went over the Credits & Debits.

**Board Member Melling moved to approve the payment of bills from January 10, 2025 through February 13, 2026. Second by Board Member McCrea. Motion Unanimous at 6:50 PM. (18:47)**

**REVIEW 2026 FINANCIALS:** ▪ Monroe –reviewed the budget report. He noted that because the fiscal year has just begun, expenses for subscriptions and conferences are slightly higher than usual, but overall spending is in line with expectations.

On the capital budget page, he highlighted a \$92,000 expenditure for new equipment. The District recently purchased a Vac Trailer, which has been delivered and is now at the shop. Staff expressed excitement about the new equipment.

Monroe then directed the Board to the balance sheet, which shows the District's current financial position, including cash balances across accounts. He noted that, being early in the year, there were no financial concerns to report.

He asked if there were any questions regarding the budget or financial reports. (20:45)

**PUBLIC HEARING ON THE NAME CHANGE FOR CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT:**

**Board Member Jones motioned to close the regular meeting and go into a Public Hearing on the Proposed 2026 Budget. Second by Board Member McCrea. Motion Unanimous at 6:52 PM.**

No Public comment

**Board Member Jones made a motion to close the public hearing on the Proposed 2026 Budget and Reopen the regular board meeting. Second by Board Member McCrea. Motion Unanimous at 6:54 PM.**

▪ Monroe noted that the proposed name change has been available for public review for approximately two months. A public survey was conducted, with about 80% of respondents supporting the name **Cedar Valley Water Conservancy**. Several alternative suggestions were submitted, but no respondents expressed opposition to the name change. Board members briefly discussed the proposal and noted that if the District were created today, it would not be permitted to use the county's name in the title.

**Board Member Jones motioned to approve Resolution 2026-2-19-1 to change the name from Central Iron County Water Conservancy District to Cedar Valley Water Conservancy. Second by Board Member McCrea. Motion Unanimous at 6:56 PM. (25:40)**

**Roll Call as follows:**

**P. Nelson-Aye**

**Melling-Aye**

**S. Nelson-Aye**

**Harris-Aye**

**Jones – Aye**

**McCrea - Aye**

**BYLAWS: REVIEW AND CONSIDER APPROVAL OF UPDATING THE ORGANIZATION OF THE WATER CONSERVANCY:**

Wayment explained that the bylaws had been reviewed and updated to align with current state statute. The revisions incorporated powers granted under the applicable sections of state law and were drafted to reflect those authorities. Several drafts were prepared, with the final version distributed to the Board shortly before the meeting.

Board members discussed provisions related to board appointments, particularly the role of city representatives and how appointments are made by the County while still reflecting city representation. The Board also discussed whether language should address situations where an appointed representative is no longer serving as an elected city official, and how those transitions should be handled.

Following discussion, the Board agreed that additional time was needed to review the draft bylaws and provide feedback.

**Board Member S. Nelson made a motion to table the bylaws until the March meeting. Second by Board Member McCrea. Motion Unanimous at 7:14 PM. (42:22)**

### **WATER IMPROVEMENT PROJECT:**

▪Wayne LeBaron Well – Monroe reported on a recent meeting with Mayor Nelson and Wayne LeBaron to discuss the potential development of water resources in the northern portion of the basin. The discussion included the existing LeBaron well and a recently drilled Cedar City well in the same area. Board members noted that expanding development in the northern basin has been identified as a goal in several of the District’s past master plans in order to help diversify groundwater withdrawals across the basin.

Board members discussed the potential costs associated with developing the well and necessary transmission infrastructure, noting that the total investment could range from approximately \$9–12 million. Several members emphasized the importance of evaluating the project carefully in light of other major water projects the District may pursue in the future.

The Board also discussed the possibility of structuring any potential agreement as an option contract, which could allow the District time to evaluate the project before committing to full development.

Additional discussion focused on balancing near-term water supply needs with long-term regional water planning and maintaining a diversified portfolio of water resources.

Board members agreed that additional information and potential terms should be developed before moving forward with negotiations. Staff indicated they would work with legal counsel to prepare possible terms for further Board review.

▪The 8-Mile Hills Tank – ▪Nielson said the as-built documentation has been submitted, and an operating permit has been requested from the state. Once approved, the tank will begin being integrated into the system.

A final review meeting with the USDA is scheduled for March 5. Representatives will visit the site to complete the closeout process.

Nielson also confirmed that the fencing discussed at the previous meeting has been installed.

▪Cedar Highlands Tank- ▪Nielson said that work at Cedar Highlands is currently on hold due to access issues. Otherwise, the project is in a similar stage as the Eight Mile Hills tank, with documentation being prepared for USDA review.

▪BZI Innovation Park Well & Basin 71 Well and Waterline – ▪Nielson said the environmental review has been completed, although additional information is being requested due to the Basin71 well being located within a floodplain.

Jay Nelson with USDA has assisted in resolving the Forest Service prairie dog review, and no further action is required on that issue. Staff is now working with the project engineer, Matt Davison, to finalize approvals so the project can move forward to the bidding phase. Staff will also be meeting with Rural Water representatives next week to review remaining items and help move the approval process forward. Rianna has been working closely with them to keep the process moving.

#### **WATER CONSERVATION: AQUIFER RECHARGE, REUSE WWTP WATER:**

▪Monroe noted that some limited groundwater recharge is currently taking place and that conditions appear favorable.

**Reuse Project Update** – ▪Monroe provided an update on the regional reuse project. Cedar City has begun a study to evaluate system needs for bringing reclaimed water back into Cedar City and Enoch. The study will analyze volumes, pipeline sizes, pump requirements, booster stations, and potential system configurations. Engineers will model several scenarios and develop recommendations for staging and system design.

Monroe asked the Board to consider contributing to the cost of the reuse study being conducted by Cedar City. The total study cost is estimated to be just under \$50,000. After discussion, Board members agreed that participation would demonstrate regional collaboration.

**Board Member Jones made a motion to contribute 20% or \$9,400 to the Reuse study being conducted by Cedar City. Second by Board Member McCrea. Motion Unanimous at 7:43. PM (1:12:12)**

▪Monroe explained that the District has been actively pursuing funding and grants to support the reuse project. A federal funding request of approximately \$1.75 million has been submitted through the EPA, though the application process is extensive and may take several months before funds are available. Additional funding opportunities are also being pursued with assistance from the District's lobbyist in Washington, D.C., and partners in Salt Lake City.

#### **BASIN 14 (PVWS) PROJECT:**

▪Monroe – said that he recently spoke with representatives from the Bureau of Land Management (BLM) regarding the status of the Environmental Impact Statement (EIS). BLM indicated the project remains on schedule and that final documents were expected to be returned from Washington, D.C., around February 27.

He explained that once the EIS is published, a Record of Decision is typically issued after a 30-day period, which could place the final decision near the end of March.

He noted the lengthy process involved in completing the EIS, which began several years ago following earlier settlement agreements. Members expressed optimism that the project may soon reach its final stage after many years of work.

**(1:16:17)**

#### **GENERAL MANAGER'S REPORT: OPERATIONS & PUBLIC EDUCATION:**

▪Legislation- Monroe highlighted a number of the bills that my impact Water Conservancy Districts.

▪Public Education – No Report

▪Operations – No Report

**BOARD MEMBERS REPORT:** ▪ Melling shared a brief update on an economic analysis conducted on Cedar City’s water rates and usage. The study was completed by a university student as part of an internship project using Cedar City billing data.

The analysis compared water use data from 2019, which served as the baseline for the City’s rate adjustments, to more recent data following the implementation of tiered rate increases and conservation measures. The study found that in 2019, average single-family water use exceeded expected usage by approximately 35%. More recent data shows that overuse has decreased to about 15%, indicating a significant reduction in consumption.

The study also reviewed newer developments that were built under conservation requirements, including limits on turf areas. These homes were found to be using less than half the water of older developments and about 55% of the projected water use that was originally estimated. Melling noted that while it is still early to adjust water use projections for new development, the results are encouraging and suggest the rate structure and conservation measures are having the intended effect. Reduced water use also helps delay the need for additional infrastructure such as wells and storage.

The student plans to present the final analysis to the Cedar City Council in the coming months. Melling indicated he would have the presentation materials shared with the Board after it is presented to the Cedar City Council.

**ENGINEERING REPORT:** ▪Nielson reported that the Master Plan is moving forward again after delays related to coordination with Cedar City. System modeling has been updated, and comments on the Conservation Plan have been incorporated. A revised draft will be prepared.

▪Ryker Ogden with Ensign Engineering shared results from the impact fee and water rate study. The maximum justifiable impact fee was calculated at \$55,294.13 based on current level of service and system value. The District is meeting or exceeding service levels, but a 7% efficiency gap limits fees to 93% of the maximum unless offset by other funding.

Impact fees are meant to cover growth-related infrastructure, while water rates fund ongoing operations and maintenance. Charging less than the maximum fee shifts some growth costs to existing taxpayers, which the Board recognized as a policy decision. A draft study will be provided for Board review as staff continue refining both impact fees and water rates.

**NEXT MEETING DATE: March 19, 2026**

**Board Member S. Nelson motioned to close the regular session and go into a closed session for contracts, imminent litigation, or acquiring real property and/or water rights. Second by Board Member McCrea. Motion Unanimous at 8:22 PM.**

**Roll Call as follows:**

**Nelson-Aye**

**Melling-Aye**  
**Harris-Aye**  
**Jones – Aye**  
**McCrea – Aye**  
**S. Nelson - Aye**

**Board Member S. Nelson motioned to adjourn the closed session and resume the regular session Board Meeting. Second by Board Member McCrea. Motion Unanimous at 9:47 PM.**

**Board Member S. Nelson motioned to adjourn the regular session Board Meeting. Second by Board Member McCrea. Motion Unanimous at 9:47 PM.**

**Meeting Adjourned at 9:47PM.**