

MINUTES
ENOCH CITY WATER BOARD
July 11, 2019 at 4:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT: Doug Grimshaw, Larry Gardner and Steve Woolsey. Alan Miller and Spencer Jones were absent.

STAFF PRESENT: Rob Dotson, Julie Watson, Earl Gibson and Council Member Harris

PUBLIC PRESENT: Monte Rugebrect, Public Works Dept.

1. **CALL TO ORDER OF REGULAR MEETING**-By Chairman Gardner at 4:30.
 - a. **Pledge of Allegiance** –Led by Chairman Gardner
 - b. **Invocation** –Audience invited to participate. Given by Steve Woolsey
 - c. **Approval of agenda for July 11, 2019-Doug Grimshaw made a motion to approve the agenda. Motion was seconded by Chairman Gardner and all voted in favor.**
 - d. **Approval of minutes for May 9, 2019-Chairman Gardner made a motion to approve the minutes. Motion was seconded by Steve Woolsey and all voted in favor.**
 - e. **Conflict of Interest Declaration**-none stated

2. DISCUSS WATER SOURCE CAPACITY AND FUTURE NEEDS

City Manager Dotson illustrated on the whiteboard the culinary wells and irrigation wells the City owns. He listed the wells we would like to consider acquiring with pseudonyms to protect negotiating confidentiality. He said he wants the Water Board to decide which wells would be the most important to consider for pursuing acquisition.

Culinary wells and gallons per minute (GPM) pumped

- **Iron Works well- 927 GPM**
- **BLM well (new)-461 GPM**
- **Anderson well-271 GPM**
- **Woolsey well-312GPM**
- **Homestead well-437 GPM**
- **Animal Shelter well- 250 GPM –we own it. Is surface sealed but is not culinary status yet.**
- **Ravine well-being deepened by 300 feet and test pumped next week-500 GPM expected**

Irrigation wells and GPM

- **Three Peaks well-230 GPM**
- **Spanish Trails well-300GPM**

There was discussion of the wells and the issues we had with the BLM well last week when it went down. Residents were asked to suspend lawn watering to refill the tanks. Most cooperated and we got through it. We are experiencing peak usage now with the hot weather. We are talking to everyone who owns wells in order to acquire more water. We are looking for wells that will pump maximum capacity. We will do geochemical and isotope testing for the age of the water.

Prospective “pseudonym” wells for discussion were:

- **Lava well-** Test pumped 3200 GPM with drawn down of 12 feet and recovery within 30 minutes. It was test pumped for four hours. It is not located within Enoch City limits.
- **Lamb well-**Needs test pumping and is promising. We don't know draw down or recovery. It is 500 feet and strata looks ideal with no sand.
- **Bluebird well -**Was tested 13 years ago pumped 800 GPM then sand came in. So 600 GPM could be expected to avoid the sand. We don't own this well although we thought we did for some time and found otherwise.
- **Little Eden well-**Is 300 feet deep and is an 8 inch well. There is a hole in the casing. Don't know GPM.
- **Jay well -**Don't know GPM. When talking about it we thought we owned the Bluebird well and talked about trading for this well but found out we don't own the Bluebird well to trade it. Bluebird is owned by George Luetterman and Nate Pugh and they are willing to do something. They may do an industrial building and may need to keep it. It is on the west side of fissure. Don't know GPM but maybe 400.
- **Allen well-** 360 GPM. The owner has asked us to buy it. It is an 8 inch well, 500 feet deep and close to the Spanish Trails well on 3600 N. west of Driftwood so there may be high nitrates. The owner expects the City to pay for test pumping and other tests.
- **Doctor well-** Is a 16 inch well and pumps 1500-2500 GPM. Seller undecided.
- **Enoch Road well-** Have been in contact with one owner and they want to sell. It is an 8 inch well and pumps 400 GPM. Currently an irrigation well and our water line is right by it.
- **Bronsema well** is an older irrigation well.

Discussions with owners of “pseudonym” wells are as follows:

- **Lava well-**Made an offer on it. Three years into negotiations. It is outside of Enoch and would require four miles of pipe to get the water here. It is a flat area so may not need pressurization. Getting it into tanks would require pumping it up. It could take care of lower areas.
- **Lamb well-**We are just starting talks with owner who is interested in selling. Farming now but may not continue. It is 100 feet to our water line. It is an irrigation well but could be upgraded to culinary.
- **Bluebird well-**Owned by developers of industrial area. May sell or may need it. It would cost about \$35,000 to make it culinary. That would be about the same for all irrigation wells Chairman Gardner added.
- **Enoch Road well-**Interested sellers. This could remain an irrigation well and be used to water the cemetery and Old Enoch Park because it is so close. That would be preferable to using the Three Peaks well two miles away which we are doing now.
- **Doctor well-**Close to our water system and would help lower pressure zones. Owners are on the fence about selling.

City Manager Dotson wanted to rate each well based on potential and willingness of owners to negotiate. Each has pros and cons. Chairman Gardner asked do we need irrigation or culinary water most. City Manager Dotson said mostly culinary. All could be made into culinary

wells. If we get better wells we could turn off some older wells. We could also stop watering Old Enoch Park with culinary water and use irrigation water.

Ratings of prospective wells. 10 being the best rating.

- 10 rating-Lava well owner has given us a number but it is a lot more money. It is irrigation now. The owner wanted to have the use of the water forever. It is not in Enoch City boundaries. State law says we can't provide water forever outside of Enoch. They sign a document saying they know they are cut off first in an emergency. City Manager Dotson gave more details about current law and proposed law that creates a service area and those in the service area have rights to be in on water decisions even though they are not in Enoch. That change may be allowed later if the Utah Constitution changes.
- 9 rating- Doctor well. Owners mildly interested in negotiating.
- 9 rating-Animal shelter well would cost money to upgrade it. We own so it is low hanging fruit. There is power there.
- 8 rating- Enoch Road well we could buy tomorrow. It is an irrigation well and could go to good use nearby as such. There are two other owners with 5% and 10% of the well and one uses it.
- 8 rating-Bluebird well would need upgrading. Owners amenable.
- 7 rating- Lamb well we don't know enough but about it yet. Good potential and we trust the information we got although it has not been tested.
- 5 rating-Little Eden well is an older well and casing has holes in it. We may pump it and we have some rights in that well. It is a good place to drill a new well by it. Steve noted existing wells are better than to drill new wells.
- 3 rating- Allen well is irrigation now and owner want us to pay all testing costs.

There was discussion of pros and cons, closeness to existing water system, costs and owner willingness to negotiate as factors for consideration. Every time we have a problem with water and we have to ask people stop watering and that reinforces that we need more water. Storage tanks are not an issue now. Storage capacity is at 180-210 % so buying water is the priority. We have more than enough storage for many years according to the Water Impact Fee Facilities Plan. The Plan does recommend seeking out more water sources.

Chairman Gardner asked what City Manager Dotson needs from the Water Board tonight. City Manager Dotson said he can't disclose the prices being negotiated but wants the Water Board to decide what is the most promising in their opinion and make a recommendation to the City Council.

The Lamb well is 100 feet from us now. The Doctor well is less than 100 feet from our system. Earl said we are looking at not running a lot of pipe if that can be avoided. The Lava well is four miles away and we would sell the owner water at pumping cost plus 5% for maintenance. He is irrigating 40 acres. That well would require a lot of pipe. City Manager Dotson added he does already have permission from the City Council to negotiate on wells. All of our water rights are in all the wells we own. It is one system so we prove up on our rights from all wells. The Bronsema well is based on ownership of the Bluebird well. The owners could use it with junior rights and that may be an issue for them. Do they want to maintain a well? That is an incentive to sell.

To help make a choice City Manager Dotson used the example of having \$400 to spend. The Enoch Road well would be \$50 and it is close and useful for irrigation of City property with willing sellers. We have no idea on the Lamb well but it is close. Steve thought that was the most attractive. All wells would need \$25,000 to \$35,000 to be made into culinary wells. So now we have \$350 dollars to spend. The Doctor well may be interesting but the owner is not excited about selling it. We could approach the Doctor well owner with a number. The City would maintain the well and sell water for irrigation at cost plus 5% and prove up on water rights for the

owner. The Doctor well could pump 2000 GPM and is close to Enoch which is attractive. City Manager Dotson said we have "X" amount for maintenance of all the wells. We use it where needed. Council Member Harris said we will maintain any well we buy regardless. Cost plus 5% for reselling water for irrigation is almost irrelevant in any decision. The concern if that was enough to charge is a good question but a nil point.

Doug asked if the power company still does efficiency studies and if we have done that. It used to be a free service. Doug said we should do that and Earl and everyone agreed. There was more discussion of how the tanks are filled and work. City Manager Dotson illustrated on the whiteboard. He described the lower zone and upper zone and the BLM tank which feeds directly into the tank by it. There are booster stations where the lower tanks are located to pump into the higher tank. The BLM well is holding its own now.

Steve said the Lamb well in the upper zone could provide everybody with water so the BLM tank could stay full all the time. It hinges on what kind of water the Lamb well puts out. They are willing for us to test it. They have good records of pumping but have not test pumped it yet. We need more information on both the Lamb and Doctor wells. We could spend \$250 of the \$350 left to negotiate up to that point but not start there. Offer less and work up. That leaves \$50 for the Animal Shelter well for upgrading it.

The Lamb, Doctor and Enoch Road wells are the best, Steve said. That would double capacity right now. Council Member Harris suggested we approach both of them but only get one of them. We would have to decide on one or the other because we don't have enough information or money now. With \$250 we could start there. Council Member Harris said by acquiring a better lower well, the plan would be to shut down some smaller wells and that would save on pumping costs. It was noted the Ravine well will be back online soon. Steve asked about costs to run the wells. City Manager Dotson said it is approximately \$146,000 per year for all so it would be advantageous to shut some wells down. There was more discussion of the older wells and their problems.

Chairman Gardner asked what the Water Board thinks, adding don't buy what is not for sale easily. There was discussion of demands from owners and what they know their water is worth. They know we had a problem last week so they got some incentive to be greedy. It is a seller's market right now. Earl said we are getting by but need to do something in the next 3 to 6 months. A plan is being created to bring west desert water here and Enoch will need it. We need to invest in our own sources now to protect from shortages over the next ten or more years before that west desert water is available.

Steve asked if we could we petition the City Council to issue funding to test the Lamb well. We want to know what it produces because it is so close. The Lamb well is more attractive and has a willing seller who will collaborate with us. They are holding off on pumping for us to decide. The Doctor well owner is on the fence and barely interested. They talked about the Animal Shelter well and we have water but may need the Bluebird well to mix with it to lower the chemicals and nitrates. Manganese is high in there so we have to mix it. High nitrates are a big risk on the Allen well also. Steve suggested securing the Lamb well now and deal with the rest later. Chairman Gardner said The Enoch Road well is economical. He knows about that well. It is an irrigation well and we need culinary but that would water the cemetery and Old Enoch Park which is 3-4 million gallons per year. There was more brief discussion of supplying water to others like John Pace and how that is working out which is good, City Manager Dotson said.

Steve Woolsey made a motion to recommend to petition the City Council to test the Lamb well for what it can produce and do full analysis and pursue the Doctor well and the Enoch Road well for offering a price on those. The motion was seconded by Chairman Gardner and all voted in favor.

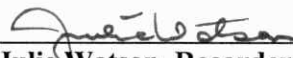
3. PUBLIC COMMENTS-none

4. BOARD/STAFF REPORTS

Chairman Gardner asked what happened with the new well. Earl reported on the BLM well saying the pump quit and was replaced. After test pumping it hadn't even pumped two hours and it froze. We had to pull it from 850 feet. Aaron Alton had a different company build a pump and they shipped it in 13 hours on July 4th and it works. The other company warrantied the first pump and we hadn't paid for second pump yet. We have it for a spare. We asked residents to stop watering lawns and it worked to keep water in the tanks.

Doug Grimshaw asked which wells have submersible pumps and which have turbines. Earl said Iron Works, Homestead and Three Peaks are turbines. Spanish Trails is submersible. That is best in deep wells of 800-1000 feet.

5. ADJOURN-Steve Woolsey made a motion to adjourn. Motion was seconded by Doug Grimshaw and all voted in favor. The meeting ended at 6:10pm.

 8-8-19
Julie Watson, Recorder Date

