



## MINUTES BOARD OF TRUSTEES PUBLIC MEETING

Meeting date: June 8, 2026  
Time: 6:00 pm  
Location: 533 East Water Works Drive, St. George Utah 84770  
Participants: Board members Ed Bowler, Rick Rosenberg, Adam Bowler, and Clark Fawcett. Board members Michele Randall, Kress Staheli and Victor Iverson were not present. District staff included Zach Renstrom, general manager; Mindy Mees, secretary; Jodi Richins, general counsel; Brie Thompson and Corey Cram, associate general managers. Other meeting attendees as noted on the attached sign-in sheet.

### **Public hearing to levy the annual contract assessments within the Kolob Water Service Area** **Public hearing to levy the annual contract assessments for water exchange contracts in the Kolob Area**

Treasurer, Budget, and Finance Manager Jacob Sullivan explained that the Kolob Water Service Area is unique among the District's retail service areas because it operates only five months per year and customers are billed annually rather than monthly. The charges are collected as a tax assessment through the county tax rolls and then remitted to the District. Because the assessments are collected through the tax system, state law requires the Board to hold a public hearing and adopt assessment resolutions each year, even when rates remain unchanged.

The system includes three assessment categories:

1. Standby Rate – for properties not currently connected to the system but that retain the right to connect in the future.
2. Active Connection Rate – for properties currently receiving water service from the District.
3. Contract Exchange Agreements – for properties served by private wells that utilize District water rights.

After reviewing the financial analysis, the District recommends keeping all assessment rates unchanged for 2026.

The Financial Overview:

- Projected assessment revenue: approximately \$98,000
- Budgeted 2026 operating costs: approximately \$47,000
- Projected contribution to repair and replacement reserves: approximately \$51,000

Following this contribution, the system's repair and replacement reserve balance is expected to reach approximately \$94,000, helping prepare for future maintenance and replacement needs.

Chairman Ed Bowler opened the hearing for public comment.  
There were no comments, and the public hearing was closed.

### **Consider resolution authorizing the levy of contract assessments for 2026 within the Kolob Water Service Area**

*Trustee Rick Rosenberg made a motion to approve the resolution authorizing the levy of contract assessments for 2026 within the Kolob Water Service Area in the amount of \$410 for non-connected parcels and \$550 for connected parcels, to be levied on the tax rolls of property owners, the motion was seconded by Adam Bowler and A roll call vote was taken as follows:*

**Ed Bowler**

**Yes**

|                       |            |
|-----------------------|------------|
| <i>Adam Bowler</i>    | <i>Yes</i> |
| <i>Clark Fawcett</i>  | <i>Yes</i> |
| <i>Rick Rosenberg</i> | <i>Yes</i> |

**Consider resolution authorizing the levy of contract assessments for 2026 Water Exchange Contracts in the Kolob area**

*Clark Fawcett made a motion to approve the resolution authorizing the levy of contract assessments for 2026 Water Exchange Contracts in the Kolob Area for 2026 in the amount of \$375 per ¼ acre-foot of water, the motion was seconded by Rick Rosenberg and a roll call vote was taken as follows:*

|                       |            |
|-----------------------|------------|
| <i>Ed Bowler</i>      | <i>Yes</i> |
| <i>Adam Bowler</i>    | <i>Yes</i> |
| <i>Clark Fawcett</i>  | <i>Yes</i> |
| <i>Rick Rosenberg</i> | <i>Yes</i> |

**Public hearing on the proposed updates to the fee schedule for record requests**

General Counsel Jodi Richins presented a proposed update to the District's records request fee schedule under the Government Records Access and Management Act (GRAMA). Ms. Richins said that Exhibit A contains the District's current fee schedule and Exhibit B contains the proposed fee schedule. The proposed schedule is structured similarly to the fee categories established under GRAMA.

Ms. Richins explained that GRAMA allows the Board to establish fees that reasonably reflect the actual costs associated with providing records. These costs may include staff time required to locate, review, and prepare records, as well as direct costs incurred in producing the records. The proposed revisions are intended to better align the District's fee schedule with those actual costs.

Ms. Richins also explained that staff is proposing to remove the fee schedule from the District's Administrative Policy. This change would allow future updates to the fee schedule without requiring amendments to the administrative policy each time a fee adjustment is needed. She noted that this approach is consistent with how the District manages other fee schedules and charges.

Chairman Ed Bowler opened the hearing for public comment. There were no comments, and the public hearing was closed.

**Consider resolution adopting the updated fee schedule for record requests**

*Trustee Adam Bowler made a motion to approve the resolution adopting the updated fee schedule for records request the motion was seconded by Clark Fawcett and a roll call vote was taken as follows:*

|                       |            |
|-----------------------|------------|
| <i>Ed Bowler</i>      | <i>Yes</i> |
| <i>Adam Bowler</i>    | <i>Yes</i> |
| <i>Clark Fawcett</i>  | <i>Yes</i> |
| <i>Rick Rosenberg</i> | <i>Yes</i> |

**Consider resolution amending Administrative Policy and Procedures regarding Records Access and Management**

General Counsel Jodi Richins explained that the resolution would simplify the District's Administrative Policy related to the Government Records Access and Management Act (GRAMA).

Ms. Richins said that the existing policy contains significant language that duplicates provisions already established in state statute. Because these statutory requirements are not policy decisions of the Board, staff is recommending their removal from the administrative policy to eliminate unnecessary repetition.

The proposed revisions would streamline the policy and focus only on those matters for which the Board has decision-making authority under GRAMA. Specifically, the revised policy would:

- Designate the General Manager as the Chief Administrative Officer, responsible for determining whether records request fees should be waived.
- Authorize the General Manager to hear and decide appeals of records officer decisions.
- Provide for the appointment of one or more records officers to administer and manage records requests.
- Establish that a records request fee schedule will be adopted by the Board.

Ms. Richins explained that these changes are intended to simplify the policy, align it with state law, and retain only the Board's key administrative and policy decisions regarding records management and public records requests.

***Trustee Adam Bowler made a motion to approve the resolution amending Administrative Policy and Procedures regarding Records Access and Management the motion was seconded by Rick Rosenberg, and a roll call vote was taken as follows:***

|                              |                   |
|------------------------------|-------------------|
| <b><i>Ed Bowler</i></b>      | <b><i>Yes</i></b> |
| <b><i>Adam Bowler</i></b>    | <b><i>Yes</i></b> |
| <b><i>Clark Fawcett</i></b>  | <b><i>Yes</i></b> |
| <b><i>Rick Rosenberg</i></b> | <b><i>Yes</i></b> |

**Consider resolution authorizing grant application for Reclamation's Small-Scale Water Efficiency Project**

Grant Specialist Kristy Jackson requested Board approval of a resolution supporting the District's application for a Bureau of Reclamation WaterSMART Grant.

Ms. Jackson explained that grant funding would be used to install a corrosion-resistant master diversion flow meter at the Washington Diversion Dam in partnership with the St. George Washington Canal Company. She noted that the diversion dam has not had reliable flow measurement data for approximately 10 years because the previous meter failed due to corrosive water conditions. The proposed project would restore accurate measurement of irrigation water diverted into the canal, improving water management, accounting, and measurement capabilities.

Ms. Jackson further explained that the project would support recent Utah legislative requirements mandating that secondary pressurized water connections be metered by 2030.

The proposed resolution would authorize the District to enter into a cooperative agreement with the Bureau of Reclamation if the grant is awarded, approve submission of the grant application, and commit the District to the required 50/50 cost-share match. The total project cost is estimated at \$250,000, with the District providing \$125,000 and the remaining \$125,000 funded through the WaterSMART Grant Program.

Approval of the resolution is required as part of the grant application process and demonstrates the District's commitment to the project.

***Trustee Clark Fawcett made a motion to approve the resolution authorizing grant application for Reclamation's Small-Scale Water Efficiency Project, the motion was seconded by Rick Rosenberg and a roll call vote was taken as follows:***

|                              |                   |
|------------------------------|-------------------|
| <b><i>Ed Bowler</i></b>      | <b><i>Yes</i></b> |
| <b><i>Adam Bowler</i></b>    | <b><i>Yes</i></b> |
| <b><i>Clark Fawcett</i></b>  | <b><i>Yes</i></b> |
| <b><i>Rick Rosenberg</i></b> | <b><i>Yes</i></b> |

**Consider approval of engagement letter with Kemp Commercial, LLC dba Vantage Realty (Anderson Junction and Dixie Springs properties)**

General Manager Zach Renstrom explained that this is a task order for Board approval related to surplus property near Anderson Junction, previously acquired by the District for the Chief Toquer Reservoir project.

Mr. Renstrom explained that the District originally purchased the property solely to support construction of Chief Toquer Reservoir. With reservoir completion anticipated this fall, the property will no longer be needed for operational purposes and will be declared surplus for disposition.

Mr. Renstrom noted that the Board had previously approved a process to retain two commercial real estate brokers to assist in marketing and selling the property to maximize its market value. One of the selected brokers is Steve Kemp, who was present at the meeting.

The item before the Board is a task order authorization, which would formally direct Mr. Kemp to begin work marketing the property for sale. Mr. Renstrom stated that initiating the marketing process now is important to align with the project completion timeline and to move the property back into productive use and onto the tax rolls as soon as feasible.

Mr. Renstrom added that, in addition to the Anderson Junction surplus property, the District also owns several small and unrelated parcels north of Sand Hollow Reservoir within a subdivision.

Mr. Renstrom said that some of these parcels have unclear acquisition history, with staff unable to definitively determine how they were obtained. While certain parcels serve operational purposes (such as well sites), others appear to be isolated residential building lots with no clear District use.

Real estate broker Steve Kemp provided clarification regarding surplus District parcels north of Sand Hollow Reservoir and their relationship to nearby utility infrastructure.

Mr. Kemp explained that two adjacent lots appear to be located across the street from a separate parcel containing a well house and associated facilities, which includes utility features such as power and related infrastructure. Based on his review, those two lots may be functionally considered as a single parcel in relation to the well house operations.

Mr. Kemp concluded that it appears the District initially explored multiple potential well locations in the area but ultimately shifted operations to the existing well site across the street, leaving the subject parcels available for potential disposition without significant value impairment.

***Trustee Adam Bowler made a motion to approve the engagement letter with Kemp Commercial, LLC dba Vantage Realty for Anderson Junction and Dixie Springs properties, the motion was seconded by Rick Rosenberg and all voted aye***

**Consider approval of engagement letter with Brokers Commercial, LLC dba NAI Excel (Sand Hollow east side properties)**

Zach Renstrom explained that the Board had previously approved NAI Excel to assist with marketing District property on the west side of the dam area. The current discussion relates to expanding and formalizing their role on the east side property, which includes land within or adjacent to state park jurisdiction, making the disposition process more complex than a standard commercial sale.

Mr. Renstrom explained that the District has negotiated an adjustment to the broker's compensation structure. Because the east-side property will require a non-traditional marketing approach primarily involving coordination with State Parks and other public entities rather than standard listing and signage efforts the broker agreed to reduce fees, reflecting the reduced conventional marketing workload.

Mr. Renstrom explained that Mr. Walter will instead focus on coordination with State Parks and relevant agencies, navigating approvals and process requirements for public land disposition and assisting the District in structuring an appropriate marketing and sale strategy for the property.

Mr. Renstrom also said that any sale or disposition of District owned land must be brought back to the Board for formal approval in a public meeting.

***Trustee Clark Fawcett made a motion to approve the engagement letter with Brokers Commercial LLC, dba NAI Excel for Sand Hollow east side properties, the motion was seconded by Rick Rosenberg and all voted aye.***

**Consider approving Addendum No. 2 to Memorandum of Understanding between the District and Utah Division of State Parks for the Operation and Maintenance of Sand Hollow and Quail Creek Reservoirs**

General Manager Zach Renstrom explained that the District has an agreement with Utah State Parks for recreation management at Sand Hollow Reservoir and proposed amendments to expand and modify the existing arrangement.

Mr. Renstrom said that the current agreement with Utah State Parks for recreation management has been highly successful, with strong operational performance and effective visitor management at Sand Hollow Reservoir, which he described as one of the most heavily visited state park areas in Utah.

### Proposed Additions



Mr. Renstrom explained that the amendment would expand the geographic scope of the agreement. The existing boundary (yellow line) represents the current managed area. The proposed expansion (red line) includes additional acreage around the reservoir.

He explained that both parties Utah State Parks and the District have identified areas for expansion over time, with some initiated by the State Parks and others requested by the District.

Mr. Renstrom highlighted two primary expansion components:

- Northwest “Jumping Rocks” area high recreational use, including cliff jumping and photography activity. This area currently straddles District-managed land and State Parks land Proposed inclusion under State Parks jurisdiction to improve enforcement, safety oversight, and visitor management.
- East side reservoir lands are identified by State Parks as a potential site for future development. Conceptual uses include hospitality and recreation infrastructure (e.g., resort, hotel, restaurants). Any future development would require structured coordination and approvals.

Mr. Renstrom emphasized that the most significant change in the amendment is related to revenue and third-party concessions. Under the existing agreement, State Parks largely manages recreation independently. Under the proposed amendment any third-party vendor or concession agreement initiated by State Parks that generates revenue (e.g., boat rentals, jet skis, future hospitality, or commercial uses) would require coordination with the District, negotiation of a revenue or compensation structure and review and approval by the District Board where applicable. Existing concession agreements would be allowed to continue until expiration, but future renewals or new contracts would be subject to District involvement.

Mr. Renstrom said that this change ensures the District maintains appropriate oversight and financial participation in commercial uses of District-owned lands and water resources.

***Trustee Adam Bowler made a motion to approve addendum #2 of the MOU between the district and the Utah Division of State Parks for operation and maintenance of Sand Hollow and Quail Creek reservoirs, the motion was seconded by Rick Rosenberg, and all voted aye.***

### **Consider modifications to the Water Efficient Landscape Program**

Conservation Manager Doug Bennett provided background and an update on the District's landscape conversion incentive program.

Mr. Bennett explained that conservation programs generally focus on four strategic areas, one of which is providing financial incentives to help customers reduce water demand on existing properties. The District's flagship conservation program encourages customers to replace water-intensive lawn grass with water-efficient landscaping.

Mr. Bennett said that the landscaping accounts for more than half of the region's water use, and lawns are the largest contributor, using approximately four times more water than many alternative landscape plantings. Bowen Collins and Associates' study estimated that as much as 40% of the region's turfgrass is purely ornamental and not used for recreation, parks, golf courses, or other functional purposes. The program specifically targets this ornamental turf.

The District, in partnership with the State of Utah, offers customers a rebate of \$2 per square foot for voluntarily converting lawn grass to water-efficient landscaping. Of that amount, \$1 per square foot is funded by the District and \$1 per square foot by the State. Mr. Bennett said that many other Utah water districts offer \$3 per square foot, with the state contributing up to a maximum of \$1.50 per square foot.

Mr. Bennett highlighted the program's success, stating that Washington County continues to lead the state in turf conversion efforts. Although the county represents only about 6% of Utah's population, it accounted for approximately 51% of all turf conversion accomplishments statewide last year. To date, nearly 3,000 projects have been completed, resulting in the conversion of almost 4 million square feet of turfgrass, equivalent to approximately 65 football fields.

From a water supply perspective, the program has generated more than 500 acre-feet of annual water savings, making that water available for other community needs.

Mr. Bennett also reviewed preliminary water-use data from program participants. Customers who participated in the program historically used more than 200,000 gallons annually. Following turf conversion projects completed in 2023, participants reduced their annual water use by nearly 100,000 gallons per year compared to their 2020 baseline and have maintained those reductions in subsequent years. He also noted that water use among non-participants has declined as well, indicating that broader conservation efforts are having a positive impact throughout the region.

Mr. Bennett emphasized the program's exceptional cost-effectiveness. Because the water savings are permanent and protected through an easement, the District's share of the cost equates to approximately \$150 per acre-foot of water conserved over a 50-year period. By comparison, the previously proposed Lake Powell Pipeline was estimated to provide water at approximately \$1,100 per acre-foot, while the completed Ash Creek Project produces water at approximately \$2,900 per acre-foot.

Mr. Bennett said that the landscape conversion program is one of the most economical methods available to extend the region's water supply and support long-term water conservation goals.

Mr. Bennett explained that there is a recent decline in participation in the District's landscape conversion program. He explained that participation growth, which had previously been increasing by approximately 15–20% annually, is now showing signs of slowing. Based on available data through May, the current trajectory suggests 2026 program outcomes may more closely resemble 2023 participation levels rather than 2025 highs.

Mr. Bennett explained several likely contributing factors:

- Cost escalation in landscaping materials and labor, estimated at 15–25% inflation over the past three years
- Reduced consumer willingness to invest in discretionary landscape projects during periods of economic uncertainty
- Possible market saturation following earlier pent-up demand
- Variability in program outreach and marketing effectiveness
- Lower participation from institutional users (schools, cities, golf courses), with most participation currently concentrated in residential customers

Mr. Bennett explained that to address declining participation, the District proposes two incentive modifications. A Shade Tree Incentive of a \$100 rebate per qualifying shade tree. And a Tiered Turf Removal Incentive Structure of \$3 per square foot for the first 1,000 square feet with \$2 per square foot beyond 1,000 square feet. The average project size is approximately 1,400 square feet.

Mr. Bennett said that the District's actual blended cost is approximately \$2.77 per square foot, and the revised structure balances fiscal efficiency with increased customer appeal.

Mr. Bennett explained that the tiered structure is intended to improve customer uptake without large abrupt cost increases, encourage participation in a more psychologically appealing pricing format, incentivize larger and more impactful landscaping conversions, and increase use of shade trees specifically to improve environmental outcomes.

The proposal includes a date of June 1, 2027, after which the Board would evaluate program performance and determine whether to continue, adjust, or discontinue the enhanced incentives.

Mr. Bennett concluded that the District has a budget capacity to support the proposed modifications and that the changes are designed to improve participation while maintaining financial sustainability and program effectiveness.

***Trustee Rick Rosenberg made a motion to initiate a \$100 auxiliary incentive for shade trees and to authorize \$3 per square foot for the first 1000 square feet of qualifying landscape conversions completed between June 9, 2026 and June 1, 2027, the motion was seconded by Adam Bowler and all voted aye.***

Mr. Bennett said that the changes will become effective tomorrow, June 9, 2026. He noted that the public may have questions after reading about the changes in the newspaper. He clarified that any applicant who already has an open and active application with the District will have their application processed under these terms.

**Consider dedication of public street property with owners of Dixie Heights Phase 3 Subdivision**

Zach Renstrom explained a proposed land dedication north of Sand Hollow Reservoir. He said that the area is a strip of land associated with an existing roadway, and that the City of Hurricane has requested that the District formally dedicate that strip for public road purposes.

Mr. Renstrom said that the roadway already exists in its current alignment, and the proposed action would simply formalize the dedication of the right-of-way. He emphasized that the transaction would not involve any cost to the District.

Mr. Renstrom recommended that the Board authorize him to execute the road dedication plan so the property interest can be formally conveyed to the City, allowing the roadway dedication process to be completed.

***Trustee Clark Fawcett made a motion to approve the dedication of public street property with owners of Dixie Heights Phase 3 subdivision, the motion was seconded by Adam Bowler and all voted aye.***

**Consider approval of Construction Contract for Quail Creek Water Treatment Plant 90 MGD Expansion and Ozone Addition Phase 3**

Project Manager Randy Johnson presented to the board Phase 3 contract award for the Quail Creek Water Treatment Plant expansion and ozone addition project. Mr. Johnson provided a comprehensive update on the project scope, delivery strategy, and bid results.

Mr. Johnson gave a brief background on the project.

The project will expand the existing treatment plant from 60 MGD to 90 MGD capacity and includes major treatment and infrastructure upgrades, specifically:

- Construction of a new ozone treatment facility
- Addition of approximately 35 MGD of enhanced clarification capacity
- Installation of UV reactors
- Upsizing of major piping and supporting infrastructure
- Expansion of the chemical building
- Construction of a new pump station

Mr. Johnson explained that early in design, the project team identified significant sequencing and shutdown-window constraints. To manage risk and improve efficiency, the project was intentionally divided into phases:

- Work is performed primarily during annual shutdown windows (late December–early February)
- Smaller, sequenced contracts reduce operational risk
- Early phases prepare the site for large-scale construction
- Approach was intended to improve constructability and reduce contractor risk premiums

Mr. Johnson emphasized that Whitaker Construction successfully completed Phases 1 and 2, which included critical enabling work and site preparation.

Phase 1 – Mechanical Improvements included:

- Upgrades to the DAF clarification facility (Building 30), increasing capacity from 40 MGD to 60 MGD
- Modifications to piping, valves, and process systems across key treatment buildings
- Installation of upgraded recycled pump systems
- 

Phase 2 – Civil and Site Preparation included:

- Demolition of outdated treatment and pre-treatment infrastructure
- Site preparation for new ozone and clarification facilities
- Construction readiness for new drying beds to improve solids handling and recycling capacity
- Installation of several thousand feet of large-diameter steel yard piping (48”–78”)
- Extensive excavation, including bedrock removal for deep utility corridors

●  
Phase 3 – Construction Bid Results

Mr. Johnson reported that Phase 3 bids were recently opened, with five qualified treatment plant contractors participating. All contractors were pre-qualified based on experience with similar-scale treatment facilities. Mr. Johnson said that the bids were highly competitive and that the contractors engaged heavily during the bid period, improving pricing clarity.

Mr. Johnson said that Sletten Construction was the lowest bidder with a bid of \$102,109,100.00. The contractor confirmed confidence in their bid and emphasized alignment with their core expertise in treatment plant construction.

Mr. Johnson said that the Engineer's estimate for Phase 3 was approximately \$135 million. The total projected project cost is approximately \$133 million. The original target budget was not to exceed \$150 million. Mr. Johnson stated that the project is now expected to be completed within budget, representing a significant achievement given current market conditions and comparable treatment plant costs statewide.

Zach Renstrom acknowledged that the project team, including Randy Johnson, Corey Cram, and Hazen and Sawyer (the project engineers), played a central role in reducing overall project costs and improving constructability.

Mr. Renstrom said that the initial project estimate had been approximately \$180 million, but through value engineering, risk reduction, and careful redesign of construction sequencing, the team significantly reduced anticipated costs while maintaining project scope and performance objectives.

Mr. Renstrom stated that the result is a high-capacity, world-class treatment facility being delivered at a significantly lower cost than initially projected. Mr. Renstrom credited the team's effort and collaboration for the outcome.

Mr. Johnson said that Sletten Construction is headquartered in Montana, with a major regional office in Las Vegas that is larger than its corporate office. The firm has operated for more than 60 years and has significant experience in large-scale water and wastewater treatment projects.

Mr. Johnson said that Sletten's most recent local experience includes work on the St. George wastewater treatment plant expansion, which was completed successfully. He said that project feedback from Bowen Collins and Associates (engineers on that project) and representatives from the City of St. George was highly positive, regarding the contractor's professionalism, quality control, and execution.

Mr. Johnson also said that Slayton Construction maintains a strong on-site field presence and administrative support structure, which he identified as critical to successful delivery of complex treatment plant projects.

***Trustee Adam Bowler made a motion to approve the Construction Contract with Sletten Construction in the amount of \$102,109,100 for QCWTP 90 MGD expansion and ozone addition for phase 3, the motion was seconded by Rick Rosenberg and all voted aye***

**Manager's report**

General Manager Zach Renstrom reported that conditions remain very dry throughout the region. He contrasted current conditions with those of three years ago, when reservoir storage was full and excess water was being released through hydroelectric facilities to generate power. While current water supplies are more limited, he said that the District's conservation efforts are producing measurable results.

Mr. Renstrom reported that overall water use is nearly identical to the same period last year despite the addition of approximately 4,000 new connections to the system. He said that this demonstrates the effectiveness of the conservation measures and water-efficiency initiatives that have been implemented throughout the District.

Mr. Renstrom also provided an update on the District's ongoing emphasis on workplace safety. He explained that several employees recently completed OSHA safety training, and the District is implementing additional safety practices and procedures based on that training. As part of these efforts, more personal protective equipment (PPE) is being made readily available at District facilities and job sites, including safety glasses and other protective gear, to encourage consistent use by employees and visitors.

Mr. Renstrom expressed appreciation for the organization's commitment to building a stronger safety culture and noted his goal of preventing workplace injuries that could result in emergency room visits. He stated that the safety improvements being implemented will help the District continue progressing toward that objective.

Mr. Renstrom said that aside from the continued dry conditions, he had no additional items to report unless Board members had specific questions.

Trustee Rick Rosenberg asked about current reservoir levels.

Mr. Renstrom responded that despite the dry conditions, the District's reservoir storage levels remain in good condition. He reported that Sand Hollow Reservoir is currently just under 80% full, Quail Creek Reservoir is approximately 95% full, and Gunlock Reservoir is about 90% full. While reservoir levels are beginning to decline as summer demand increases, he noted that this is expected and reflects the purpose of the storage facilities.

**Request a closed session to discuss:**

- a. ***Purchase of real property***
- b. ***Litigation***

Chair Ed Bowler noted that two-thirds of the District board members are present and stated the purpose of the closed session is to discuss the purchase of real property and litigation. Mr. Bowler said that the closed session is held at Washington County Water Conservancy District office building 533 E Waterworks Drive, St. George Utah on June 8, 2026.

***Trustee Adam Bowler made a motion to go into a closed session to discuss the purchase of real property and litigation the motion was seconded by Trustee Clark Fawcett and a roll call vote was taken as follows:***

|                              |                   |
|------------------------------|-------------------|
| <b><i>Ed Bowler</i></b>      | <b><i>Yes</i></b> |
| <b><i>Adam Bowler</i></b>    | <b><i>Yes</i></b> |
| <b><i>Clark Fawcett</i></b>  | <b><i>Yes</i></b> |
| <b><i>Rick Rosenberg</i></b> | <b><i>Yes</i></b> |

**(Return to open session) Consider approval of purchase of real property**

***Trustee Adam Bowler made a motion to approve the purchase of real property as discussed in the closed session, the motion was seconded by Rick Rosenberg and all voted aye.***

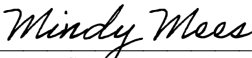
**Designate members of appeal panel as provided for in the resolution adopting the Regional Water Impact Fee Facilities Plan**

***Chairman Ed Bowler made a motion to designate members of the appeal panel as provided in the resolution adopted by the Regional Water Impact Fee Facilities Plan to be Adam Bowler, Clark Fawcett and Rick Rosenberg, the motion was seconded by Adam Bowler and all voted aye.***

**Consider approval of May 4, 2026, board meeting minutes**

***Trustee Clark Fawcett made a motion to approve the May 4, 2026, board meeting minutes, the motion was seconded by Adam Bowler and all voted aye.***

The meeting was adjourned upon motion.

  
Secretary

**A RESOLUTION OF THE WASHINGTON COUNTY WATER  
CONSERVANCY DISTRICT BOARD OF TRUSTEES AUTHORIZING  
THE LEVY OF CONTRACT ASSESSMENTS FOR 2026 WITHIN THE  
KOLOB WATER SERVICE AREA  
RESOLUTION No. 2026-06-08-01**

**WHEREAS**, Washington County Water Conservancy District provides water to the Kolob Water Service Area; and

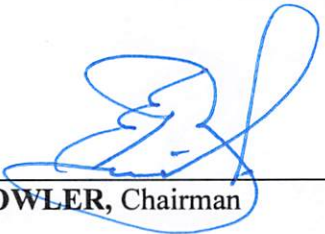
**WHEREAS**, the Washington County Water Conservancy District desires to assess the water users in the Kolob Water Service Area water assessments through the 2026 tax rolls; and

**WHEREAS**, the annual contract assessment on the tax rolls of property owners within the Kolob Water Service Area in 2025 was \$410 for non-connected parcels and \$550 for connected parcels;

**WHEREAS**, expenditure projections for operation and maintenance costs and repair and replacement indicate that these needs can be met at the current assessment levels;

**NOW, THEREFORE**, the Board of Trustees of the Washington County Water Conservancy District hereby authorizes the annual contract assessment for 2026 to remain the same as it was in 2025 in the amount of \$410 for non-connected parcels and \$550 for connected parcels, and to be levied on the tax rolls of property owners and to otherwise bill property owners within the Kolob Water Service Area for 2026.

**DATED** this 8<sup>th</sup> day of June, 2026.

  
\_\_\_\_\_  
**ED BOWLER**, Chairman

Attest:

  
\_\_\_\_\_  
**MINDY MEES**, Secretary

**VOTING:**

|                 |                                         |                             |
|-----------------|-----------------------------------------|-----------------------------|
| Ed Bowler       | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Adam Bowler     | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Clark Fawcett   | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Victor Iverson  | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Michele Randall | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Rick Rosenberg  | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Kress Staheli   | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |

## EXHIBIT A

### Parcel No. 98-A-1-HV

Legal S: 18 T: 39S R: 10W LOTS 6, 7, 8, 9, 10, 11, 22, 23, 24, 25, 26, 27, SEC 18 T39S R10W SLM  
LESS: BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE EASTERLY  
LOT LINE OF SECTIONAL LOT 22, SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 WEST OF THE  
SALT LAKE BASE AND MERIDIAN, SAID POINT LIES SOUTH 89°57'01" EAST 3903.67 FEET ALONG  
THE SOUTH SECTION LINE AND NORTH 00°11'47" WEST 2203.97 FEET FROM THE SOUTHWEST  
CORNER OF SAID SECTION 18 AND RUNNING THENCE SOUTH 00°11'22" EAST 2203.97 FEET TO  
THE SOUTHEAST CORNER OF SECTIONAL LOT 27 OF SAID SECTION 18; THENCE NORTH  
89°57'02" WEST 1324.14 FEET ALONG SAID SECTION LINE TO THE NORTHEAST CORNER OF  
SECTIONAL LOT 7 OF SECTION 19, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°17'06"  
EAST 1330.46 FEET TO THE SOUTHEAST CORNER OF SAID SECTIONAL LOT 7; THENCE SOUTH  
89°58'04" WEST 1325.19 FEET TO THE SOUTHWEST CORNER OF SAID SECTIONAL LOT 7;  
THENCE NORTH 00°14'21" WEST 678.50 FEET TO THE INTERSECTION OF SAID EXISTING FENCE  
LINE AND THE WESTERLY LINE OF SAID SECTIONAL LOT 7; THENCE ALONG SAID EXISTING  
FENCE LINE IN THE FOLLOWING NINETY -FOUR (94) COURSES: SOUTH 87°12'54" EAST 317.93  
FEET; THENCE SOUTH 55°16'25" EAST 90.16 FEET; THENCE SOUTH 51°49'07" EAST 36.67 FEET;  
THENCE SOUTH 47°34'59" EAST 58.13 FEET; THENCE SOUTH 39°52'28" EAST 50.62 FEET;  
THENCE SOUTH 22°52'23" EAST 57.38 FEET; THENCE SOUTH 15°14'22" EAST 37.55 FEET;  
THENCE SOUTH 25°56'14" EAST 34.90 FEET; THENCE SOUTH 42°37'51" EAST 25.90 FEET;  
THENCE SOUTH 62°23'16" EAST 23.25 FEET; THENCE SOUTH 75°42'13" EAST 23.71 FEET;  
THENCE SOUTH 86°56'09" EAST 23.29 FEET; THENCE NORTH 78°41'18" EAST 24.03 FEET;  
THENCE NORTH 62°03'23" EAST 22.28 FEET; THENCE NORTH 54°18'44" EAST 72.14 FEET;  
THENCE NORTH 60°39'29" EAST 36.15 FEET; THENCE NORTH 66°26'52" EAST 41.73 FEET;  
THENCE NORTH 59°37'00" EAST 482.13 FEET; THENCE NORTH 22°55'07" EAST 28.39 FEET;  
THENCE NORTH 11°03'06" EAST 16.36 FEET; THENCE NORTH 06°51'57" WEST 23.52 FEET;  
THENCE NORTH 08°54'57" WEST 19.08 FEET; THENCE NORTH 79°15'48" WEST 92.92 FEET;  
THENCE NORTH 74°37'15" WEST 58.88 FEET; THENCE NORTH 64°38'01" WEST 35.81 FEET;  
THENCE NORTH 57°15'41" WEST 58.51 FEET; THENCE NORTH 58°04'31" WEST 83.99 FEET;  
THENCE NORTH 53°35'47" WEST 80.60 FEET; THENCE NORTH 33°44'17" WEST 48.24 FEET;  
THENCE NORTH 25°44'23" WEST 73.09 FEET; THENCE NORTH 20°27'23" WEST 86.83 FEET;  
THENCE NORTH 17°51'24" WEST 83.58 FEET; THENCE NORTH 21°21'28" WEST 119.30 FEET;  
THENCE NORTH 18°14'29" WEST 35.19 FEET; THENCE NORTH 11°09'52" WEST 36.17 FEET;  
THENCE NORTH 05°15'35" WEST 81.51 FEET; THENCE NORTH 25°25'04" EAST 43.87 FEET;  
THENCE NORTH 28°20'00" EAST 70.12 FEET; THENCE NORTH 25°40'44" EAST 61.11 FEET;  
THENCE NORTH 22°27'06" EAST 126.20 FEET; THENCE NORTH 65°06'44" EAST 67.48 FEET;  
THENCE NORTH 65°33'04" EAST 72.09 FEET; THENCE NORTH 64°29'08" EAST 47.34 FEET;  
THENCE NORTH 63°35'49" EAST 82.76 FEET; THENCE NORTH 61°15'01" EAST 63.72 FEET;  
THENCE NORTH 36°58'14" EAST 42.24 FEET; THENCE NORTH 16°03'44" EAST 23.16 FEET;  
THENCE NORTH 08°38'41" EAST 23.96 FEET; THENCE NORTH 04°01'00" EAST 72.05 FEET;  
THENCE NORTH 01°13'27" WEST 35.90 FEET; THENCE NORTH 09°26'24" WEST 35.46 FEET;  
THENCE NORTH 17°23'00" WEST 25.16 FEET; THENCE NORTH 26°40'43" WEST 34.75 FEET;  
THENCE NORTH 35°40'12" WEST 36.51 FEET; THENCE NORTH 41°36'01" WEST 19.50 FEET;  
THENCE NORTH 71°17'55" WEST 8.77 FEET; THENCE NORTH 54°25'38" WEST 19.99 FEET;  
THENCE NORTH 34°15'12" WEST 14.81 FEET; THENCE NORTH 14°25'51" WEST 8.14 FEET;  
THENCE NORTH 15°19'05" EAST 19.38 FEET; THENCE NORTH 30°22'42" EAST 24.08 FEET;  
THENCE NORTH 41°11'31" EAST 25.38 FEET; THENCE NORTH 43°57'22" EAST 82.72 FEET;  
THENCE NORTH 44°03'12" EAST 43.66 FEET; THENCE NORTH 78°16'30" EAST 54.10 FEET;  
THENCE NORTH 79°18'46" EAST 20.64 FEET; THENCE NORTH 77°27'56" EAST 45.04 FEET;  
THENCE NORTH 66°05'14" EAST 35.55 FEET; THENCE NORTH 55°15'01" EAST 56.65 FEET;  
THENCE NORTH 49°23'28" EAST 78.85 FEET; THENCE NORTH 53°53'39" EAST 18.77 FEET;  
THENCE NORTH 67°56'49" EAST 19.02 FEET; THENCE SOUTH 87°44'39" EAST 39.15 FEET;  
THENCE SOUTH 78°25'06" EAST 72.46 FEET; THENCE SOUTH 73°11'00" EAST 59.27 FEET;  
THENCE SOUTH 73°06'52" EAST 91.83 FEET; THENCE NORTH 18°10'38" EAST 115.77 FEET;

THENCE NORTH 19°21'33" EAST 99.97 FEET; THENCE NORTH 07°40'54" WEST 135.90 FEET; THENCE NORTH 07°22'35" WEST 88.13 FEET; THENCE NORTH 29°23'53" EAST 100.21 FEET; THENCE NORTH 69°52'28" EAST 138.33 FEET; THENCE NORTH 69°47'59" EAST 91.46 FEET; THENCE NORTH 85°19'26" EAST 136.64 FEET; THENCE NORTH 85°28'59" EAST 140.44 FEET; THENCE NORTH 81°39'07" EAST 102.12 FEET; THENCE NORTH 81°37'19" EAST 204.36 FEET; THENCE NORTH 00°01'10" EAST 32.22 FEET; THENCE NORTH 01°29'17" EAST 65.00 FEET; THENCE NORTH 00°30'04" WEST 108.75 FEET; THENCE NORTH 00°17'53" EAST 137.62 FEET; THENCE NORTH 00°11'46" EAST 51.15 FEET; THENCE NORTH 89°47'32" EAST 44.80 FEET TO SAID INTERSECTION OF FENCE LINE AND EASTERLY LINE OF SECTIONAL LOT 22 AND THE POINT OF BEGINNING.

**Parcel No. 1040-C-1-A-HV**

**Legal S:** 36 T: 38S R: 11W BEG AT SW COR NE1/4 SE1/4 SEC 36 T38S R11W; TH N ALG W LN SD NE1/4 SE1/4 300 FT; E 150 FT; S 300 FT TO S LN SD NE1/4 SE1/4; W 150 FT TO POB.

**ALSO:** BEG AT PT ON W LN NE1/4 SE1/4 SEC 36 T38S R11W 600 FT N SW1/4 NE1/4 SE1/4; TH N 300 FT ALG W LN SD NE1/4 SE1/4 E 150 FT; S 300 FT; W 150 FT TO POB.

**ALSO:** BEG AT A PT N 300 FT FM SW COR NE1/4 SE1/4 SEC 36 T38S R11W SD POB LIES ON W LN SD NE1/4 SE1/4 & RN TH N ALG SD W LN 300 FT; E 150 FT; S 300 FT; W 150 FT TO POB.

**Parcel No. 102-A-2-D-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT E 1922.27 FT & N0°10'20 W 401.90 FT FM WITNESS COR BRASS CAP TO SW COR SEC 19 T39S R10W & CONSIDERING W SEC/L BEAR N PT BEING CTR/L EXST CNTY RD TH S83°56'30 E 28.28 FT ALG CTR/L TO PT 360 FT RAD CUR LT; TH ELY 229.93 FT ALG ARC CUR & CTR/L TO PT 180 FT RAD CUR RT; TH ELY 85.24 FT ALG ARC CUR & CTR/L; TH N0°10'20 W 173.51 FT; TH W 330 FT; TH S0°10'20 E 243.09 FT TO POB

**Parcel No. 102-A-13-HV**

**Legal S:** 19 T: 39S R: 10W S: 12 T: 39S R: 11W BEG AT PT N 1287.65 FT & N14°08'10 E 578.14 FT FM SW COR SEC 19 T39S R10W; TH N75°51'50 W 206.77 FT TO CNTY RD; TH N14°08'10 E 150 FT; TH S75°51'30 E 206.77 FT; TH S14°08'10 W 150 FT TO POB.

**Parcel No. 102-A-17-A-1-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT 446 FT E & 460.69 FT S OF NW COR SEC 19 T39S R10W BEING N LN WOODLAND RETREAT TH E 219.688 FT TO NE COR LOT 30 SD SUB; TH N05° W 130 FT; TH ALG ARC OF 91.633 FT RAD CUR RT 39.98 FT; TH N70° W 227.239 FT; TH S 246.533 FT TO POB. **ALSO:** BEG AT PT E 446 FT & S 440.69 FT FM NW COR SEC 19 T39S R10W TH W 90 FT; TH N 144.533 FT; TH E 90 FT; TH S 144.533 FT TO POB.

**Parcel No. 102-A-1-B-7-A-1-HV**

**Legal S:** 19 T: 39S R: 10W BEGINNING AT A POINT WHICH LIES NORTH 0°03'02" WEST 440.47 FEET ALONG THE SECTION LINE AND EAST 1105.09 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 15°00'00" EAST 29.40 FEET; THENCE NORTH 18°00'00" WEST 115.79 FEET; THENCE EAST 181.75 FEET; THENCE NORTH 0°05'22" WEST 35.95 FEET; THENCE SOUTH 89°55'04" EAST 483.87 FEET; THENCE SOUTH 248.30 FEET; THENCE NORTH 89°59'45" WEST 50.00 FEET; THENCE NORTH 49°18'34" WEST 197.71 FEET; THENCE SOUTH 68°04'51" WEST 145.00 FEET; THENCE SOUTH 0°39'23" WEST 254.37 FEET; THENCE NORTH 72°15'54" WEST 153.22 FEET; THENCE NORTH 0°05'22" WEST 207.43 FEET; THENCE WEST 153.79 FEET TO POB.

**Parcel No. 102-A-5-HV**

**Legal S:** 19 T: 39S R: 10W BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF WOODLAND RETREAT AS RECORDED IN THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 0°00'11" EAST 474.34 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 790.98 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°00'00" EAST 240.00 FEET; THENCE NORTH 90°00'00" WEST 46.02 FEET TO THE POINT OF A 91.63 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 95°00'00" AND 151.93 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE SOUTH 0°15'00" EAST 140.92 FEET TO THE NORTHWEST CORNER OF LOT 23, WOODLAND RETREAT; THENCE NORTH 90°00'00" EAST 125.02 FEET ALONG THE BOUNDARY LINE OF WOODLAND RETREAT TO THE POINT OF BEGINNING.

**Parcel No. 102-A-6-HV**

**Legal S:** 19 T: 39S R: 10W BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF WOODLAND RETREAT AS RECORDED IN THE OFFICIAL RECORDS OF THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 0°00'11" EAST 474.34 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 790.98 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°00'00" EAST 240.00 FEET; THENCE NORTH 90°00'00" EAST 200.00 FEET; THENCE SOUTH 0°00'00" EAST 240.00 FEET TO A POINT EAST 135.49 FEET FROM THE NORTHWEST CORNER OF LOT 22, WOODLAND RETREAT; THENCE NORTH 90°00'00" WEST 200.00 FEET ALONG THE BOUNDARY LINE OF WOODLAND RETREAT TO THE POINT OF BEGINNING.

**Parcel No. 102-A-18-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT BEING E 659.64 FT FM NW COR SEC 19 T39S R10W TH E 246.60 FT; TH S 231.56 FT TO PT 229.12 FT N OF N LN WOODLAND RETREAT; TH W 160 FT; TH ALG ARC 91.633 FT RAD CUR LT 23.99 FT; TH N15° W 242.97 FT TO POB. SUBJ TO R/W OVER SLY 15 FT

**Parcel No. 102-A-19-A-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT E 265.632 FT FM NW COR SEC 19 T39S R10W & RN TH E 394.409 FT; TH S15° E 242.966 FT TO CTR EXST RD; TH SWLY ARND ARC CUR 87.96 FT; TH N70° W 227.239 FT; TH W 180.368 FT; TH N 214.137 FT TO BEG.

**Parcel No. 102-A-1-B-9-HV**

**Legal S:** 19 T: 39S R: 10W BEG N 465.10 FT & E 1407.44 FT FM WITNESS COR TO SW COR OF SEC 19 T39S R10W WHICH IS S 1226.72 FT FM WITNESS TH S72°20'50 E 39.96 FT TH N83°47' E 96.90 FT TH N28°30 E 310.31 FT TH S68° W 145 FT TH S34°30 W 254.36 FT TO BEG SUBJ TO R/W OVER SLY 15 FT

**Parcel No. 102-A-3-A-2-HV**

**Legal S:** 19 T: 39S R: 10W BEG N14°08'10 E 154.03 FT FM WITNESS COR S 208 FT FM W1/4 COR SEC 19 T39 S R10W RN TH N88°55' E 737.38 FT; TH N18° W 285.09 FT TO PT ON ARC 149.02 FT RAD CUR RT RAD BEARS N18° W; TH NWLY 169.75 FT ALG ARC CUR; TH N42°44' W 296.67 FT TO PT TNGY WITH 376.56 FT RAD CUR LT; TH NWLY 161.77 FT ALG ARC CUR; TH S17°08'10 W 654.99 FT TO POB

**Parcel No. 102-A-3-A-3-HV**

**Legal S:** 19 T: 39S R: 10W BEG N 1287.65 FT & N14°08'10 E 1163.66 FT FM SW COR SEC 19 T39S R10W PT IS ON ARC OF 186.43 FT RAD CUR (RAD BEARS N45°00' E) TH SELY 146.42 FT ALG ARC SD CUR TH E 86 FT TO PT OF TNGY WITH 262.99 FT RAD CUR LT TH ELY 46.24 FT ALG ARC SD CUR TO NW COR LOT 1 WOODLAND RETREAT SUB TH S 216.41 FT TH S18°00' E 407.20 FT TO PT ON ARC OF 109.02 FT RAD CUR (RAD PT BEARS N18°00' W) TH NWLY 124.19 FT ALG ARC SD CUR TH N42°44' W 296.67 FT TO PT OF TNGY WITH 416.56 FT RAD CUR LT TH NWLY 184.90 FT ALG ARC SD CURVE TH N14°08'10 E 314.24 FT TO POB.

**Parcel No. 102-A-3-A-4-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT E 1005.104 FT & S 460.69 FT FM NW COR SEC L/L 8 SEC 19 T39S R10W; TH N12° E 84.244 FT; TH ALG ARC 121.468 FT CUR LFT 185 FT; TH S 220 FT; TH E 65 FT TO POB.

**Parcel No. 102-A-3-B-HV**

**Legal S:** 19 T: 39S R: 10W BEG N 2224.68 FT & E 1259.97 FT FM SW COR SEC 19 T39S R10W; TH N0°10'20 W 141.69 FT; TH W 272.159 FT; TH S18° E 148.981 FT; TH E 226.547 FT TO POB

**Parcel No. 102-A-8-1-B-HV**

**Legal S:** 19 T: 39S R: 10W BEG N 1287.651 FT & N14°08'10 E 1028.148 FT FM SE COR SEC 12 T39S R11W TH N75°51'50 W 206.776 FT TO ELY LN CNTY RDWY; TH N14°08'10 E 170 FT ALG RDWY; TH E TO WLY B/L RDWY; TH SELY ALG RDWY N14°08'10 E 135.505 FT FM POB; TH S14°08'10 W 135.505 FT TO POB BEING IN SEC 19 T39S R10W

**Parcel No. 102-A-9-HV**

**Legal S:** 19 T: 39S R: 10W BEG N 1507.651 FT & N14°08'10 E 1028.148 FT FM SW COR SEC 19 T39S R10W TH W 206.776 FT; TH N ALG RD 80 FT; TH SELY 206 FT; TH S TO POB.

**Parcel No. 102-A-21-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT E 905.64 FT FM NW COR SEC 19 T39S R10W; TH S 231.56 FT TO PT 229.12 FT N OF N LN WOODLAND RETREAT; TH E 48.164 FT; TH ALG ARC 121.468 FT RAD CUR RGT 108.12 FT; TH N51° E 265.436 FT TO E LN LOT 8 SEC 19; TH N0°10'20 W 109.546 FT TO NE COR LOT 8; TH W 348.516 FT TO POB.

**Parcel No. 102-A-23-HV**

**Legal S:** 19 T: 39S R: 10W BEG E 1055.104 FT & S 460.69 FT FM NW COR SEC 19 T39S R10W; TH N12° E 84.244 FT; TH ALG ARC OF 121.468 FT CUR LFT 108.12 FT; TH N51° E 265.436 FT; TH S 351.146 FT; TH W ALG N LN WOODLAND RETREAT DIST 200.439 FT TO POB. R/W WLY 15 FT PRPTY

**Parcel No. 102-A-24-A-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT N 1287.651 FT & N14°08'10 E 878.148 FT FM SE COR SEC 12 T39S R11W TH N75°51'50 W 206.776 FT TO E LN CNTY RDWY; TH N14°08'10 E 150 FT; TH S75°51'50 E 206.776 FT; TH S14°08'10 W 150 FT TO POB BEING IN SEC 19 T39S R10W

**Parcel No. 102-A-27-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT N 1287.651 FT & N14°08'10 E 878.148 FT FM SE COR SEC 12 T39S R11W TH N75°51'50 W 206.776 FT TO E LN CNTY RDWY; TH N14°08'10 E 150 FT; TH S75°51'50 E 206.776 FT; TH S14°08'10 W 150 FT TO POB BEING IN SEC 19 T39S R10W

**Parcel No. 102-A-28-HV**

**Legal S:** 19 T: 39S R: 10W BEG NW COR SEC 19 T39S R10W TH E 265.63 FT; TH S 460.69 FT; TH W ALG N LN WOODLAND RETREAT SUB 175.09 FT; TH N14°02'30 W 40 FT; TH W 40 FT; TH N14°02'30 W 168.31 FT; TH N 258.51 FT TO BEG.

**Parcel No. 102-A-53-HV**

**Legal S:** 19 T: 39S R: 10W NE1/4 SEC LOT 10 SEC 19 T39S R10W SLM

**Parcel No. 102-A-59-HV**

**Legal S:** 12 T: 39S R: 11W S: 19 T: 39S R: 10W BEG N 1287.651 FT & N14°08'10 E 213.969 FT FM SE COR SEC 12 T39S R11W TH N14°08'10 E 364.179 FT; TH N75°51'50 W 206.776 FT TO ELY LN CNTY RDWY; TH S14°08'10 W 116.03 FT; TH FOL RAD CUR LT ALG CNTY RDWY BEING 519.50 FT RAD CUR CTR BEARS N73° W 171.04 FT; TH S57° E 248 FT TO POB BEING POR SECS 12 & 19

**Parcel No. 102-A-60-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT N 2527.81 FT & 1259.06 FT FM SE COR SEC 12 T39S R11W TH N0°10'20 W 139.407 FT; TH W 209.708 FT; TH S18°08'10 W 146.693 FT; TH E 255.79 FT TO POB BEING IN SEC 19 T39S R10W

**Parcel No. 102-A-65-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT N 2084.68 FT & E 1260.39 FT FM SE COR SEC 12 T39S R10W; TH N0°10'20 W 140 FT; TH W 226.547 FT; TH S18° E 147.204 FT; TH E 181.479 FT TO POB.

**Parcel No. 1039-B-4-HV**

**Legal S:** 36 T: 38S R: 11W BEG NW COR SE1/4 SE1/4 SEC 36 T38S R11W TH S 265 FT M/L TO NLY LN CNTY RD; TH ELY & NELY ALG CNTY RD & OAK VALLEY RD 422 FT M/L TO NLY LN SEC 36 E 407 FT FM POB; TH W 407 FT TO POB. E C TAYLOR TR; B R & N J HALE TRS; A J & J C DUFF TRS 1/3 INT

**Parcel No. 1061-B-1-HV**

**Legal S:** 12 T: 39S R: 11W S: 19 T: 39S R: 10W BEG N 1287.65 FT & N14°08'10 E 154.029 FT FM SE COR SEC 12 T39S R11W & RN TH S88°55' W 441.611 FT TO SELY LN OF EXST CO RD SD PT BEING ON A 519.5 FT RAD CUR CTR BEARS N21°09'29 W, TH NELY ALG ARC OF SD CUR LT 324.98 FT TH S57° E 248 FT TH S14°08'10 W 59.94 TO POB

**Parcel No. 1061-B-2-A-HV**

**Legal S:** 12 T: 39S R: 11W BEG AT WITNESS COR OF E LN OF SEC WHICH WITNESSES SE COR SEC 12 T39S R11W TH S 230 FT; TH N63° W 225 FT; TH W 245 FT; TH N62°23'48 W 275.93 FT TO PT IN CTR KOLOB CREEK BEING 690 FT W OF WITNESS COR; TH NELY ALG CTR SD CREEK 400 FT M/L TO N SIDE ACCESS RD TO KOLOB AC PLAT A; TH ALG N SIDE RD ELY 370 FT M/L TO E LN SEC 12; TH S ALG E LN SEC 12, 209.90 FT TO POB

**Parcel No. 1044-A-HV**

**Legal S:** 1 T: 39S R: 11W ALL OF LOT 2 CONT 40.15 AC. ALSO BEG AT A PT N 58 FT FM SE COR OF SW1/4NE1/4 SEC1 T39S R11W & RN TH W 327 FT TH S 10 FT TH SWLY 943 FT TO PT 15 FT N OF SW COR OF SD SW1/4 NE1/4 TH N 1305 FT TO NW COR OF SW1/4 NE1/4 TH E 1320 FT TH S 1262 FT M/L TO BEG. CONT 38.75 AC.

**Parcel No. KA-1-B-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 1 SEC LOT 24 SEC 19 T39S R10W. LESS: TH N 280.50 FT

**Parcel No. KA-3-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 3 SECL LOT 24. ALSO UND 1/12 IN & TO ALL SECL LOT 25 & PART OF SD LOT 24 SD SEC 19 T39S SLY OF SD KOLOB ACRES SUB, DESIGNATED AS LOWER REC AREA & SPRING AREA.

**Parcel No. KA-4-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 4 ALSO: UND 1/12 INT IN SPRING RECREATION AREA SEC/L 25 & POR LOT 24 SEC 19 T39S R10W LYING ADJ SLY KOLOB ACRES SUB

**Parcel No. KA-5-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 5 SECL LOT 24 SEC 19 T39S R10W. ALSO UND 1/12 INT IN SECL LOT 25 & THAT PT OF LOT 24 LYING ADJ SLY OF KOLOB AC. BLAIR FAMILY TRUST

**Parcel No. KA-6-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 6 SECL LOT 24 SEC 19 T39S R10W. UND 1/12 INT IN SECL LOT 25 & PT OF SECL LOT 24 SEC 19 LYING ADJ SLY SD KOLOB AC SUB

**Parcel No. KA-7-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 7 ALSO: UNDV 1/12 INT IN SECL LOT 25 & POR LOT 24 LYING ADJ SLY OF KOLOB AC.

**Parcel No. KA-8-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 8 UND 1/12 INT IN SECL LOT 25 SEC 19 & THAT PT OF LOT 24 LYING ADJ SLY OF KA SUB, SEC 19 T39S R10W. ALL OF LOT 8 OF KOLOB ACRES SUB.

**Parcel No. KA-9-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 9 ALSO: AN UND 1/12 INT IN & TO ALL OF SECL LOT 25 & PART OF LOT 24 SEC 19 T39S R10W LYING ADJ SLY OF KA SUB.

**Parcel No. KA-10-HV**

**Legal Subdivision:** KOLOB ACRES (-) Lot: 10 ALSO: UND 1/12 INT IN SECL/LOT 25 & POR LOT 24 IN SEC 19 T39S R10W DESIGNATED LOWER RECREATION & SPRING AREA

**Parcel No. KA-11-HV**

**Legal Subdivision:** KOLOB ACRES (-) BEG AT PT E 1259.3 FT FM W1/4 COR SEC 19 T39S R10W, SD PT BEING NW COR SECL LOT 23 SEC 19 & FM SD PT RN TH E 71 FT; TH S30°00' E 306 FT; TH S 35 FT; TH S34°01' W 96.5 FT; TH S68°19' W 183 FT; TH N 447.6 FT M/L TO POB. SUBJ TO R/W SD RDWY RN FM NELY COR KOLOB AC SUB SECL LOT 24 SD SEC 19 ELY & SLY THRU SD LAND ABOVE DESC RETURNING TO SECL LOT 24. ALSO AN UND 1/12 INT IN & TO ALL SECL LOT 25 & PART SECL LOT 24 SD SEC 19 LYING ADJ SLY KOLOB ACRES SUB.

**Parcel No. WR-1-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 1

**Parcel No. WR-2-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 2

**Parcel No. WR-3-B-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 3 LESS: 20 FT STRIP ON SLY LN LOT 3

**Parcel No. WR-5-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 5

**Parcel No. WR-6-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 6

**Parcel No. WR-7-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 7

**Parcel No. WR-8-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 8

**Parcel No. WR-9-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 9

**Parcel No. WR-10-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 10

**Parcel No. WR-11-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 11

**Parcel No. WR-12-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 12 BEG AT NWLY COR LOT 12 WR SUB SEC 19 T39S R10W; TH S62° E 174.96 FT; TH S18°08'10 W 140 FT; TH N62° W 197 FT; TH N28° E 140 FT TO BEG.

**Parcel No. 12-B-1-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 1 BEG SWLY COR LOT 12 WR SUB SEC 19 T39S R10W TH N28° E 10 FT; TH S62° E 197 FT; TH N18°08'10 E 55 FT; TH S62° E 50 FT; TH E 285 FT; TH S10°0'20 E 80.942 FT; TH W 272.159 FT TO SE COR LOT 12 SD SUB; TH N62° W 286.73 FT TO POB. SUBJ TO RW

**Parcel No. WR-12-B-2-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 12 BEG NELY COR LOT 12 WR SUB SEC 19 T39S R10W TH N62° W 50 FT; TH S18°08'10 W 85 FT; TH S62° E 50 FT TO ELY LN LOT 12; TH E 285 FT; TH N0°10'22 W 80.5 FT; TH W 255.79 FT TO POB

**Parcel No. WR-13-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 13

**Parcel No. WR-14-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 15

**Parcel No. WR-15-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 15

**Parcel No. WR-16-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 16

**Parcel No. WR-17-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 17

**Parcel No. WR-18-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 18

**Parcel No. WR-19-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 19

**Parcel No. WR-20-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 20

**Parcel No. WR-21-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 21 BEG SWLY COR LOT 21 WR SUB SEC 19 T39S R10W TH N50°30' E 135.18 FT TO SELY COR LOT 21; TH NWLY ALG WLY SIDE ASPEN CIR 87.46 FT M/L; TH SWLY 135 FT M/L TO WLY LN LOT 21 BEING N28° W 114.68 FT FM POB; TH S28° E 114.68 FT TO POB BEING APPRX S1/2 LOT 21

**Parcel No. WR-21-B-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 21 BEG AT PT N28° W 114.68 FT FM SWLY COR LOT 21 WR SUB IN SEC 19 T39S R10W TH N28° W 114.68 FT; TH N79°27'28 E 127.72 FT; TH SELY FOL W SIDE ASPEN CIR TO PT 87.46 FT NWLY FM SWLY COR LOT 21; TH SWLY TO POB

**Parcel No. WR-22-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 22 LESS: BEG NE COR LOT 22 SEC 19 T39S R10W TH S12° W ALG L/L 128.29 FT TO SE COR LOT 22 & PT ON ARC 40 FT RAD CUL-DE-SAC BEAR S12° W; TH WLY LT ALG ARC CUL-DE-SAC 15.37 FT THRU CTL ANG 22°01'11; TH N12° E 128.02 FT TO N B/L LOT 22; TH E ALG L/L 15.33 FT TO POB.

**Parcel No. WR-23-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 23

**Parcel No. WR-24-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 24

**Parcel No. WR-25-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 25

**Parcel No. WR-26-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 26

**Parcel No. WR-27-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 27

**Parcel No. WR-28-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 27

**Parcel No. WR-30-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 30

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 30 AND:- Lot: 31 ALL OF LOT 30 OF WOODLAND RETREAT SUBD TOG W/BEG AT SE COR OF LOT 31 OF WOODLAND RETREAT SUBD, TH W 87.07 FT; TH N 160.52 FT; TH E 58.77 FT TO NE COR OF SD LOT 31; TH S10°00' E 163.00 FT TO POB.

**Parcel No. WR-31-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 31 LESS: .0473 AC DEEDED AWAY. LESS: .222 AC DEEDED AWAY.

**Parcel No. WR-32-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 32

**Parcel No. WR-33-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 33

**Parcel No. WR-34-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 34 LESS: BEG S70° W 10.15 FT ALG NLY LN FM NELY COR LOT 35 TH S2°02'47" E 15 FT; TH S70° W 15 FT; TH N2°02'47" W 30 FT; TH N70° E 15 FT; TH S2°02'47" E 15 FT TO POB & BEING 15X15 FT IN LOT 34

**Parcel No. WR-35-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 34 LESS: BEG S70° W 10.15 FT ALG NLY LN FM NELY COR LOT 35 TH S2°02'47" E 15 FT; TH S70° W 15 FT; TH N2°02'47" W 30 FT; TH N70° E 15 FT; TH S2°02'47" E 15 FT TO POB & BEING 15X15 FT IN LOT 34

**Parcel No. WR-36-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 36 LESS: BEG NW COR LOT 36 WR SUB TH S45° E 75 FT; TH S71°29'08" W 53.29 FT; TH N02°02'47" W 70 FT TO POB.

**Parcel No. WR-37-B-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 37 BEG NWLY COR LOT 37 WRT SUB TH N70° E 164.41 FT; TH S62° E 98.18 FT TO PT N62° W 116 FT FM NE COR LOT 37; TH S28° W 105 FT M/L TO NLY LN CRESTVIEW CIR; TH WLY & NWLY ALG NLY LN CRESTVIEW CIR 233.57 FT TO POB

**Parcel No. WR-38-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 38 BEG AT SW COR LOT 38 WR SUB SEC 19 T39S R10W & RN TH N 99.18 FT TH N32° E 94.13 FT TH S75° E 158 FT TO ASPEN DR TH SWLY ARND CUR ALG WLY SD ASPEN DR DIST OF 231.29 FT TO POB. LESS: ARND EXST WELL ON SD LOT 38 BEG AT PT N 99.18 FT FM SW COR SD LOT 38 & RN TH N32° E 10 FT TH S52°44'58" E 10 FT TH S32° W 10 FT TH N52°44'58" W 10 FT TO POB. SUBJ TO R/W TO EXST WELL AS FOL: BEG AT SW COR LOT 38 TH N 99.18 FT TH S52°44'58" E 10 FT TH S 99.18 FT TO ASPEN DR TH WLY 10 FT TO POB

**Parcel No. WR-38-B-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 38 BEG NWLY COR LOT 38 WR SUB SEC 19 T39S R10W; TH S32° W 94.13 FT; TH S75° E 158 FT TO ASPEN DR; TH NELY & WLY ARND CUR 179.03 FT TO POB.

**Parcel No. WR-39-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 39 BEG NWLY COR LOT 39 WR SUB; TH N62° E 104.72 FT; TH S52°44'58" E 103 FT; TH SWLY 152 FT; TH N28° W 125 FT TO POB.

**Parcel No. WR-39-B-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 38 BEG NWLY COR LOT 38 WR SUB SEC 19 T39S R10W; TH S32° W 94.13 FT; TH S75° E 158 FT TO ASPEN DR; TH NELY & WLY ARND CUR 179.03 FT TO POB.

**Parcel No. WR-40-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 40

**Parcel No. WR-41-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 41

**Parcel No. WR-42-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 42

**Parcel No. WR-43-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 43 AND:- Lot: 44

**Parcel No. WR-45-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 45

**Parcel No. WR-46-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 46 ALSO: POR OF LOT 48, WR SUBD DESC AS FOL: BEG SE COR OF SD LOT 48, TH N74°00'00" W 136.06 FT ALG SLY LN SD LOT 48 TO SW COR SD LOT 48: TH N 14.81 FT ALG W LN SD LOT 48; TH S68°11'59" E 140.88 FT TO POB.

**Parcel No. WR-47-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 47

**Parcel No. WR-48-A-HV**

**Legal Subdivision:** WOODLAND RETREAT (-) Lot: 48 LESS: POR LOT 48, WR SUBD DESC AS FOL: BEG SE COR OF SD LOT 48, TH N74°00'00" W 136.06 FT ALG SLY LN SD LOT 48 TO SW COR SD LOT 48: TH N 14.81 FT ALG W LN SD LOT 48; TH S68°11'59" E 140.88 FT TO POB.

**Parcel Nos. WSP-1-1-32-HV**

Whispering Pines, Phase 1, Lots 1-32

**Parcel Nos. WSP-2-33-66-HV**

Whispering Pines, Phase 2, Lots 33-66

**Parcel Nos. WSP-3-67-86-HV**

Whispering Pines, Phase 3, Lots 67-87

**A RESOLUTION OF THE WASHINGTON COUNTY WATER  
CONSERVANCY DISTRICT BOARD OF TRUSTEES AUTHORIZING  
THE LEVY OF CONTRACT ASSESSMENTS FOR WATER EXCHANGE  
CONTRACTS IN THE KOLOB AREA FOR 2026  
RESOLUTION No. 2026-06-08-02**

**WHEREAS,** Washington County Water Conservancy District has granted petitions to enter into water exchange contracts in the Kolob area; and

**WHEREAS,** the Washington County Water Conservancy District desires to assess the petitioners of the water exchange contracts in the Kolob area through the 2026 tax rolls for petitioners subject to property taxes; and

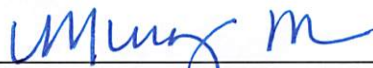
**WHEREAS,** the annual contract assessment on the tax rolls of water exchange petitioners in the Kolob Area in 2025 was \$375 per ¼ acre foot for all petitioners; and

**NOW, THEREFORE,** the Board of Trustees of the Washington County Water Conservancy District hereby authorizes the annual contract assessment for petitioners of the water exchange contracts in the Kolob area to remain the same in an amount of \$375 per ¼ acre foot for all property owners of Parcel Nos. 102-A-1-B-A-HV, 2040-E-HV, 2040-D-HV, 1157-D-HV, 1135-4-HV, 1135-3-HV, 1135-1-TR-HV, 1155-5-HV and 1143-A-3-HV, to be levied on the tax rolls for 2026.

**DATED** this 8<sup>th</sup> day of June, 2026.

  
\_\_\_\_\_  
**ED BOWLER**, Chairman

Attest:

  
\_\_\_\_\_  
**Mindy Mees**, Secretary

**VOTING:**

|                 |                                         |                             |
|-----------------|-----------------------------------------|-----------------------------|
| Ed Bowler       | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Adam Bowler     | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Clark Fawcett   | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Victor Iverson  | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Michele Randall | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Rick Rosenberg  | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Kress Staheli   | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |

## **EXHIBIT A**

### **Parcel No. 102-A-1-B-1-HV**

**Legal S:** 19 T: 39S R: 10W BEG AT PT N 233.45 FT & E 1262.27 FT FM WITNESS COR TO SW COR SEC 19 T39S R10W BEING S 1226.72 FT FM WITNESS COR TH N0°10'20" W 278.11 FT; TH S72°20'50" E 193.18 FT; TH N83°47' E 40 FT; TH S 223.86 FT; TH W 223.01 FT TO POB BEING POR LOTS W1/4 SEC L/L 10 SUBJ TO R/W OVER NLY 15 FT

### **Parcel No. 2040-E-HV**

**Legal S:** 2 T: 40S R: 12W S1/2 S1/2 NW1/4; N1/2 N1/2 SW1/4; SW1/4SW1/4 NE1/4; NW1/4 NW1/4 SE1/4 SEC 2 T40S R12W

### **Parcel No. 2040-D-HV**

**Legal S:** 2 T: 40S R: 12W S1/2 SW1/4; S1/2 N1/2 SW1/4; W1/2 SW1/4SE1/4; SW1/4 NW1/4 SE1/4 SEC 2 T40S R12W

### **Parcel No. 1157-D-HV**

**Legal S:** 32 T: 41S R: 11W COMMENCING AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 41 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S89°05'12"E, ALONG THE SECTION LINE, 1,318.85 FEET TO THE WEST 1/16TH CORNER; THENCE S00°32'37"W, ALONG THE 1/16TH LINE, 1,320.05 FEET TO THE POINT OF BEGINNING. SAID POINT BEING THE NORTHWEST 1/16TH CORNER OF SAID SECTION 32; THENCE S89°06'12"E, ALONG THE 1/16TH LINE, 1,328.82 FEET TO THE CENTER NORTH 1/16TH CORNER; THENCE S00°06'39"W, ALONG THE NORTH- SOUTH CENTER SECTION LINE, 892.46 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF UTAH STATE ROUTE-9; THENCE DEPARTING SAID SECTION LINE AND RUNNING ALONG THE NORTH LINE OF SAID UTAH STATE ROUTE-9 THE FOLLOWING FIVE (5) COURSES: N76°11'52"W, 35.73 FEET TO AN EXISTING U.D.O.T. RIGHT-OF-WAY MARKER; THENCE N73°41'51"W, 323.65 FEET TO AN EXISTING U.D.O.T. RIGHT-OF-WAY MARKER; THENCE N84°58'39"W, 493.39 FEET TO AN EXISTING U.D.O.T. RIGHT-OF-WAY MARKER; THENCE N65°18'50"W, 322.74 FEET TO AN EXISTING U.D.O.T. RIGHT-OF-WAY MARKER; THENCE N68°43'33"W, 216.92 FEET TO A POINT LOCATED ON THE 1/16TH LINE; THENCE DEPARTING SAID RIGHT-OF-WAY AND RUNNING N00°32'37"E, ALONG THE 1/16TH LINE, 557.20 FEET TO THE POINT OF BEGINNING.

### **Parcel No. 1135-4-HV**

**Legal S:** 32 T: 40S R: 11W LOTS 3 AND 4

### **Parcel No. 1135-3-HV**

**Legal S:** 32 T: 40S R: 11W LOTS 1 AND 2

### **Parcel No. 1135-1-TR-HV**

**Legal S:** 32 T: 40S R: 11W SW 1/4 NE 1/4

### **Parcel No. 1135-5-HV**

**Legal S:** 32 T: 40S R: 11W NW 1/4 NE1/4

### **Parcel No. 1143-A-3-HV**

**Legal S:** 17 T: 41S R: 11W W3/4 NW1/4 NW1/4 SEC 17 T41S R11W. LESS: POR CNVYD TO WASHINGTON CNTY FOR HWY

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**  
**A RESOLUTION ADOPTING AN UPDATED FEE SCHEDULE FOR RECORD REQUESTS**  
**RESOLUTION No. 2026-06-08-03**

**WHEREAS**, The Washington County Water Conservancy District (the "District") is a political subdivision of the State of Utah; and

**WHEREAS**, the Utah Government Records Access and Management Act ("GRAMA"), Utah Code Ann. § 63G-2-101 et seq., authorizes governmental entities to charge reasonable fees to cover the actual cost of providing records; and

**WHEREAS**, the "Fiscal Procedures for Special Districts", Utah Code Ann. § 17B-1-643, provides that a special district may impose or increase a fee for services provided after public notice and a public hearing; and

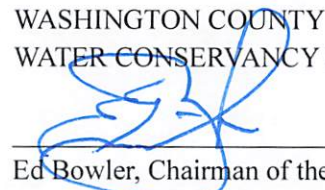
**WHEREAS**, the District desires to adopt a fee schedule consistent with Utah Law to recover allowable costs associated with responding to records requests; and

**WHEREAS**, the proposed updates to the fee schedule have been shown to be reasonable to cover the actual cost of providing records;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the District that the existing fee schedule attached as Exhibit A is replaced with the updated fee schedule attached in Exhibit B.

**DATED** this 8<sup>th</sup> day of June, 2026.

WASHINGTON COUNTY  
WATER CONSERVANCY DISTRICT:

  
Ed Bowler, Chairman of the Board

ATTEST:

  
Mindy Mees, Secretary

**VOTING:**

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Ed Bowler       | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Adam Bowler     | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Rick Rosenberg  | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Victor Iverson  | Yea <input type="checkbox"/> No <input type="checkbox"/>            |
| Michele Randall | Yea <input type="checkbox"/> No <input type="checkbox"/>            |
| Kress Staheli   | Yea <input type="checkbox"/> No <input type="checkbox"/>            |
| Clark Fawcett   | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |

## Exhibit A

### 12.1.4 Fees for Access to Records.

The fees for providing and copying District records shall be as follows:

- a. Copy 8 ½ x 11 \$1.00 per page.
- b. Copy 8 ½ x 14 \$1.00 per page.
- c. Copy of large documents such as plans, specifications, engineering data on larger than 8 1/2 x 11 paper \$5.00 per page.
- d. Requests for records such as old invoices, inspector logs, archived reports on completed projects, etc., shall also be charged the time necessary to research the records. If a request is of this nature, a preliminary time estimate of the time required to complete the research shall be sent to the requesting party and if the cost to do the additional costs more than \$50, the requesting party will be required to deposit in advance any expected costs.
- e. There shall be no charge to inspect any district record by the requesting person.

Exhibit B

| <b>RECORDS REQUEST FEE SCHEDULE</b>                                                                                             |                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Applicable to Government Records Access and Management Act requests and other records request requirements                      |                                                                                                                  |
| <b>Type of Record/ Processing</b>                                                                                               | <b>Costs</b>                                                                                                     |
| All records requests                                                                                                            | The actual cost of producing the record, including Staff Time, Media Costs, Technology Costs, and Delivery Costs |
| <b>Staff Time</b>                                                                                                               |                                                                                                                  |
| First 15 minutes                                                                                                                | No charge                                                                                                        |
| Search, retrieval, and direct administrative costs of complying with request                                                    | Hourly salary and hourly benefits of the employee(s) for the length of time needed to fulfill request*           |
| Compiling, formatting, manipulating, packaging, summarizing, or tailoring record to requested organization or media             | Hourly salary and hourly benefits of the employee(s) for the length of time needed to fulfill request*           |
| Inspecting a record                                                                                                             | No charge                                                                                                        |
| <b>Media Costs</b>                                                                                                              |                                                                                                                  |
| Photocopies of records in form normally maintained                                                                              | \$.25 per page                                                                                                   |
| Requested media (e.g., thumb drive, cd, dvd, video, floppy disc, photograph, microfilm, etc.)                                   | Actual cost of requested media                                                                                   |
| <b>Technology Costs</b>                                                                                                         |                                                                                                                  |
| Electronic/ Computer Output incremental costs of electronic services and products, with costs of formatting or interfacing data | Actual incremental costs of electronic services and products, with costs of formatting or interfacing data       |
| <b>Delivery Costs</b>                                                                                                           |                                                                                                                  |
| U.S. Post Office Delivery                                                                                                       | Standard U.S. postage rates                                                                                      |
| Other Carrier                                                                                                                   | Standard carrier rates                                                                                           |
| Faxing Delivery                                                                                                                 | \$1.00 per page                                                                                                  |

\*Employee hourly salary fee shall not exceed salary benefits cost of lowest paid employee who, in the discretion of the record's custodian, has the necessary skill and training to perform the request.

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
A RESOLUTION AMENDING ADMINISTRATIVE POLICY AND PROCEDURES  
REGARDING RECORDS ACCESS AND MANAGEMENT  
RESOLUTION No. 2026-06-08-04**

**WHEREAS**, the Washington County Water Conservancy District Administrative Policy and Procedures provides a policy related to records access and management;

**WHEREAS**, updates to the policy have been demonstrated to be reasonable and appropriate;

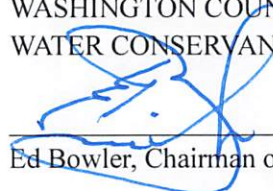
**NOW, THEREFORE**, the Board of Trustees of the Washington County Water Conservancy District hereby resolves that Chapter 12 of the Administrative Policy and Procedures Manual shall be revised pursuant to the following exhibits:

Exhibit A: Current Records Access and Management Policy, shall be replaced with the language in

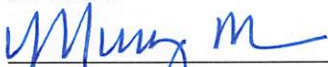
Exhibit B: Updated Records Access and Management Policy

**DATED** this 8<sup>th</sup> day of June, 2026.

WASHINGTON COUNTY  
WATER CONSERVANCY DISTRICT:

  
Ed Bowler, Chairman of the Board

ATTEST:

  
Mindy Mees, Secretary

**VOTING:**

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| Ed Bowler       | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Adam Bowler     | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Rick Rosenberg  | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Victor Iverson  | Yea <input type="checkbox"/> No <input type="checkbox"/>            |
| Michele Randall | Yea <input type="checkbox"/> No <input type="checkbox"/>            |
| Kress Staheli   | Yea <input type="checkbox"/> No <input type="checkbox"/>            |
| Clark Fawcett   | Yea <input checked="" type="checkbox"/> No <input type="checkbox"/> |

## **Exhibit A**

### **CHAPTER 12**

#### **12.1 RECORDS ACCESS AND MANAGEMENT POLICY**

##### **12.1.1 General Purpose.**

WCWCD adopts this policy to establish guidelines for open government information recognizing the need to maintain and preserve accurate records, provide public access to public records and preserve the right of privacy of personal data collected or received by the district.

##### **12.1.2 District Policy.**

In adopting this policy, WCWCD recognizes the enactment of Government Records Access and Management Act (Sections 63-2-101 et seq) and the application of that act to the District records (See Appendix I). The purpose of these policies is to conform to Section 63-2-701 which provides that each political subdivision may adopt an ordinance or a policy relating to information practices including classification, designation, access, denials, segregation, appeals, management, retention and amendment of records. The intent of this policy is to provide modifications to the general provision of State law, where allowed, to best meet the public needs, operation, management capabilities and resources of the district.

##### **12.1.3 Compliance with State Law.**

In adopting the policy, WCWCD recognizes the following sections of the Government Records Access and Management Act apply to the District and adopted by reference these provisions as part of this policy. Any inconsistency or conflict between this policy and the following reference statutes shall be governed by the statute. (See full text of referenced statutes in Appendix B of the policy).

##### **12.1.4 Fees for Access to Records.**

The fees for providing and copying District records shall be as follows:

- a. Copy 8 ½ x 11 \$1.00 per page.
- b. Copy 8 ½ x 14 \$1.00 per page.
- c. Copy of large documents such as plans, specifications, engineering data on larger than 8 1/2 x 11 paper \$5.00 per page.
- d. Requests for records such as old invoices, inspector logs, archived reports on completed projects, etc., shall also be charged the time necessary to research the records. If a request is of this nature, a preliminary time estimate of the time required to complete the research shall be sent to the requesting party and if the cost to do the additional costs more than \$50, the requesting party will be required to deposit in advance any expected costs.

- e. There shall be no charge to inspect any district record by the requesting person.
- f. If a request for a district record will exceed 50 pages, then the district shall make an estimate of the number of pages in the request and the party shall be required to deposit the cost of anticipated copying prior to the time the district begins to copy any requested documents.

#### Part 1 General Provisions

- § 63-2-101 Short title
- § 63-2-102 Legislative intent
- § 63-2-103 Definitions
- § 63-2-104 Administrative Procedures Act not applicable
- § 63-2-105 Confidentiality agreements

#### Part 2 Access to Records

- § 63-2-201 Right to inspect records and receive copies of records
- § 63-2-202 Access to private, controlled and protected documents
- § 63-2-205 Denials
- § 63-2-206 Sharing records

#### Part 3 Classification

- § 63-2-301 Records that must be disclosed
- § 63-2-302 Private records
- § 63-2-303 Controlled records
- § 63-2-304 Protected records
- § 63-2-305 Procedure to determine classification
- § 63-2-306 Duty to evaluate records and make designations and classifications
- § 63-2-307 Segregation of records
- § 63-2-308 Business confidentiality claims

#### Part 4 Accuracy of Records

- § 63-2-601 Rights of individuals on whom data is maintained
- § 63-2-602 Disclosure to subject of records - Context of use
- § 63-2-602 Request to amend

#### Part 5 Applicability to Political Subdivisions: The Judiciary and the Legislature

§ 63-2-701 Political subdivisions to enact ordinances in compliance with chapter

Part 6 Remedies

§ 63-2-801 Criminal penalties

§ 63-2-802 Injunction - Attorneys' Fees

§ 63-2-803 No liability for certain decisions of a governmental entity

§ 63-2-804 Disciplinary action

Part 7 Archives and Records Service

§ 63-2-905 Records declared property of the State-Disposition

§ 63-2-907 Right to replevin

Part 8 Other

§ 63-30-10.6 Attorneys' fees for records request

12.1.5 Definitions.

As used in this ordinance, the following definitions shall be applicable.

- a. "Act" shall refer to the Government Records Access and Management Act, § 63-2-1, et seq., Utah Code Annotated, 1953, as amended.
- b. "District" shall refer to the WCWCD or any public or private entity which pursuant to contract with the District has agreed to produce and maintain public County records.
- c. "Computer software program" means the series of instructions or statements that permit the functioning of a computer system in a manner designed to provide storage, retrieval, and manipulation of data from the computer system, and any associated documentation, manuals, or other source material explaining how to operate the software program. "Software" does not include the original data or record which is manipulated by the software.
- d. "Controlled" records shall be those defined as controlled under the provisions of the Act.
- e. "Data" shall refer to individual entries (for example, birth date, address, etc.) in records.
- f. "Dispose" means to destroy, or render irretrievable or illegible, a record or the information contained in it by any physical, electronic, or other means, including unauthorized deletion or erasure of electronically recorded audio, visual, non-written formats, data processing, or other records.
- g. "Non-public" records shall refer to those records defined as private, controlled, or protected under the provisions of the Act.

- h. "Private" records shall refer to those records classified as private under the provisions of the Act.
- i. "Protected" records shall refer to those records classified as protected under the provisions of the Act.
- j. "Public" records shall refer to those records which have not been classified as non-public in accordance with the provisions of the Act.
- k. (1) "Record" means all books, letters, documents, papers, maps, plans, photographs, films, cards, tapes, recordings, or other documentary materials, and electronic data regardless of physical form or characteristics, prepared, owned, used, received, or retained by the District where all the information in the original is reproducible by some mechanical, electronic, photographic or other means. (2) "Record" does not mean:
  - i. Temporary drafts or similar materials prepared for the originator's personal use or prepared by the originator for the personal use of a person for whom he is working;
  - ii. Materials that are legally owned by an individual in his private capacity;
  - iii. Materials to which access is limited by the laws of copyright or patent;
  - iv. Junk mail or commercial publications received by the county or by an officer or employee of the County;
  - v. Personal notes or daily calendars prepared by any District employee for personal use or the personal use of a supervisor or such notes, calendars or internal memoranda prepared for the use of an officer or agency acting in a quasi-judicial or deliberative process or pursuant to matters discussed in a meeting closed pursuant to Utah Open Meetings Act; or
  - vi. Proprietary computer software programs as defined in subsection C. above that are developed or purchased by or for the District for its own use.

#### 12.1.6 Public Right to Records.

- a. Members of the public shall have the right to see, review, examine and take copies, in any format maintained by the District, of all District governmental records defined as "public" under the provisions of this Policy, upon the payment of the lawful fee and pursuant to the provisions of this Policy and the Act.
- b. The District has no obligation to create a record or record series in response to a request from a member of the public, if the record requested is not otherwise regularly maintained or kept.
- c. When a record is temporarily held by a custodial District agency, pursuant to that custodial agency's statutory functions, such as records storage, investigation, litigation or audit, the record shall not be considered a record of the custodial agency for the purposes of this Policy. The record shall be considered a record of the District and any

requests for access to such records shall be directed to the District, rather than the custodial agency, pursuant to these procedures.

12.1.7 Public, Private, Controlled and Protected Records.

- a. Public records shall be those District records as defined in the Act, § 63-2-201 (U.C.A., 1953, as amended). Public records shall be made available to any person. All District records are considered public unless they are (1) expressly designated, classified, or defined otherwise by the District in accordance with policies and procedures established by this Policy, (2) are so designated, classified or defined by the Act, or (3) are made non-public by other applicable law.
- b. Private records shall be those District records classified as "private", as defined in the Act § 63-2-302 (U.C.A., 1953, as amended) and as designated, classified, or defined in procedures established pursuant to this Policy. Private records shall be made available to the following persons: The subject of the record, the parent or legal guardian of a minor who is the subject of the record, the legal guardian of an incapacitated individual who is the subject of the record, any person who has a power of attorney or a notarized release from the subject of the record or his legal representative, or any person possessed of an serving a legislative subpoena or a court order issued by a court of competent jurisdiction.
- c. Controlled records shall be those District records classified as "controlled", as defined in the Act, § 63-2-303 (U.C.A., 1953, as amended) and as designated, classified, or defined in procedures established in this Policy. Controlled records shall be made available to a physician, psychologist, or licensed social worker who submits a notarized release from the subject of the record or any person presenting a legislative subpoena or a court order signed by a judge of competent jurisdiction.
- d. Protected records shall be those District records classified as "protected", as defined in the Act, § 63-2-304 (U.C.A., 1953, as amended) and as designated, classified or defined in procedures established in this Policy. Protected records shall be made available to the person who submitted the information in the record, to a person who has power of attorney or notarized release from any persons or governmental entities whose interests are protected by the classification of the record, or to any person presenting a legislative subpoena or a court order regarding the release of the information and signed by a judge or competent jurisdiction.

12.1.8 Privacy Rights.

- a. The District recognizes and upholds the personal right of privacy retained by persons who may be the subject of governmental records.
- b. The District may, as determined appropriate by the manager, notify the subject of a record that a request for access to the subject's record has been made.
- c. The District may require that the requester of records provide a written release, notarized within thirty (30) days before the request, from the subject of the records in question before access to such records is provided.

12.1.9 Designation, Classification and Retention.

All District records and records series, of any format, shall be designated, classified and scheduled for retention according to the provisions of the Act and this Policy. Any records or record series generated in the future shall also be so designated, classified and scheduled for retention. Records designation classification and scheduling for retention shall be conducted under the supervision of the District Records Officer.

12.1.10 Procedures for Records Request.

- a. Under circumstances in which a District is not able to immediately respond to a records request, the requester shall fill out and present to the District a written request on forms provided by the District. The date and time of the request shall be noted on the written request form and all time frames provided under this Policy shall commence from that time and date. Requesters of non-public information shall adequately identify themselves and their status prior to receiving access to non-public records. The District may respond to a request for a record by approving the request and providing the records, denying the request, or such other appropriate response as may be established by policies and procedures.
- b. In most circumstances and excepting those eventualities set out below, the District shall respond to a written request for a public record within ten business days after that request.
- c. Extraordinary circumstances shall justify the District's failure to respond to a written request for a public record within ten business days and shall extend the time for response thereto that time reasonably necessary to respond to the request, as determined by the District Manager. Extraordinary circumstances shall include but not be limited to the following:
  - i. Some other governmental entity is currently and actively using the record requested;
  - ii. The record requested is for either a voluminous quantity of records or requires the District to review a large number of records or perform extensive research to locate the materials requested;
  - iii. The District is currently processing either a large number of records requests or is subject to extraordinary seasonal work loads in the processing of other work;
  - iv. The request involves an analysis of legal issues to determine the proper response to the request;
  - v. The request involves extensive editing to separate public data in a record from that which is not public; or
  - vi. Providing the information request requires computer programming or other format manipulation.
  - vii. When a record request cannot be responded to within ten (10) days, the District Manager shall give the requester an estimate of the time required to respond to the request.

- d. The failure or inability of the District to respond to a request for a record within the time frames set out herein, or the District's denial of such a request, shall give the requester the right to appeal as provided in Section 12.1.11 (Appeal Process).

12.1.11 Fees.

Applicable fees for the processing of information requests under this Policy shall generally be set at actual cost or as otherwise established by policies adopted under this Policy. WCWCD will charge the following fees for requests relating to the Government Records Access and Management Act:

- a. Reviewing a record to determine whether it is subject to disclosure...No Charge
- b. Inspection of record by requesting person..... No Charge
- c. Copy Fees..... \$ 1 cents per page  
(for district prepared copies)
- d. Computer Disk.....Actual Cost  
(including overhead and time of district staff in preparation of information request)
- e. Other Forms.....Actual Cost  
(same as d.)
- f. Miscellaneous Fees.....Actual Cost  
(same as d.)

12.1.12 Appeal Process.

- a. Any person aggrieved by the District's denial or claim of extraordinary circumstances may appeal the determination within 30 days after notice of the District's action to the district manager by filing a written notice of appeal. The notice of appeal shall contain the petitioners name, address, phone number, relief sought and if petitioner desires, a short statement of the facts, reasons and legal authority for the appeal.
- b. If the appeal involves a record that is subject to business confidentiality or affects the privacy rights of an individual, the district manager shall send a notice of the requester's appeal to the effected person.
- c. The district manager shall make a determination on the appeal within 30 days after receipt of the appeal. During this 30 day period the district manager may schedule an informal hearing or request any additional information deemed necessary to make a determination. The district manager shall send written notice to all participants providing the reasons for the district manager's determination,
- d. In addition, if the district manager affirms the denial in whole or in part, the denial shall include a statement that the requester has a right to appeal the denial to the district's Board of Trustees within thirty days at the next scheduled meeting.
- e. The person may file a written notice of appeal to the Board of Trustees to be heard at the next scheduled meeting of the Board. If there is no meeting scheduled in the next

thirty days the Board of Trustees shall schedule a meeting for the purpose of hearing the appeal. The final decision of the Board of Trustees shall be by majority vote of a quorum of the Board. The Board shall prepare a written decision outlining their final determination and reasons for the final determination.

- f. If the Board of Trustees affirms the denial, in whole or in part, the person may petition for judicial review in district court as provided in Section 63-2-404 UCA.

**12.1.12 Reasonable Accommodation.**

Reasonable accommodations regarding access to governmental records shall be provided to persons with disabilities in accordance with the Americans with Disabilities Act upon request of the applicant.

**12.1.13 Records Amendments.**

Government records held by the District may be amended or corrected as needed. Requests for amendments, corrections, or other changes shall be made in writing to the District having custody of the records and setting forth, with specificity, the amendment or correction requested. When an amendment or correction of a government record is made, both the original record and the amended or corrected record shall be retained, unless provided otherwise by the Act or other State or Federal law.

**12.1.14 Penalties.**

- a. District employees who knowingly refuse to permit access to records in accordance with the Act and this Policy, who knowingly permit access to non-public records, or who knowingly, without authorization or legal authority, dispose of, alter, or remove records or allow other persons to do so in violation of the provisions of the Act, this Policy or other law or regulation may be subject to criminal prosecution and disciplinary action, including termination.
- b. In accordance with the Act, neither the District nor any of its officers or employees shall be liable for damages resulting from the release of a record where the requester presented evidence of authority to obtain the record, even if it may be subsequently determined that the requester had no such authority.

**12.1.14 Records Officer.**

There shall be appointed a District Records Officer to oversee and coordinate records access, management and archives activities. The Records Officer shall make annual reports of records services activities to the Board of Trustees.

**12.1.15 Records Maintenance.**

- a. Records maintenance procedures shall be developed to ensure that due care is taken to maintain and preserve District records safely and accurately over the long term. The Records Officer shall be responsible for monitoring the application and use of technical processes in the creation, duplication, and disposal of District records. He/she shall monitor compliance with required standards of quality, permanence, and admissibility pertaining to the creation, use, and maintenance of records.

- b. All District records shall remain the property of the District unless federal or state legal authority provides otherwise. Property rights to District records may not be permanently transferred from the District to any private individual or entity, including those legally disposable obsolete District records. This prohibition does not include the providing of copies of District records otherwise produced for release or distribution under this chapter.
- c. Custodians of any District records shall, at the expiration of their terms of office, appointment or employment, deliver custody and control of all records kept or received by them to their successors, supervisors, or to the District Records Officer.

**Exhibit B**

**CHAPTER 12**

**12.1 RECORDS ACCESS AND MANAGEMENT POLICY**

**12.1.1 General Purpose**

The purpose of this chapter is to establish policy for the management, access, and protection of District records pursuant to legal requirements including the Utah Government Records Access and Management Act (GRAMA).

**12.1.2 Administration**

**a. Chief Administrative Officer**

The General Manager shall serve as the Chief Administrative Officer.

**b. Records Officer**

The General Manager shall appoint one or more records officers who shall be responsible for the administration of records requests, records classification, retention, and compliance with applicable laws and regulations.

**12.1.3 Fees for Records Requests**

Fees charged for records requests shall be in accordance with the fee schedule adopted by the Board of Trustees.

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT  
BOARD OF TRUSTEES A RESOLUTION SUBMISSION OF A WATERSMART  
GRANT PROPOSAL TO THE U.S. BUREAU OF RECLAMATION AND  
AUTHORIZING A COOPERATIVE AGREEMENT WITH RECLAMATION AND  
GRANT MATCH FUNDS  
RESOLUTION No. 2026-06-08-03**

WHEREAS, Washington County Water Conservancy District (hereinafter referred to as District) delivers water to St. George Washington Canal Company (hereinafter referred to as SGWCC) who owns and operates a pressurized irrigation system.

WHEREAS, a goal of the District and SGWCC, is to efficiently manage and conserve the use of the available water resources of Washington and St. George area.

WHEREAS, St. George Washington Canal Company desires to work with the District to install a meter that will allow improved water management and promote water efficiency by users and throughout the system.

WHEREAS, a WaterSMART grant for Small-scale Water Efficient Projects Grants is available through the United States Bureau of Reclamation for entities that will provide matching funds and that will work with Reclamation to meet the established deadlines for entering into a cooperative agreement.

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees agrees and authorizes:

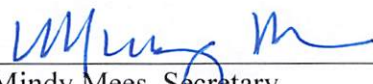
- A. If selected for the WaterSMART grant, the District is authorized to enter into an agreement with Reclamation regarding the attached grant proposal.
- B. The attached grant proposal that will be submitted to Reclamation has been reviewed and is approved.
- C. Washington County Water Conservancy District can provide the amount of funding and/or in-kind contributions specified in the funding plan, not to exceed \$125,000; and
- D. If selected for this WaterSMART grant, the District will work with SGWCC and Reclamation to meet established deadlines for entering into a cooperative agreement.

DATED this 8th day of June, 2026.

WASHINGTON COUNTY  
WATER CONSERVANCY DISTRICT:

  
\_\_\_\_\_  
Ed Bowler, Chairman of the Board

ATTEST:

  
\_\_\_\_\_  
Mindy Mees, Secretary

VOTING:

|                 |                                         |                             |
|-----------------|-----------------------------------------|-----------------------------|
| Ed Bowler       | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Adam Bowler     | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Clark Fawcett   | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Victor Iverson  | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Michele Randall | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Kress Staheli   | Yea <input type="checkbox"/>            | No <input type="checkbox"/> |
| Rick Rosenberg  | Yea <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

# ENGAGEMENT LETTER 2026 – 01

(KEMP COMMERCIAL, LLC DBA VANTAGE REAL ESTATE)

This Engagement Letter (“Engagement Letter”) is issued under and governed by the **On-Call Commercial Real Estate Brokerage Services Agreement** dated March 23, 2026 (the “Agreement”), by and between Washington County Water Conservancy District (“District”) and Kemp Commercial, LLC DBA Vantage Real Estate (“Broker”). Capitalized terms not defined herein have the meanings set forth in the Agreement.

## 1. Engagement Title / Assignment Name

**Engagement Title:** Anderson Junction Properties / Sand Hollow Residential Lots  
**District Project/Reference No. (if any):** N/A

## 2. Description of Services (Scope)

Subject Properties:

- **Anderson Junction Properties:** Approximately 44 acres of District-owned land located north of Highway 17 near the area commonly referred to as Anderson Junction.
- **Sand Hollow Lots:** Finished residential lots located in the Sand Hollow area identified as Tax ID numbers: H-DSP-E-1-A; H-DSP-G-1; H-DSP-C-30-A; and H-DSP-C-31-A. An abandoned well may be located on lots H-DSP-C-30-A and H-DSP-C-31-A. Lots H-DSP-C-30-A and H-DSP-C-31-A are located within source-protection zones. Issues regarding the use and disposition of H-DSP-C-30-A and H-DSP-C-31-A must be resolved with the District before marketing the parcels.

Broker shall perform the following services (“Services”):

- **Consultation and Development:** Broker shall represent the District in the strategic development and disposition of the Subject Properties. Services shall include securing necessary entitlements and regulatory approvals, coordinating with project engineers and technical consultants, and implementing value-enhancement strategies to ensure the District achieves maximum fair market value.
- **Marketing and Disposition:** The Broker shall manage the listing of the properties and solicit competitive offers to optimize financial returns for the District.
- **Legal Compliance and Conveyance:** The Broker shall oversee the transfer of real property to ensure all transactions adhere to applicable state and local statutes, ensuring the District remains in full regulatory compliance throughout the conveyance process.

Deliverables for the **Anderson Junction Properties** include the following items:

#### 1. Market Research & Strategic Positioning

- Comparative Market Analysis (CMA): A detailed report on comparable commercial sales and current inventory,.
- Identify the highest and best uses within the allowable use table of Toquerville City's Zoning Ordinance 10-12B-2.
- Pricing Strategy: A tiered pricing model based on various scenarios (e.g., selling bulk acreage vs. individual finished lots).

#### 2. Development & Entitlement Support

- Consultant Coordination: Documentation with notes and emails as appropriate of meetings and action items coordinated with project engineers, surveyors, and environmental consultants.
- Site Constraint Analysis: Identification of topography, utility, or access issues that could impact valuation or the speed of the sale. To be presented to Zach in a meeting with Brett John.

Deliverables for the **Anderson Junction Properties** and the **Sand Hollow Lots** include:

#### 3. Marketing & Lead Generation

- Offering Memorandum (OM): A high-end, digital and physical brochure that includes site maps, utility availability, traffic counts, zoning, access and economic demographic data.
- Marketing & Advertising Plan: A schedule of where the property will be listed (e.g., CoStar, LoopNet, CREXi, Washington County MLS) and targeted outreach to specific commercial developers, investors or end users..
- Signage & Physical Collateral: Professional on-site signage and site-plan overlays for potential buyers.

#### 4. Transaction Management & Compliance

- Due Diligence Vault: A secure online repository (Data Room) containing all relevant documents (title reports, surveys, geotechnical reports, and environmental audits) for prospective buyers.
- Letters of Intent (LOI) Summary: A comparison matrix of all offers received, evaluating not just price, but also the buyer's "proof of funds," requested due diligence timelines, and earnest money deposits, assuming multiple offers on any single parcel are received in a short period of time.
- Conveyance & Closing Checklist: A formal tracker ensuring all conditions of the Purchase and Sale Agreement (PSA) are met before the transfer of title.

## 5. Reporting & Communication

- **Activity Reports:** Regular updates summarizing entitlement and horizontal construction progress, inquiries, property showings, feedback from developers, and changes in the local market.
- **Compliance Documentation:** Ensuring all actions follow state-specific real estate statutes and public entity procurement or disposal regulations.  
**Board/Council Presentation Materials:** Concise summaries or slide decks for when the Broker needs to update the District's board or stakeholders on progress

## 3. Authorized Personnel

Broker's designated lead broker for this Engagement Letter is:

Name: Steve Kemp License No.: 5481959-PB00

Broker's designated secondary contact:

Name: Glen Madsen License No.:5593413-SA00

Any personnel changes must be approved by the District.

## 4. Schedule / Term

**Start Date:** Immediately

**End Date (if any):** When the land is sold or at the discretion of the District

**Milestones/Deadlines (if any):** N/A

## 5. Compensation and Payment Terms

### **Commission / Success Fee (Transaction-Specific):**

- **Commission Rate:** Six % of the Purchase Price or net value of the Lease Payments of each transaction. This shall include any fees paid to participating brokers representing buyers or tenants. If buyers or tenants are not represented by their own brokerage, the commission rate shall be 4% of the Purchase Price or net value of the Lease Payments.
- **Transaction Description (property/asset):** Lot sales (individual or bulk) or leases of the Subject Properties.
- **Commission Trigger (e.g., closing/settlement):** Close of Escrow for sales, full execution, security deposit and occupancy for leases.
- **Commission Cap (if any):** No single transaction shall require District to pay a Commission greater \$250,000.00 unless agreed to by the District and Broker prior to execution of a binding agreement for the sale or lease of the Subject Properties (all or part).

- Disclosure/approval of third-party compensation: Any third-party compensation must be disclosed to the District, and when applicable to the purchaser or lessee as required by Utah State law.

**Expenses / Reimbursables:**

Reimbursable expenses are authorized only if pre-approved in writing by District prior to the incurring the obligation for the expense by Broker.

**6. District Contract Administrator**

The District's point of contact for this engagement is:

**Name/Title:** Zachary Renstrom, General Manager

**Email/Phone:** [zach@wcwcd.gov](mailto:zach@wcwcd.gov)/ 435-673-3617

**7. Approval / Authorization**

Broker shall not begin work until this Engagement Letter is signed by the District and Broker.

**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**

By: \_\_\_\_\_  
Name/Title: Zachary Renstrom/General Manager

Date: \_\_\_\_\_

**BROKER – VANTAGE REAL ESTATE**

By: \_\_\_\_\_  
Name/Title: Steve Kemp / Principal Broker

Date: \_\_\_\_\_

## ENGAGEMENT LETTER 2

### Sand Hollow East Side

This Engagement Letter (“Engagement Letter”) is issued under and governed by the **On-Call Commercial Real Estate Brokerage Services Agreement** dated March 10, 2026 (the “Agreement”), by and between Washington County Water Conservancy District (“District”) and Brokers Commercial, LLC dba NAI Excel (“Broker”). Capitalized terms not defined herein have the meanings set forth in the Agreement.

### 1. Engagement Title / Assignment Name

Engagement Title: Sand Hollow Real Property Disposition (East Side)

- Portions of H-3409-B, H-3411, H-3409-C, H-3421-B on the east side of Sand Hollow Reservoir.

### 2. Description of Services (Scope)

Broker shall perform the following services (“Services”):

- Broker shall represent the District in the strategic joint venture or transaction approved by the District Board of the Subject Properties which include:
  - Portions of H-3409-B, H-3411, H-3409-C, H-3421-B on the east side of Sand Hollow Reservoir for a proposed resort.
  - Coordinate and help facilitate a Request for Proposal process.
  - Seek proposals from qualified development partners.
  - Advise and support the board in structuring a transaction that meets District objectives.
- Work with project consultants and engineers to:
  - subdivide property as necessary
  - determine what infrastructure should be paid for and built by the district, if any.
  - Obtain entitlements that will maximize the value of the property for the district.
  - Engage State Parks to coordinate potential transactions that might impact state park activities on Washington County Conservancy District land to accommodate potential District transactions.
- Ensure the District remains in full regulatory compliance throughout the process.

### Deliverables:

- Entitlements and land use authorization within Hurricane City as needed.
- Subdivision of parcels as needed.
- Offering statements and marketing collateral for joint venture opportunities
- Online repository of all relevant documents
- Summary of proposals and recommendations to the District as needed.
- Conveyance checklist ensuring all conditions are met before transfer of title.

### 3. Authorized Personnel

Broker's designated lead broker for this Engagement Letter is:

**Name:** R. Neil Walter **License No.:** UT:5483438-AB00

Other key personnel (if any):

- Michelle Walter
- ARTI Studio Marketing and Design Team
- Lynett Rogers, Office Manager
- Other NAI Excel team members as needed

### 4. Schedule / Term

**Start Date:** Immediately

**End Date (if any):** When land is sold or at discretion of the District

**Milestones/Deadlines (if any):** N/A

### 5. Compensation and Payment Terms

Compensation for the Services under this Engagement Letter shall be as follows:

#### **Commission / Success Fee (Transaction-Specific):**

- Commission Rate: 2% of the proceeds projected to be paid to the district over the first 20 years under the Joint Venture or lease agreement. Any finders fees, brokerage fees, or other compensation requested by any other party will be paid by their client or negotiated separately.
- Transaction Description (property/asset): Portions of H-3409-B, H-3411, H-3409-C, H-3421-B
- Commission Trigger (e.g., closing/settlement): Execution of the joint venture or lease agreement.
- Commission Cap (if any): N/A
- Disclosure/approval of third-party compensation: ☒ Yes ☐ No (must be "Yes" if applicable)

**Expenses / Reimbursables:** None.

**6. Special Terms (If Any):** Not applicable.

### 7. District Contract Administrator

The District's point of contact for this engagement is:

**Name/Title:** Zach Renstrom, General Manager

**Email/Phone:** [zach@wcwcd.gov](mailto:zach@wcwcd.gov) / 435-673-3617

## **8. Approval / Authorization**

Broker shall not begin work until this Engagement Letter is signed by the District and Broker.

### **WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**

By: \_\_\_\_\_

Name/Title: Zach Renstrom, General Manager

Date: \_\_\_\_\_

### **BROKER**

By: \_\_\_\_\_

Name/Title: R. Neil Walter, CEO

Date: \_\_\_\_\_

**ADDENDUM NO. 2 TO MEMORANDUM OF UNDERSTANDING**  
between  
**WASHINGTON COUNTY WATER CONSERVANCY DISTRICT**  
and  
**THE STATE OF UTAH**  
**DEPARTMENT OF NATURAL RESOURCES, DIVISION OF STATE PARKS**  
**(fka Division of State Parks and Recreation)**  
for  
**THE OPERATION AND MAINTENANCE OF**  
**SAND HOLLOW AND QUAIL CREEK RESERVOIRS**

THIS AMENDMENT to that certain Memorandum of Understanding ("MOU") dated August 20, 2003 as modified by Amendment No. 1 dated November 20, 2006, by and between the Washington County Water Conservancy District ("District") and the Utah Department of Natural Resources, Division of State Parks ("Division") is made and entered into this 9 day of Jun, 2026.

The Parties agree to amend the MOU as follows:

**12. THIRD PARTY CONTRACTS AND PERMITS**

*(to replace existing first paragraph)*

- a. The Division may issue and administer licenses, permits, and contracts to persons or associations for the purpose of regulating the public recreation resource and concession contracts under which services are made available to the recreating public in the area. Except as provided below, all such leases, licenses, permits and contracts shall be submitted to the District for approval before issuance. Notwithstanding the foregoing, the Division may issue permits and short-term licenses without prior submission to the District where the Division reasonably determines that such authorization (i) does not adversely affect the District's interests in the reservoir or project works, and (ii) does not materially modify or expand the obligations of the District or the Division under this Agreement. All instruments used for such purposes throughout the area shall be subject to applicable terms of this Agreement and shall contain language recognizing the purpose of the Sand Hollow and Quail Creek Reservoirs and effecting releases and indemnifications to and for the District, the Division, their successors and assigns, and their officers, agents, and employees engaged in the construction, operation, and maintenance of project works. Unless otherwise agreed to by the District in a signed writing, the term of such licenses, permits, or contracts shall not exceed the lesser of 20 years or one year less than the duration of this Agreement with the Division. Except where otherwise specified in writing by the District, such licenses, permits, and contracts shall contain the following provisions:

*(to be added below existing paragraphs)*

- b. Development Fee. In the event a third party, pursuant to an agreement with the Division, plans to construct, operate, or develop any new commercial activities within the

Recreation Area, such third party shall be required to negotiate a separate agreement and fee structure with the District prior to commencing commercial activities. For the purposes of this provision, "Commercial Activities" shall include operation of any concession, business, or activity not exclusively built, operated, and maintained by the Division.

- c. Private Events. The Division may issue and administer licenses, permits, and contracts to persons or associations for the purpose of allowing private or government events in the public recreation area provided that the uses do not unreasonably interfere with long-term public recreation and provided that if the event could reasonably be expected to interfere with District operation of the reservoir, the Division shall first obtain approval from the District prior to approving the event.

### **13. FEES AND CHARGES**

*(to replace existing paragraph)*

The Division may levy a fee for the use of the Recreation Area. Fees shall be set in accordance with fees established for other similar State Parks pursuant to the Division's rules and applicable statutes. The Division agrees that in connection with the administration, operation and maintenance of the reservoir area, no portion of the shoreline shall be reserved for private use.

### **17. TITLE TO LAND, IMPROVEMENTS, AND RESTORATION**

*(to be added below existing paragraphs)*

- d. If, pursuant to paragraph 12 of this Agreement, a third party constructs, operates, or develops new commercial activities within the Recreation Area, the Division agrees it shall not, without prior written approval of the District, offer or agree to the creation of a leasehold surrender interest in favor of the third party.

### **EXHIBIT B**

Exhibit B to the Agreement is hereby replaced with Exhibit B to this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Agreement as of the day and year first above written.

[Signature page follows]

WASHINGTON COUNTY WATER  
CONSERVANCY DISTRICT

ADRT

Name

General Manager

Title

6/9/2026

Date

STATE OF UTAH  
DIVISION OF STATE PARKS

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

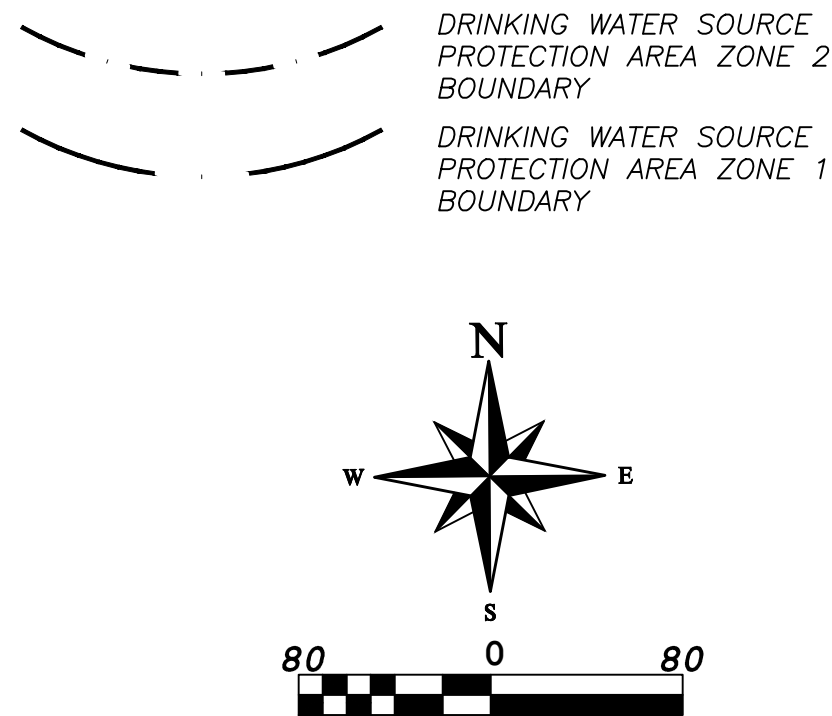
## Exhibit B



- Previous State Park Boundary (2003) ~1,665 Acres
- New State Park Boundary (2026) ~1,738 Acres

Washington County, Utah  
Latitude/Longitude: 37.1240 N , -113.3742 W

PROPERTY/RIGHT-OF-WAY LINE  
BOUNDARY LINE  
LOT LINE  
ADJACENT LOT LINE  
CENTER LINE  
SECTION LINE  
10' PUBLIC UTILITY EASEMENT LINE

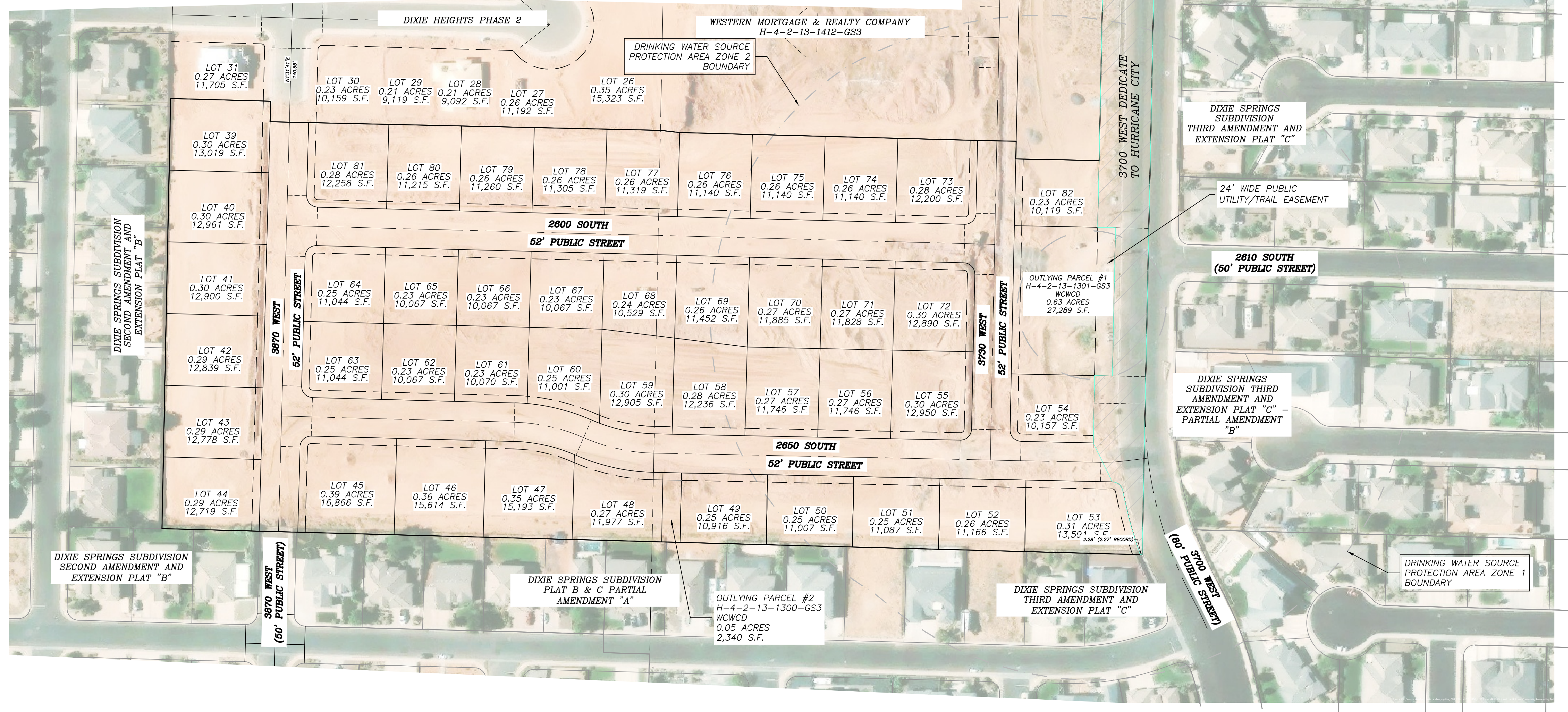


**LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH**

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE QUARTER (1/4) SECTION LINE OF SAID SECTION 13, S10°52'W 1786.31 FEET TO THE POINT OF BEGINNING; THENCE S83°33'08" E 26.21 FEET; THENCE S88°28'40" E 40.84 FEET; THENCE S88°48'56" E 52.00 FEET; THENCE S01°11'04" W 23.86 FEET; THENCE S88°48'56" E 112.43 FEET; THENCE N01°11'04" E 630.00 FEET; THENCE N88°48'56" W 112.43 FEET; THENCE N01°11'04" E 192.19 FEET; THENCE S88°22'46" E 181.44 FEET; THENCE S01°11'04" W 0.86 FEET TO THE WESTERLY BOUNDARY OF DIXIE SPRINGS SUBDIVISION THIRD AMENDMENT AND EXTENSION PLAT "C"; THENCE ALONG SAID BOUNDARY AND THE BOUNDARIES OF DIXIE SPRINGS SUBDIVISION PLAT B & C, PARTIAL AMENDMENT "A", AND DIXIE SPRINGS SUBDIVISION SECOND AMENDMENT AND EXTENSION PLAT "B", THE FOLLOWING THREE (3) COURSES: (1) S01°11'04" W 1350.08 FEET; (2) N88°28'38" E 1322.27 FEET; (3) N01°09'10" E 580.26 FEET TO THE SOUTHERN BOUNDARY LINE OF DIXIE HEIGHTS PHASE 2; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S88°28'19" E 134.97 FEET; (2) S01°31'41" W 27.84 FEET; (3) S88°44'42" E 526.41 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 809,118 SQUARE FEET OR 18.575 ACRES.

NOTE: ADDITIONAL 1.96 ACRES OR 85,367 SQUARE FEET DEDICATION IS REQUIRED FOR 3700 WEST, AS ONLY ONE-HALF OF THE ROADWAY RIGHT-OF-WAY WAS DEDICATED WITH THE ORIGINAL DIXIE SPRINGS SUBDIVISION DEVELOPMENT.

[illegible]

**PROVALUE  
ENGINEERING, INC.**  
ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
20 South 850 West, Suite 1  
Hurricane City, Utah 84737  
Phone: 435-668-8307



EXHIBIT FOR:  
DIXIE HEIGHTS PHASE 3

LOCATED IN SECTION 13, T42S, R14W, S.L.B.&M.  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

|           |           |
|-----------|-----------|
| DATE      | 5/13/2026 |
| SCALE     | 1"=80'    |
| JOB NO.   | 281-015   |
| SHEET NO: |           |



## Procurement Memo

**To** Zachary Renstrom, General Manager  
**From** Randy Johnson, Project Manager  
**Date** June 8<sup>th</sup>, 2026  
**Subject** Procurement of Contractor for Quail Creek Water Treatment Plant 90 MGD Expansion and Ozone Addition Phase 3 Project

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**Type of Procurement:** Invitation for Bids for services.

**Item Description:** Construction services for the Quail Creek Water Treatment Plant 90 MGD Expansion and Ozone Addition Phase 3 Project

**Reason for Procurement:** The Project Development Department of the Washington County Water Conservancy District (district) needs to procure this service because they need to procure a contractor to construct the Quail Creek Water Treatment Plant 90 MGD Expansion and Ozone Addition Phase 3 Project

**Review of Bidders:** Sletten Construction submitted the lowest responsive bid of \$102,109,100.00. Other bids received are described in the attached bid tabulation.

**Purchase Amount:** \$102,109,100.00

**Contract Type(s):** Fixed

**Accounting Code:** 60-8200-720

Approved:

A handwritten signature in blue ink, appearing to read "ZDR", is written over a horizontal line.

Zachary Renstrom, General Manager

## Bid Tabulation

| QCWTP Phase 3 Contractor Bids |                  |                            |                                        |                                    |                  |
|-------------------------------|------------------|----------------------------|----------------------------------------|------------------------------------|------------------|
| Contractor                    | Base Bid         | Alt. D<br>(Rank 1)<br>(UV) | Alt. E<br>(Rank 2)<br>(Hypo Expansion) | Alt. F<br>(Rank 3)<br>(Floc Cover) | Total Price      |
| Alder                         | \$123,295,545.35 | \$2,230,576.45             | \$3,770,136.02                         | \$1,256,572.51                     | \$130,552,830.33 |
| Archer                        | \$116,409,700.00 | \$2,861,900.00             | \$3,288,000.00                         | \$1,466,800.00                     | \$124,026,400.00 |
| RSCI                          | \$124,707,000.00 | \$2,988,000.00             | \$1,441,000.00                         | \$1,605,000.00                     | \$130,741,000.00 |
| Sletten                       | \$95,537,700.00  | \$2,815,700.00             | \$2,783,100.00                         | \$972,600.00                       | \$102,109,100.00 |
| Whitaker                      | \$105,263,440.00 | \$1,461,000.00             | \$6,506,000.00                         | \$1,025,000.00                     | \$114,255,440.00 |



# Board of Trustees Meeting

June 8, 2026

# Agenda

- Public hearing to levy the annual contract assessments within the Kolob Water Service Area
- Public hearing to levy the annual contract assessments for water exchange contracts in the Kolob Area
- Consider resolution authorizing the levy of contract assessments for 2026 within the Kolob Water Service Area
- Consider resolution authorizing the levy of contract assessments for 2026 Water Exchange Contracts in the Kolob area
- Public hearing on the proposed updates to the fee schedule for record requests
- Consider resolution adopting the updated fee schedule for record requests
- Consider resolution amending Administrative Policy and Procedures regarding Records Access and Management
- Consider resolution authorizing grant application for Reclamation's Small-Scale Water Efficiency Projects
- Consider approval of engagement letter with Kemp Commercial, LLC dba Vantage Realty (Anderson Junction and Dixie Springs properties)
- Consider approval of engagement letter with Brokers Commercial, LLC dba NAI Excel (Sand Hollow east side properties)
- Consider approving Addendum No. 2 to Memorandum of Understanding between the District and Utah Division of State Parks for the Operation and Maintenance of Sand Hollow and Quail Creek Reservoirs
- Consider modifications to the Water Efficient Landscape Program
- Consider dedication of public street property with owners of Dixie Heights Phase 3 Subdivision
- Consider approval of Construction Contract for Quail Creek Water Treatment Plant 90 MGD Expansion and Ozone Addition Phase 3
- Manager's report
- Request a closed session to discuss:
  - Purchase of real property
  - Litigation
- (Return to open session) Consider approval of purchase of real property
- Designate members of appeal panel as provided for in the resolution adopting the Regional Water Impact Fee Facilities Plan
- Consider approval of May 4, 2026, board meeting minutes



1. Public hearing to levy the annual contract assessment within the Kolob Water Service Area
2. Public hearing to levy contract assessments for water exchange contracts in the Kolob Area

- Jacob Sullivan, WCWCD Treasurer and Finance Manager
- For discussion



# Proposed 2026 Assessment and Exchange

The District is proposing a 0% increase to the annual assessment and contract exchange rates:

| Type of Connection      | Number            | Assessment            | Rate per Month |
|-------------------------|-------------------|-----------------------|----------------|
| Standby (non-connected) | 87                | \$ 410/year           | \$72           |
| Active (connected)      | 98                | \$ 550/year           | \$96           |
| Contract Exchange       | 9 (5.5 acre-feet) | \$375 per ¼ acre-foot |                |
| <b>TOTAL</b>            | <b>194</b>        |                       |                |

The rate per month is for the five months that the system is online during the year.



# Summary

| Projected Results                                    | 2026 Budget     |
|------------------------------------------------------|-----------------|
| Revenue from Standby Connections                     | \$35,260        |
| Revenue from Active Connections                      | 54,450          |
| Revenue from Contract Exchanges                      | 8,250           |
| Total Projected Revenue                              | 97,960          |
| Less 2026 Budgeted Costs                             | (47,383)        |
| <b>Addition to Repair &amp; Replacement Reserves</b> | <b>\$50,577</b> |



### 3. Consider resolution authorizing the levy of contract assessments for 2026 within the Kolob Water Service Area

- Jacob Sullivan, WCWCD Treasurer and Finance Manager
- For action



## Item 3 - Recommendation

- Move to approve the resolution authorizing the levy of contract assessments for 2026 within the Kolob Water Service Area in the amount of \$410 for non-connected parcels and \$550 for connected parcels, to be levied on the tax rolls of property owners



## 4. Consider resolution authorizing the levy of contract assessments for 2026 Water Exchange Contracts in the Kolob Area

- Jacob Sullivan, WCWCD Treasurer and Finance Manager
- For action



## Item 4 - Recommendation

- Move to approve the resolution authorizing the levy of contract assessments for Water Exchange Contracts in the Kolob Area for 2026 in the amount of \$375 per  $\frac{1}{4}$  acre-foot of water



## 5. Public hearing on the proposed updates to the fee schedule for record request

- Jodi Richins, WCWCD General Counsel
- For discussion



# Current Fee Schedule

## 12.1.4 Fees for Access to Records.

The fees for providing and copying District records shall be as follows:

a. Copy 8 ½ x 11 \$1.00 per page.

b. Copy 8 ½ x 14 \$1.00 per page.

c. Copy of large documents such as plans, specifications, engineering data on larger than 8 1/2 x 11 paper \$5.00 per page.

d. Requests for records such as old invoices, inspector logs, archived reports on completed projects, etc., shall also be charged the time necessary to research the records. If a request is of this nature, a preliminary time estimate of the time required to complete the research shall be sent to the requesting party and if the cost to do the additional costs more than \$50, the requesting party will be required to deposit in advance any expected costs.

d. There shall be no charge to inspect any district record by the requesting person.



# Proposed Fee Schedule

| <b>RECORDS REQUEST FEE SCHEDULE</b><br>Applicable to Government Records Access and Management Act requests and other records request requirements |                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Type of Record/ Processing                                                                                                                        | Costs                                                                                                                         |
| All records requests                                                                                                                              | The actual cost of producing the record, including Staff Time, Media Costs, Technology Costs, and Delivery Costs              |
| <b>Staff Time</b>                                                                                                                                 |                                                                                                                               |
| First 15 minutes                                                                                                                                  | No charge                                                                                                                     |
| Search, retrieval, and direct administrative costs of complying with request                                                                      | An amount equal to the hourly salary and hourly benefits of the employee(s) for the length of time needed to fulfill request* |
| Compiling, formatting, manipulating, packaging, summarizing, or tailoring record to requested organization or media                               | Hourly salary of the employee(s) for the length of time needed to fulfill request*                                            |
| Inspecting a record                                                                                                                               | No charge                                                                                                                     |
| <b>Media Costs</b>                                                                                                                                |                                                                                                                               |
| Photocopies of records in form normally maintained                                                                                                | \$.25 per page                                                                                                                |
| Requested media (e.g., thumb drive, cd, dvd, video, floppy disc, photograph, microfilm, etc.)                                                     | Actual cost of requested media                                                                                                |
| <b>Technology Costs</b>                                                                                                                           |                                                                                                                               |
| Electronic/ Computer Output-                                                                                                                      | Actual incremental costs of electronic services and products, with costs of formatting or interfacing data                    |
| <b>Delivery Costs</b>                                                                                                                             |                                                                                                                               |
| U.S. Post Office Delivery                                                                                                                         | Standard U.S. postage rates                                                                                                   |
| Other Carrier                                                                                                                                     | Standard carrier rates                                                                                                        |
| Faxing Delivery                                                                                                                                   | \$1.00 per page                                                                                                               |



## 6. Consider resolution adopting the updated fee schedule for record requests

- Jodi Richins, WCWCD General Counsel
- For action



# Item 6 - Recommendation

Move to approve resolution adopting the updated fee schedule for record requests



# 7. Consider resolution amending Administrative Policy and Procedures regarding Records Access and Management

- Jodi Richins, WCWCD General Counsel
- For action



# Policy Summary

The update:

- Removes repetition of the statute
- Simplifies the policy to the items designated as policy decisions in GRAMA
- Charges fees according to a separate fee schedule adopted by the board



# Item 7 - Recommendation

Move to approve resolution amending Administrative Policy and Procedures regarding Records Access and Management



# 8. Consider resolution authorizing grant application for Reclamation's Small Scale Water Efficiency Project

- Kristy Jackson, WCWCD Grant Specialist
- For action



# Item 8 - Recommendation

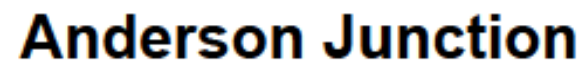
Move to approve resolution authorizing grant application for Reclamation's Small Scale Water Efficiency Project



## 9. Consider approval of engagement letter with Kemp Commercial, LLC dba Vantage Realty (Anderson Junction and Dixie Springs properties)

- Zach Renstrom, WCWCD General Manager
- For action





### Legend

- Parcels**
- Ownership**
- U.S. Forest Service
  - U.S. Forest Service Wilderness
  - Bureau of Land Management
  - Bureau of Land Management Wilderness
  - National Park Service
  - Shoshone Reservation
  - Utah Division of Wildlife Resources
  - Utah Division of Transportation
  - State Park
  - State of Utah
  - Washington County
  - Municipally Owned
  - School District
  - Privately Owned
  - Water
  - Water Conservancy District
  - State Assessed Oil and Gas
  - Mining Claim

## Notes

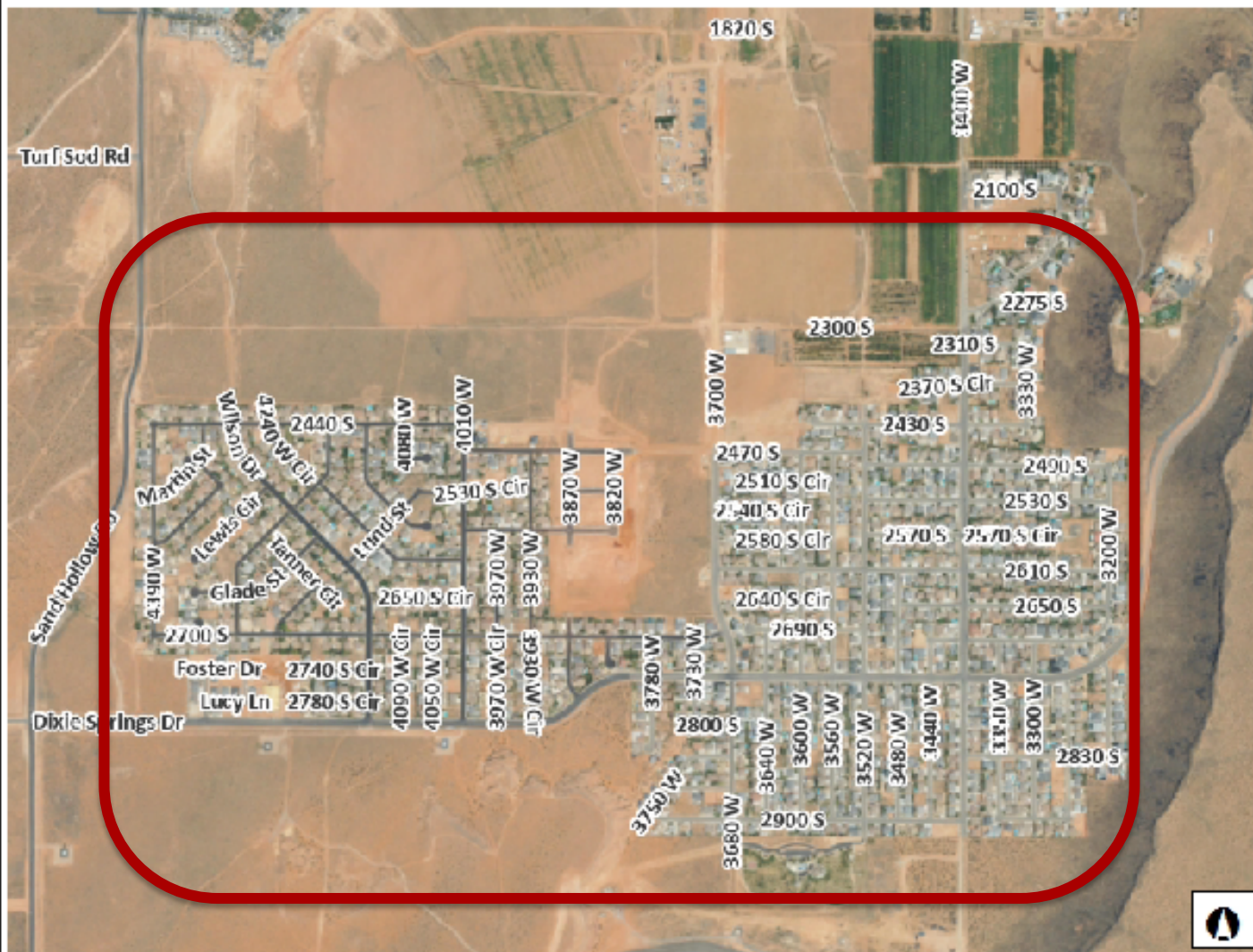


**DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.





# Individual Lots



## Legend

### Ownership

- U.S. Forest Service
- U.S. Forest Service Wilderness
- Bureau of Land Management
- Bureau of Land Management Wild
- National Park Service
- Shivwits Reservation
- Utah Division of Wildlife Resources
- Utah Division of Transportation
- State Park
- State of Utah
- Washington County
- Municipally Owned
- School District
- Privately Owned
- Water
- Water Conservancy District
- State Assessed Oil and Gas
- Mining Claim



## Notes

3,009.3 0 1,504.66 3,009.3 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



# Item 9 - Recommendation

Move to approve engagement letter with Kemp Commercial, LLC dba Vantage Realty for Anderson Junction and Dixie Springs properties



# 10. Consider approval of engagement letter with Broker Commercial, LLC dba NAI Excell(Sand Hollow east side properties)

- Zach Renstrom, WCWCD General Manager
- For action





## Notes



|         |   |          |              |
|---------|---|----------|--------------|
| 6,018.7 | 0 | 3,009.33 | 6,018.7 Feet |
|---------|---|----------|--------------|

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

**DISCLAIMER:** The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



# Item 10 - Recommendation

Move to approve engagement letter with Brokers Commercial, LLC dba  
NAI Excel for Sand Hollow east side properties



# 11. Consider approving Addendum No. 2 to Memorandum of Understanding between the District and Utah Division of State Parks for the Operation and Maintenance of Sand Hollow and Quail Creek Reservoirs

- Zach Renstrom, WCWCD General Manager
- For action

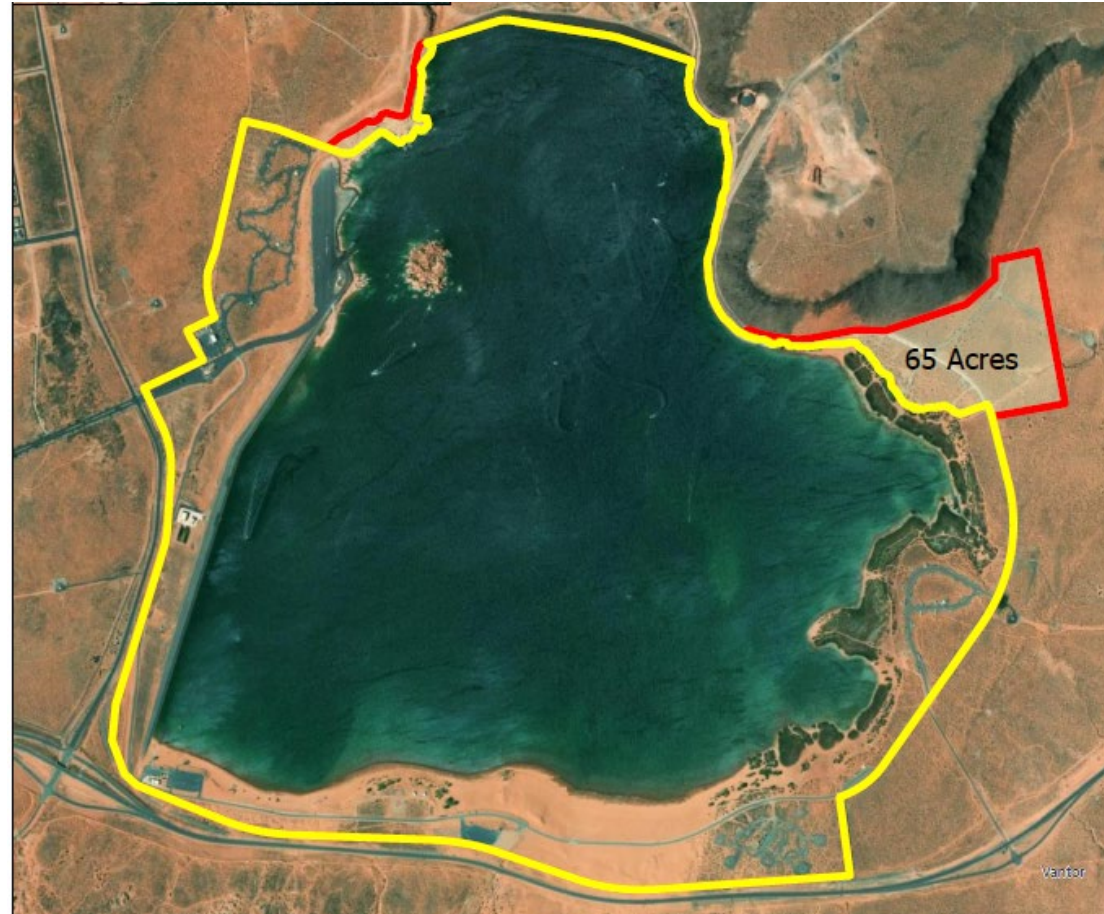


# Addendum No. 2

- Adds ~ 73 acres to the recreational boundaries of the park
- Requires that third party concession contracts and leases must negotiate a separate agreement and fee structure with the district
- Provides some independence to the Division of State Parks to administer permits, short-term licenses and private events that will not interfere with district purpose
- With District approval, a lease may exceed 20 years



# Proposed Additions



# Item 11 - Recommendation

Move to approve Addendum No. 2 of MOU between the District and Utah Division of State Parks for operation and maintenance of Sand Hollow and Quail Creek Reservoirs



# 12. Consider modifications to the Water Efficient Landscape Program

- Doug Bennett, WCWCD Conservation Manager
- For action



# Background

Conservation programs typically include four strategic components (PIPE):

**P**olicy – Assure new development is water-efficient

**I**ncentives – Promote retrofit of older property

**P**ricing – Increasing-block, tiered rate structures

**E**ducation – Teach the public about water supply management



# Background



- Landscape uses more than half of the region's water supply
- Lawns use 4x as much water as drip-irrigated landscapes
- 40 percent of the region's lawn grass is estimated to be non-functional



# Water Efficient Landscape Program (WELP)



Pays \$2/SF to convert lawn grass to drip-irrigated landscape

- \$1 state + \$1 district



# Results To-Date



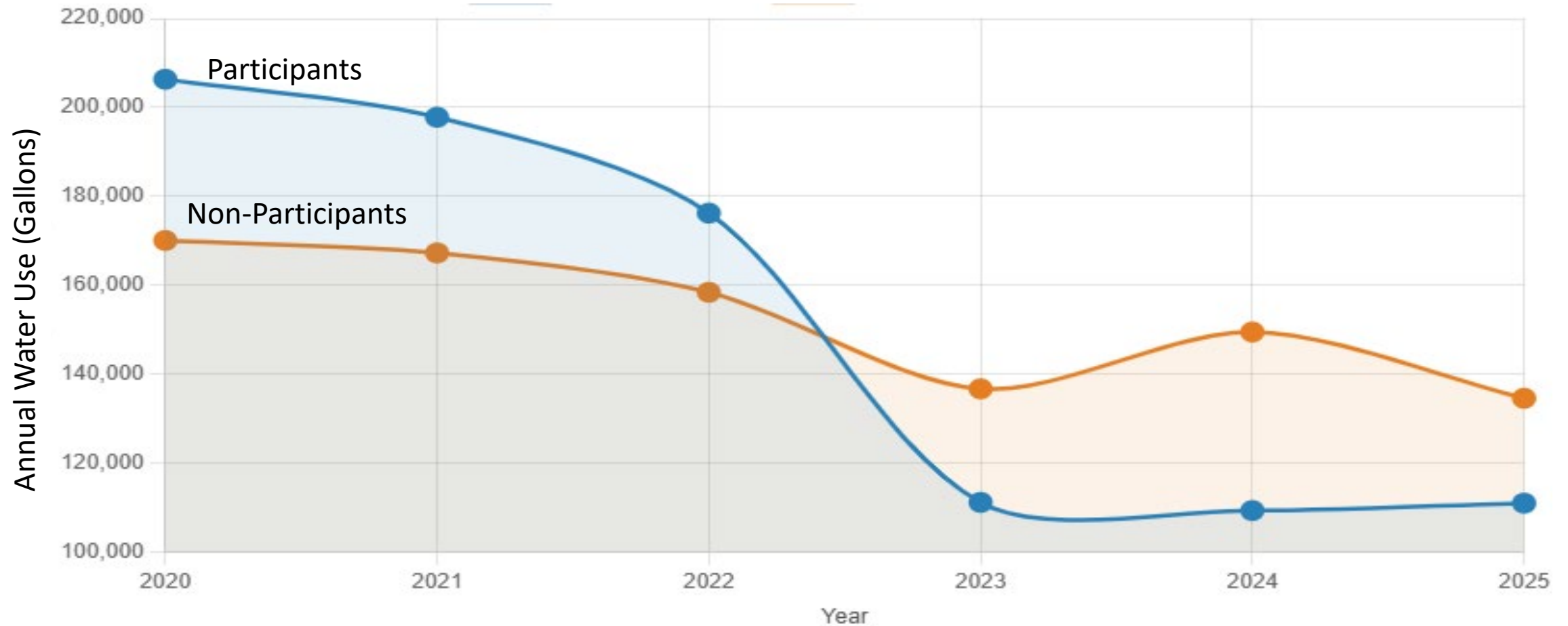
Using a smart measuring wheel

- 3,000 completed projects
- 3.8 million square feet converted
  - Half of Utah's conversions in 2025
  - 477-mile sod roll or 65 football fields
- 504 acre-feet of perpetual, reliable supply produced



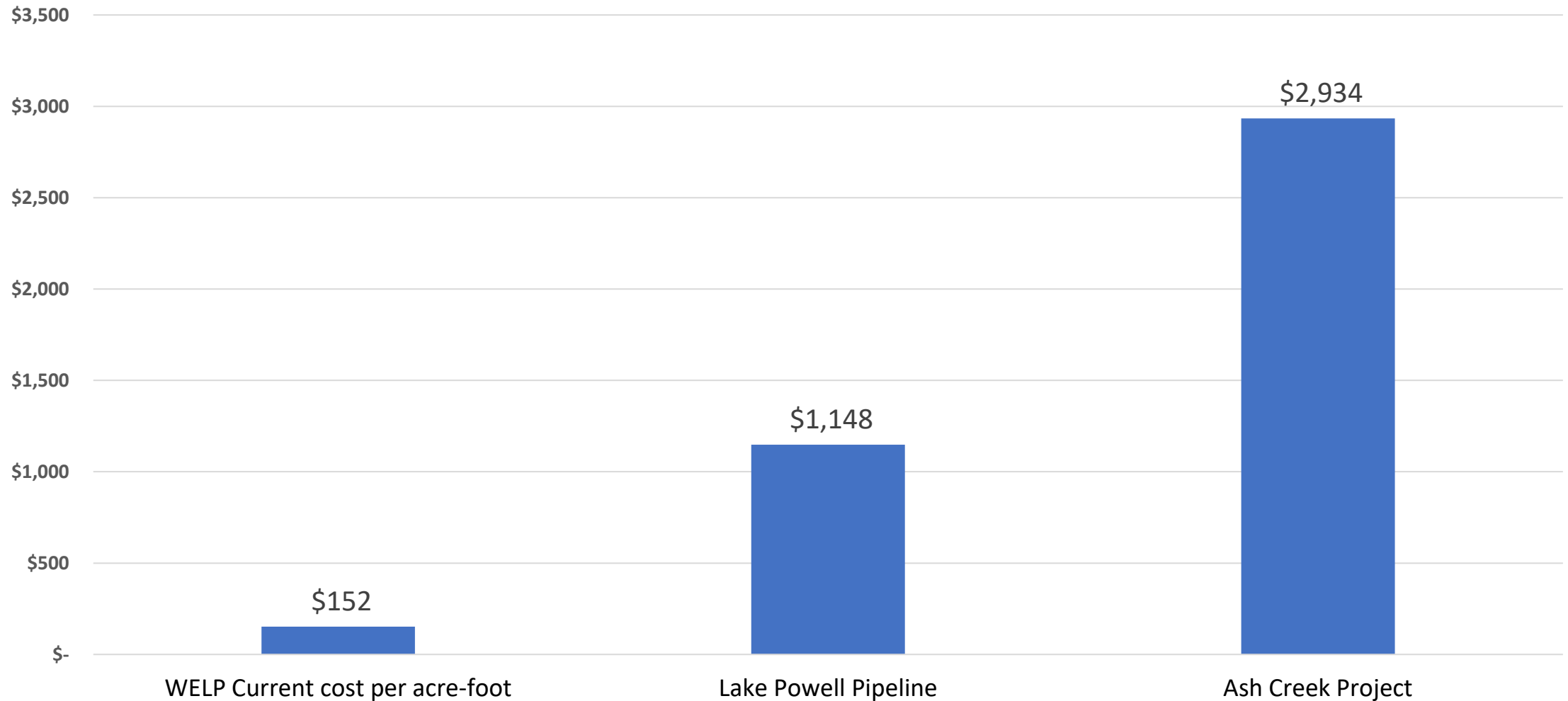
# Program Effectiveness

Annual Demand of 2023 WELP Participants vs. Non-Participants



# Cost Efficiency

Comparison of Water Cost per Acre-foot



\* "Washington County Regional Reuse Purification System Technical Proposal: Planning, Design and Construction." Table 7. May 2026



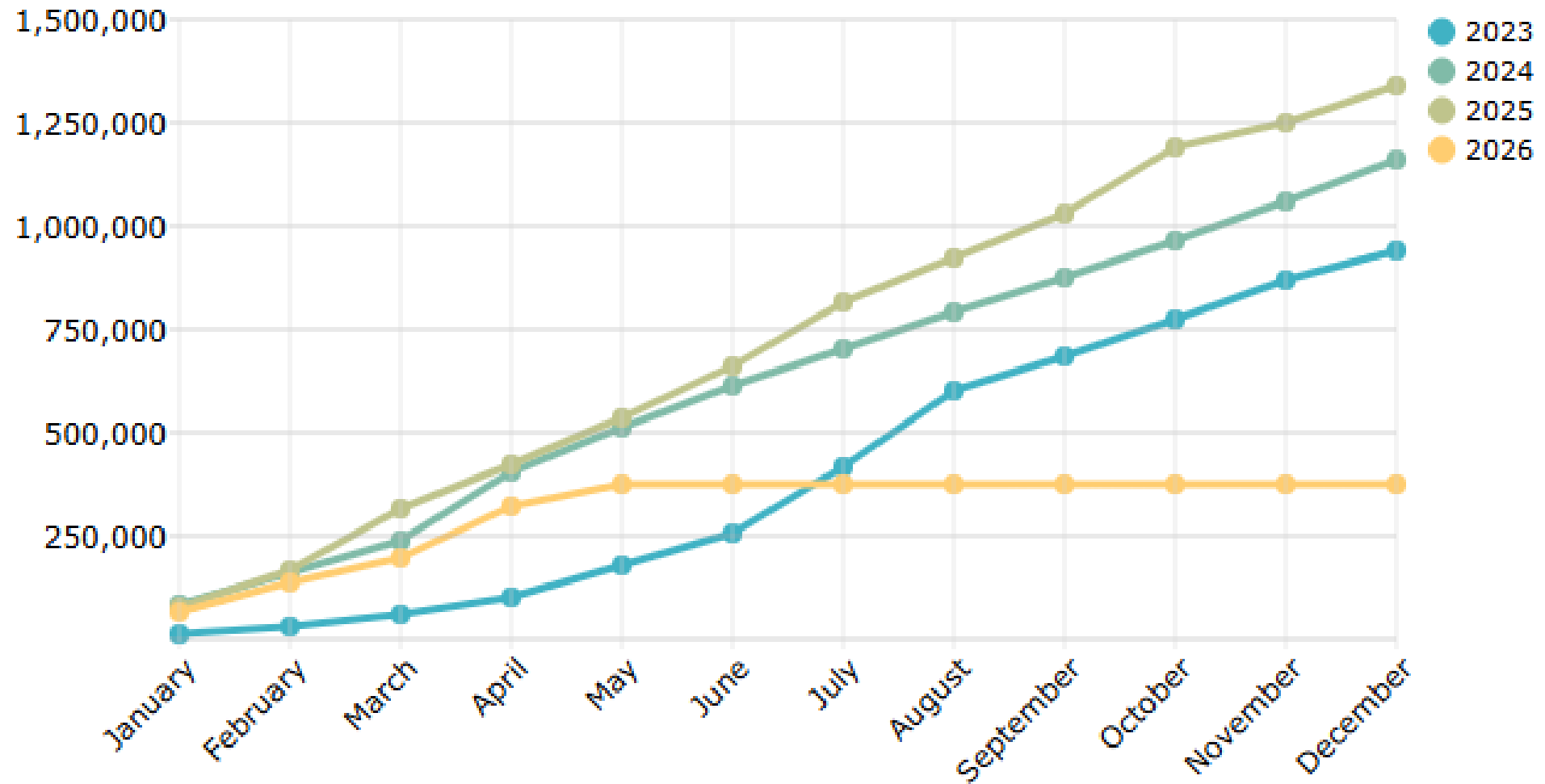
# Challenges

- Shrinking participation
  - 18% fewer applications in 2026
  - Cost escalation
  - Economic uncertainty
  - Saturation among Early Adopters
  - Marketing strategies
- Weak engagement from institutional clients (cities, schools, churches) and the golf industry



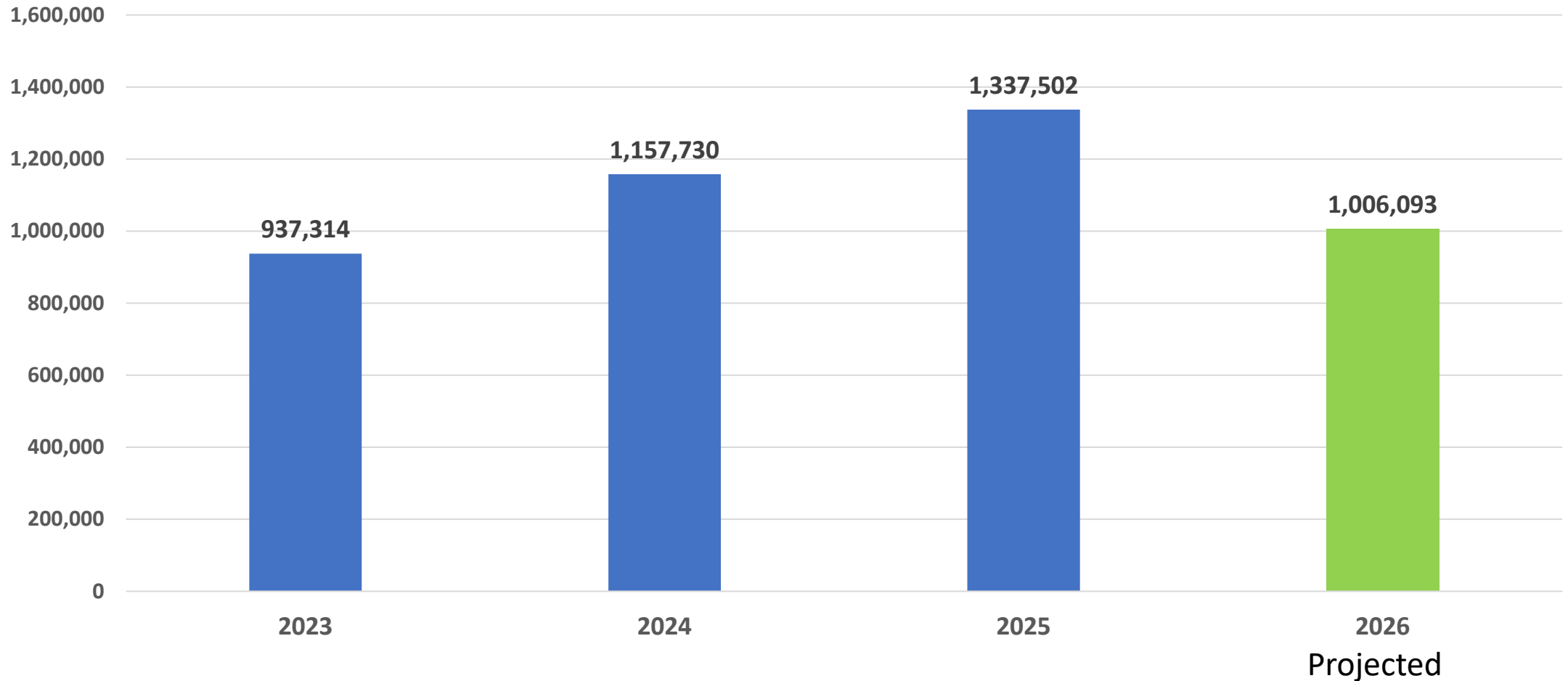
# Program Trend

## Lawn Replaced - Annual Totals



# Results by the Numbers

Square Feet Converted Annually



# Proposed Enhancements



1. Implement \$100 “Treebate”
2. WELP drought response promotion
  - \$3/SF for first 1,000 square feet
  - \$2/SF for each additional square foot



# Fiscal Considerations

Modifications estimated to cost additional \$500K in FY26 (36%) increase

FY26 budget adequately funded



# Item 12 - Recommendation

Move to initiate a \$100 auxiliary incentive for shade trees and to authorize \$3 per square foot for the first 1,000 square feet of qualifying landscape conversions completed between June 9, 2026, and June 1, 2027.



# 13. Consider dedication of public street property with owners of Dixie Heights Phase 3 subdivision

- Zach Renstrom, WCWCD General Manager
- For action





W 2470 S

S 3370 W

W 2450 S

W 2430 S

W 2450 S

2510 S

2540 S

TC Custom Home & Design

2580 S

W 2610 S

W 2640 S

Black Rock Roofing

S 3520 S

3660 W

S 3520 W

3600 W

3560 W

S 3700 W

Image Landsat / Copernicus

# Item 13 - Recommendation

Move to approve the dedication of public street property with owners of Dixie Heights Phase 3 subdivision



# 14. Consider approval of Construction Contract for Quail Creek Water Treatment Plant 90 MGD Expansion and Ozone Addition Phase 3

- Randy Johnson, WCWCD Project Manager
- For action



# Overall Project Objective and Scope

- Expand existing treatment capacity from 60 MGD (Million Gallons Per Day) to 90 MGD
- Ozone treatment facility
- New 35 MGD Clarification facility
- UV (Ultraviolet) reactors
- Upsize piping and infrastructure.



## Benefits of a Phased Approach



Minimize risk during shut down windows



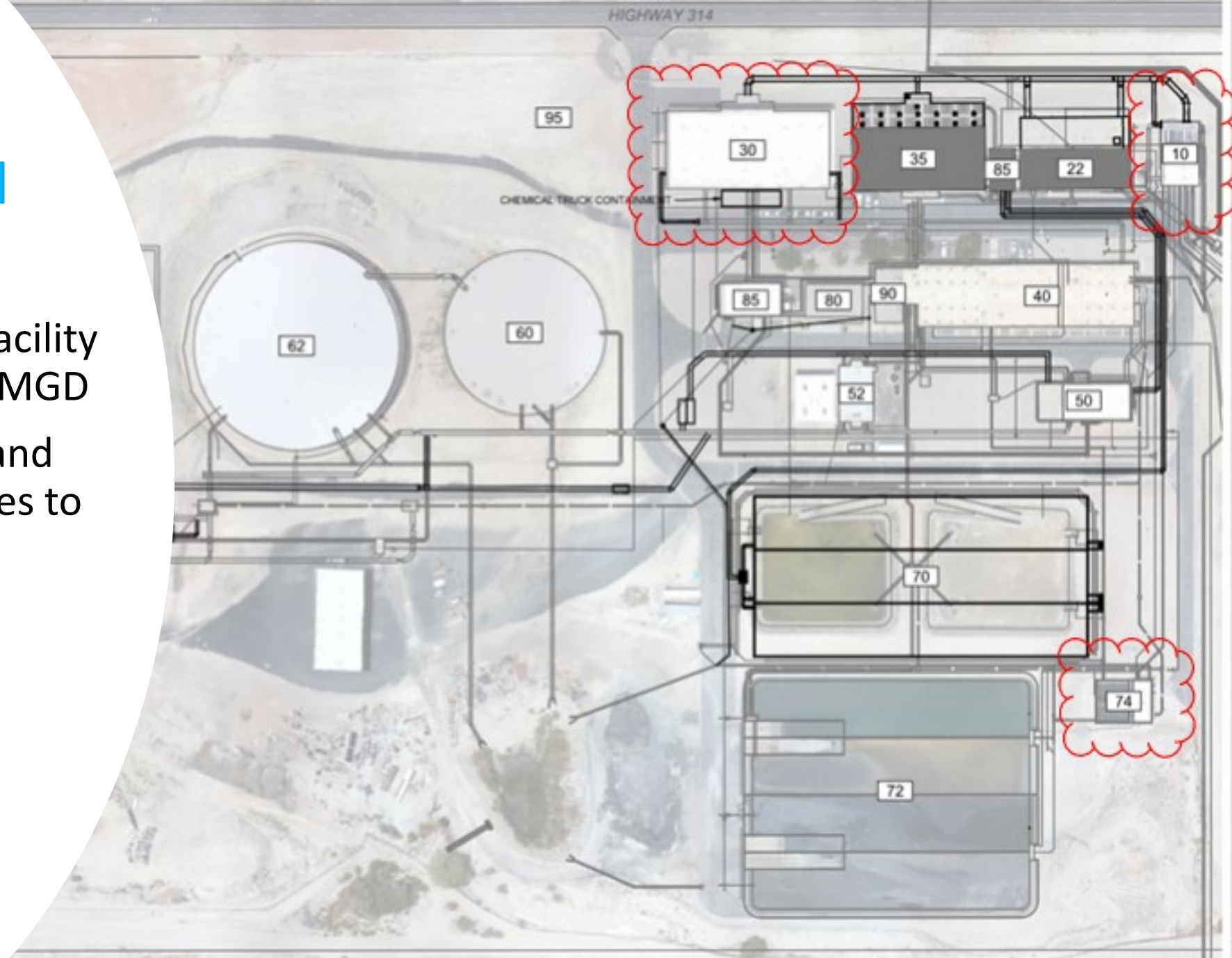
Create manageable-sized projects to meet critical deadlines



Potential savings by eliminating risk for contractors

## Phase 1: Mechanical Improvements

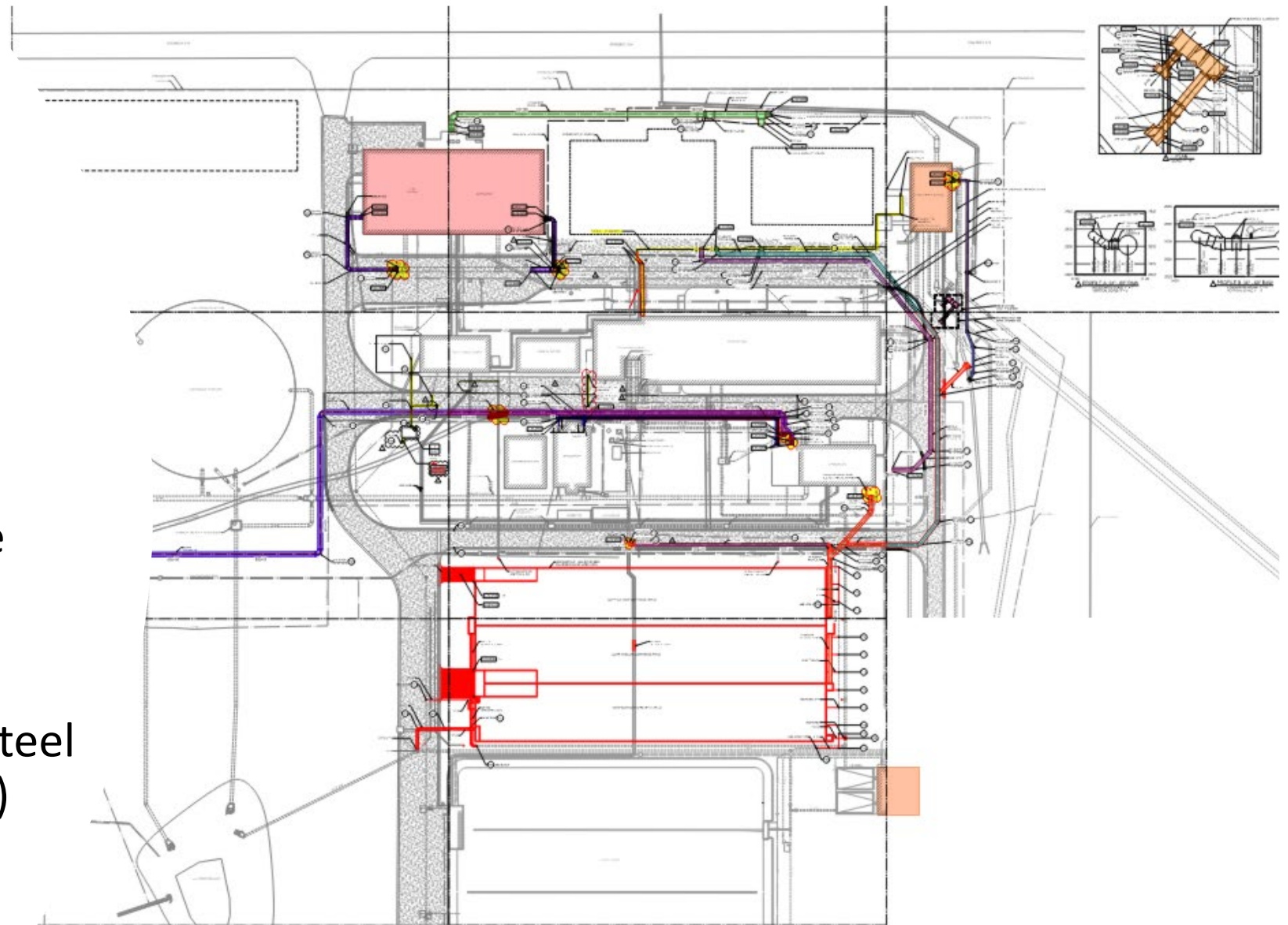
- Upgrade Clarification Facility capacity from 40 to 60 MGD
- Upgrade Flow Control and Reclaim/Recycle facilities to operate at 90 MGD





## Phase 2: Civil Improvements

- Demolish existing treatment facilities;
- Prepare site for new Clarification and Ozone facilities
- 3 new drying beds
- Install large-diameter steel yard piping (48" to 78")









## Phase 3 Components

- Ozone Treatment Facility
- New 35 MGD Clarification Facility
- Install UV (Ultraviolet) reactors
- Chemical Building Expansion
- New Pumpstation



# Phase 3 Bid Summary

| Company               | Bid              |
|-----------------------|------------------|
| Sletten Construction  | \$102,109,100.00 |
| Whitaker Construction | \$114,255,440.00 |
| Archer Western        | \$124,026,400.00 |
| Alder Construction    | \$130,552,830.33 |
| RSCI Group            | \$130,741,000.00 |



# Total Project Construction Cost

| Project Total to Date              |                  |
|------------------------------------|------------------|
| Utilities/Permitting               | \$1,000,000.00   |
| Phase 0<br>(Power Service Upgrade) | \$1,045,912.00   |
| Phase 1                            | \$5,686,982.74   |
| Phase 2                            | \$23,567,704.00  |
| Phase 3                            | \$102,109,100.00 |
|                                    |                  |
| Total:                             | \$133,409,698.74 |



# Item 14 - Recommendation

Move to approve the Construction Contract to Sletten Construction for the sum of \$102,109,100.00 for the Quail Creek Water Treatment Plant 90 MGD expansion and ozone addition phase 3 project



# 15. Manager's Report

- Zach Renstrom, WCWCD General Manager
- For discussion



# 16. Request a closed session to discuss

- a. Purchase of real property
- b. Litigation

- Zach Renstrom, WCWCD General Manager
- For discussion



# 17. (Return to open session) Consider approval of purchase of real property

- Zach Renstrom, WCWCD General Manager
- For action



# Item 17 - Recommendation

Move to approve the purchase of real property as discussed in the closed session



# 18. Designate members of appeal panel as provided for in the resolution adopting the Regional Water Impact Fee Facilities Plan

- Jodi Richins WCWCD General Counsel
- For action



# Item 18 - Recommendation

Move to designate the following as members of appeal panel as provided for in the resolution adopting the Regional Water Impact Fee Facilities Plan:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_



# 19. Consider approval of May 4, 2026, board meeting minutes

- Zach Renstrom, WCWCD General Manager
- For action



# Item 19 - Recommendation

Move to approve the May 4, 2026, board meeting minutes



# Thank you for participating in this board meeting



[wcwcd.gov](http://wcwcd.gov)



[info@wcwcd.gov](mailto:info@wcwcd.gov)

