

City of La Verkin

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LA VERKIN CITY WATER BOARD MINUTES

Thursday, June 25, 2026, 11:00 a.m.

435 North Main Street, La Verkin, UT

Present: Kelly Wilson, Doug Wilson, Ken Cox, Joey Church, Kris Gubler, Kyle Gubler, Derek Imlay, Fay Reber, Nancy Cline.

I. Call to Order:

The meeting was called to order by Doug Wilson at 11:00a.m.

II. Approval of Minutes: February 26, 2026, regular meeting.

The motion was made by Mayor Wilson to approve the meeting minutes of February 26, 2026, regular meeting, seconded by Ken Cox. Mayor Wilson-yes, Ken Cox-yes, Kris Gubler-yes, Doug Wilson-yes, Joey Church-yes. The motion passed.

IV. Reports:

A. Water Purchase- Kyle Gubler

Kyle Gubler explained the list of irrigation contract holders that are past due. A letter has just been sent out so they will be coming in to pay those bills. If they don't the city has to wait 180 days before the contract belongs to the city. The city also will buy the contracts if anyone wants to sell theirs.

B. Virgin River Distribution System Water Users meeting- Mayor Wilson

Mayor Wilson explained there hasn't been a meeting to report on. He is not aware of any call on the river from the district. La Verkin has 1800's and 1900's water rights so we are in good shape even if there is a call on the river.

Doug asked if the state prejudicated the water rights, do they take them from the 1800's or 1900's water rights?

Joey asked if the water from Kolab reservoir has come down yet.

Doug replied that it has not. They bring it down at the end of summer. They plan on making the reservoir bigger.

Mayor Wilson added that the water district reported they are in good shape because the reservoirs are full of last year's runoff. This year's drought will affect next year's summer if we don't get enough rain.

C. Culinary Water Management and project update- Derek Imlay

Derek explained the Pond Project (Reuse Water to 7.5M-gallon pond) It will convey reuse water from the Ash Creek facility to a 7.5-million-gallon pond via new lines; includes boring under identified corridors of SR 17 and 740 and installing an 18-inch line from the treatment plant to the pond. From the pond, both 18-inch and 24-inch lines will run toward Main Street, with separation of currently combined lines prior to the Highway 9 crossing to create two independent mains.

Bidding and Timeline: Bid date closes on the 30th of the current month; opening on July 1. Anticipated start between mid-August and early September, with an 180-day construction window.

Contractors: Robust turnout at pre-bid (~32 attendees; ~8 companies), including Interstate, Sunrock, Condie, Whitaker, JP, Royalty, and others, with several large, capable regional firms. Interstate's proximity suggests reduced mobilization costs.

Funding/Management: Managed and paid for by the water district as part of the county-wide reuse plan. Engineering cost figures mentioned ranged from ≈\$7–\$8 million for this segment, with ≈\$21 million for combined related efforts.

Public/Operations: Heavy construction across Washington County suggests heightened public interest. A future demonstration site with advanced treatment is planned near Cottonwood Hollow to showcase potable-level reuse treatment and desert garden-style landscaping; this is separate from the current pond project.

Lead and Copper Project (EPA Mandate)

The city must replace or manage service lines from the main to each home (beyond the yoke), requiring property access permissions (letters in process). This extends beyond typical city responsibility due to EPA requirements and may lie outside standard utility easements.

Funding: The city received about 70% of requested funding; 30% remains unfunded, requiring city coverage. Work is staged between or alongside the pond and secondary system projects.

Overall, the city plans to coordinate construction sequences to minimize customer impacts while meeting regulatory deadlines and infrastructure reliability goals. The board acknowledged the ubiquity of county construction and the importance of clear public communication during build phases.

Contractual Safeguards and Bidding Best Practices

To avoid budget overruns and scope erosion, the board discussed several contracting controls drawn from prior district experience and suggested:

Affidavit Requirement: Contractors should warrant that they have fully reviewed plans, understand site conditions, and accept responsibility for missed items without seeking change orders. Only owner-initiated additions would qualify for change orders, with fixed unit costs.

Change Order Discipline: Establish strict guidelines defining permissible change orders; maintain unit pricing throughout; remove broad “rock clauses” and shift unforeseen condition risk (e.g., rock, unmapped utilities) to the contractor, encouraging pre-bid due diligence and test pits.

Bonding and Pre-Qualification: Require 100% performance/payment bonding; consider pre-qualifying bidders to ensure capacity for large-scale municipal work. High bonding thresholds naturally filter out unqualified or under-capitalized firms.

Material Procurement and Staging: Allow or require early purchase and payment for materials to avoid price volatility and 30-day supplier payment constraints; define city-provided staging areas via map where feasible, with secure storage expectations.

The board requested circulation of final bid documents and guidelines, and alignment with water district practices (e.g., Trinity/Sunrise) to ensure consistency and defensibility.

Fiber Optic Installation Conflicts: InfoWest/CenturyLink-related builds in easements—often behind homes—have repeatedly struck irrigation lines, especially in older areas like Pheasant Glen where mapping is incomplete. Incidents have triggered service interruptions, property disputes, and police involvement. The fiber contractor has managers fluent in English and Spanish, issues door hangers, and has provided onsite labor to assist with repairs; the city is contributing equipment, sand/rock, and remediation where appropriate per code (e.g., removal of encroaching sheds/chicken coops in utility easements).

Filter Station Capacity: Of three filters, only one is currently operational; parts for Filters 2 and 3 are on order. The station is old and increasingly difficult to maintain; the city aims to make it through this year and next while awaiting parts and considering long-term rehabilitation or replacement needs.

SCADA Alarm Loss: New federal/state critical infrastructure security rules prohibit piggybacking on the Water Conservancy District’s SCADA alarms. As a result, the city is temporarily running tanks manually, which has

led to events like lower tank overflow and erosion. A consultant engaged last year is now expediting an independent SCADA buildout; migration may take months. Restoring alarms is a high priority to reduce operational risk.

The board emphasized strict inspections to ensure proper bedding and compaction (to avoid contractors burying debris over lines), praised staff diligence in enforcing quality, and noted added GPS documentation will further protect system integrity.

D. Irrigation Water Management and project update-Derek Imlay

Derek explained Secondary Water Project (Irrigation System Upgrade)

Scope: Move irrigation lines from backyards into streets; standardize service locations within three feet of the culinary meter (flexible siting permitted by homeowner input to avoid obstructions). Approximately 600 letters were issued to affected users to select or confirm connection points. Staged tie-ins will minimize outages while transitioning from old to new lines.

Bidding and Timeline: Target bid at end of September; construction start on November 15 when irrigation is shut off; 18-month duration planned, spanning two winters.

Cost/Tracking: Budget currently trending under ≈\$13 million; the city aims to maintain a line-item bid schedule to add scope until the budget ceiling is reached. GPS requirements for contractors will be included to capture as-built data during open trench, aligning with the city's GIS utility system for future maintenance efficiency. Metering for secondary water will eventually face state pressure. The city is delaying as long as possible due to the incompatibility of current meter warranties with dirty secondary water. While non-mechanical meters (e.g., mag) exist, manufacturers will not warrant them for non-potable "dirty" water; large-scale failures would leave costs with users. To mitigate future requirements, all new and upgraded connections are being made "meter ready" (yokes installed near culinary meters), reducing eventual installation costs.

Operationally, moving irrigation lines off private property and into streets is universally preferred to avoid backyard access and the difficulties of repairs among encroachments. The current ≈\$13 million secondary project budget is dedicated to replacing existing service areas, not expanding to properties without current irrigation. Within the project scope, properties eligible for service will receive individual front-yard boxes; outside-boundary expansions are excluded, while developers of new construction must install their own systems.

Board members requested inclusion on email lists for project bid documents and plans to stay informed; staff agreed to add them.

V. Public Concerns for Board Consideration: Identification of issues for consideration of future meetings.

No comments were made.

VI. Board members concerns:

No comments were made.

VII. Adjourn:

The meeting ended at 11:56 a.m.

Minutes were taken by Nancy Cline.


Chairman

