

PRICE RIVER WATER IMPROVEMENT DISTRICT
April 7, 2026

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

Present

Scott Jensen
Ed Chavez
Chris Haycock
Bryan Thayn
Terry Willis

Jeff Richens
Kiera Luke
Michael Clark - Keller Associates

Excused: Micha Marrelli

The meeting was called to order by Chairman Scott Jensen. He welcomed all in attendance noting that all board members were present. He excused Micha Marrelli from the meeting. He also noted that the meeting would follow the order outlined in the agenda.

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT PERIOD

There were no public comments.

POSSIBLE CONFLICTS WITH AGENDA ITEMS

There were no conflicts with agenda items.

MINUTES

The minutes of the March 3, 2026 meeting were reviewed by the Board. Chavez moved to approve the minutes. Thayne seconded and the motion passed unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

DEPARTMENT REPORTS BY BOARD MEMBERS

Willis began by reporting that the Line Maintenance staff has coordinated with Alloy Solutions and All-American Fab to schedule main line welding repairs, with plans to provide a 48-hour public notice for service interruptions. Crews repaired a 2-inch leak on Dimick Lane, exposed and prepared the main line for repair, and demolished the old Maintenance Shop office to allow for additional shelving. Administrative work included budget tracking, timecards, purchase orders, meetings, work orders, filing, and ordering parts, along with assisting with meter reading and notifications. The water crew completed leak repairs, routine checks, installed a 1-inch meter, and cleanup efforts. The sewer crew supported repairs, completed inspections, and assisted with work orders and Blue Stakes. The Blue Stakes crew completed locates, sampling, work orders, and assisted both crews while beginning air vac inspections.

Haycock reported that the Wastewater Treatment Plant continued participation in the state COVID-19 and measles sampling study and completed 263 lab tests, primarily for process control and State Discharge Monitoring requirements. Crews performed general maintenance, including shop cleaning, landscaping and lawn work, and repairs to gravel roads throughout the plant. Operational work included removing the aerator from the West Facultative Sludge Basin and installing it in the East Basin. Staff also began pumping from the West Basin to the East Basin as part of system

management. Additional maintenance included repairing several underground valve risers to ensure proper functionality.

Chavez shared that the Water Treatment Plant is operating on two shifts, seven days per week, producing between 750,000 and 1,250,000 gallons per day and no longer receiving approximately 300 gallons per minute from Price City. Crews applied a sealant coating to the main roof during favorable weather conditions; however, work on the third-floor roof remains incomplete due to colder, rainy weather. Maintenance activities included rebuilding a chlorinator ejector block that was allowing water into the metering tube. Staff utilized an on-hand rebuild kit and have since ordered additional kits for inventory. Efforts are underway to replace Decant Pump #1, with quotes requested from multiple vendors, though limited responses have been received. LaTech Equipment provided a demonstration and quote for an ultrasonic flow meter for the decant line, and staff will continue to seek additional pricing options. Operators have also been flushing sample lines using a pressure washer to remove buildup and maintain proper system function.

Thayn reported the Fleet Department has continued routine equipment and truck maintenance, including preventive checks, fueling, greasing, and repairs. Unit #18, the 2006 International 7600 dump truck, was disassembled and inspected, revealing a defective head gasket on cylinder 1; parts have been received and reassembly is in progress (truck is out of service). The WWTP 2002 Case Backhoe has been repaired and returned to service. The Hotsy hot water pressure washer in the West Maintenance Building is out of service due to a motor relay issue, and parts are being sourced. Unit #4, a 2003 Dodge, had a broken HVAC actuator; a replacement was installed and tested successfully. In building and grounds work, Bay #4 East and North interior walls were completed with TrussCore panels, electrical, and plumbing. Service Center grounds—including the main office, maintenance buildings, RV dump, water haul station, and surrounding areas—were maintained: weeds removed, herbicide applied, lawns mowed and fertilized, sprinklers repaired and activated. The RV dump station sewer manhole was inspected and cleared of blockages.

MANAGER'S REPORT

Richens presented an update regarding a protest letter submitted to the State Engineer's Office. The letter was prepared jointly for PRWID, Helper, Price, and Wellington, all customers of Smith Hartvigsen, formally protesting the issue of the change application from Sanpete Water Conservancy District.

Richens then shared three images with the Board showing a fire hydrant near a recently installed water meter that had been vandalized by a customer. The hydrant had dirt piled around it in varying degrees, eventually being buried deeper than allowed. Richens explained that the customer was displeased with how the area was left. PRWID crews corrected the situation to bring it back into compliance with code. A formal letter was sent to the individual addressing the action as vandalism and encouraging communication with PRWID rather than taking matters into his own hands. The letter also stated that future incidents would be referred to local authorities. Richens noted that the letter was sent approximately two weeks ago and no response has been received. He asked the Board how they would like to proceed. Willis recommended waiting to see if further action occurs before involving county attorneys or law enforcement.

Richens also reported that the Utah Retirement Systems retirement rates are changing, with Tier 1 decreasing by one full percentage point and Tier 2 increasing. Currently, PRWID has 17 employees in Tier 2 and 16 in Tier 1. This information was provided for awareness, but should not impact the current budget.

Lastly, Richens reminded Board members that order forms are available for PRWID-branded uniforms and encouraged them to submit their selections.

EVEREST EFFLUENT UPDATE AND FEASIBILITY STUDY FINANCE

Richens introduced Michael Clark of Keller Associates to present on the Project Everest proposal. Clark provided background on his qualifications and experience while also introducing Keller Associates as a whole noting their many offices, staff resources, and areas of expertise.

Clark outlined that Project Everest is proposing a mining/manufacturing development requiring approximately 800,000 gallons per day (555 gpm) of treated water. The proposal includes upgrading PRWID's treatment process to meet Type 1 water quality standards and constructing infrastructure to pump the water approximately 2.5 - 4 miles to the facility, with a target completion date of 2030. Clark emphasized that the steady, 24/7 demand is beneficial compared to fluctuating usage patterns. Richens reiterated that Project Everest will be required to meet all industrial waste standards and will not receive special treatment. Clark added that due to the scale of the operation, significant oversight and in-house monitoring would likely be necessary.

Clark discussed various treatment levels, infrastructure considerations, and cost uncertainties, noting that Everest has requested consideration for upsizing infrastructure. He emphasized the importance of planning carefully—being prepared without overbuilding prematurely.

The next step is a Feasibility Study, which will include data gathering, conceptual infrastructure evaluation, and cost modeling. The study is expected to take approximately 90 days and cost around \$90,000. Everest will pay Keller Associates through a transfer of funds through PRWID from Project Everest to ensure no conflict of interest between Keller and Everest.

Willis asked whether Everest would return any unused water to PRWID. Clark clarified that all water taken would be used or managed by Everest. Richens added that PRWID has historically sought opportunities to beneficially use its effluent water right and that this project represents a promising opportunity moving forward.

DISCUSS AND APPROVE PLANNING GRANT APPLICATION PROCESS, SCHEDULE PUBLIC HEARING, AND ON-CALL ENGINEERING SERVICE

Richens explained that in light of potential system upgrades, PRWID is working to establish a comprehensive Master Plan to position the district for future infrastructure improvements and grant funding opportunities through the Community Impact Board (CIB) and other funding agencies.

Clark presented "Master Planning 101," explaining that a hydraulic model serves as the backbone of the plan. The process will evaluate the current system, identify deficiencies, and compare PRWID's system to state standards and similar systems. Key considerations include fire flow, line sizing, pressure, pipeline velocity, looping, dead-end lines, storage capacity, and future growth scenarios.

Richens noted that PRWID has not had a master plan since entering the water business in 1978. He emphasized that this effort will help address current deficiencies and prepare for future demands. Funding options discussed include CIB grants (potentially 50%) and use of PTIF funds. A public hearing is required to proceed with the grant application.

Chavez moved to approve the funding applications through the various agencies, schedule a public hearing for May 19, 2026, and proceed with an "On-call" engineering services agreement with Keller Associates. Willis seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayne.

LINE MAINTENANCE OPEN POSITION AND POSSIBLE HIRING APPROVAL

Richens explained that on the day that the latest open position was filled, an employee submitted his resignation. Staff is requesting to offer this new open position to another qualified candidate from the recent hiring pool rather than restarting the advertising process. He referenced a

prior Board decision allowing this approach in similar situations. Larry Marinoni was selected as the candidate to move forward with hiring.

Willis moved to approve the hiring of Marinoni. Chavez seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

APPROVE SALE OF REAL PROPERTY TO UDOT FOR BRIDGE REPLACEMENT PROJECT NEAR WATER TREATMENT PLANT

Richens reviewed drawings related to the UDOT bridge replacement project near the Water Treatment Plant. He explained that earlier proposals placed the roadway too close to PRWID facilities, but updated plans aim to avoid that impact.

PRWID will provide necessary easements and sell property as needed which does not impact current facilities, while continuing coordination with UDOT and Carbon County. Approval was requested specifically for the sale of Parcel 103C.

Haycock moved to approve the sale. Thayn seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

REVIEW OF 2026 LEGISLATIVE ACTIONS

Richens reviewed legislative updates included in the Board packet, focusing on bills that have passed. A few of the bills he highlighted:

- HB 73 – Expands protections related to employee complaints
- HB 165 – Requires increased coordination with the Utah Cyber Center
- HB 236 – Updates to the Truth in Taxation processes

Richens provided additional context on how these and other bills may impact PRWID operations moving forward.

APPROVE WATER EXACTION POLICY UPDATE

Richens shared that Senate Bill 284 requires all entities, whether requiring a water share or a fee for its water resource, it is considered an exaction. PRWID has policies in place which need to be updated and publicly shared to explain calculation and justification of the exaction requirement. Richens requested to gather and compile all relevant information into a single policy and to have it developed by the attorney.

Chavez moved to approve the Water Exaction Policy Update and to take the policy to the attorney for development. Willis seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

APPROVE WWTP EMPLOYEE TO ATTEND WEAU CONFERENCE

Richens explained that Blaine Shipley has requested approval to attend the WEAU Conference after early registration deadlines had passed, resulting in increased costs. The Board discussed the benefits of training and professional development. Thayn suggested encouraging earlier planning in the future to take advantage of reduced pricing. Haycock expressed his support for encouraging better planning by employees wishing to participate in training opportunities.

Haycock moved to approve attendance. Thayn seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

APPROVE SUPPLEMENTAL WATER LEASE

Richens reported efforts to secure additional water resources due to staff “over-leasing” District-owned shares. He has contacted multiple entities with no success so far but emphasized the importance of preparing for potential shortages. He also noted plans to revisit discussions with Price City and Helper City for possible options.

Chavez moved to approve the manager pursuing supplemental water leasing as needed. Haycock seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

APPROVE PURCHASE OF WATER TREATMENT PLANT DECANT PUMP #1

Richens reported that the previously purchased decant pump (#2) took longer than expected to arrive but is now installed and functioning well. Due to ongoing needs, staff recommended purchasing a second pump of the same model.

Chavez moved to approve the purchase from AB Industrial for \$12,384. Willis seconded and the motion carried unanimously. AYE: Willis, Haycock, Jensen, Chavez, and Thayn.

ULGT INSURANCE COVERAGE PRESENTATION

Richens reviewed recent changes to PRWID's insurance coverage, including workers compensation, liability, auto, and property insurance.

He reported:

- Workers Compensation decreased approximately 10% through employee education.
- Auto insurance decreased approximately 17%, also influenced by safe practices.
- Property insurance increased approximately \$26,000 due to updated property valuations and the addition of new facilities.

Richens noted that while some increases are unavoidable, PRWID will plan accordingly in future budgets and continue focusing on controllable cost factors.

CLOSED SESSION

There was no need for a closed session.

UNFINISHED BUSINESS

There was no unfinished business.

With no further business, the meeting was adjourned by a motion from Willis was seconded by Chavez at 9:07 pm. AYE: Willis, Haycock, Jensen, Chavez, and Thayn


Scott Jensen, Chairman


Kim Wood, Clerk