



City of La Verkin

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LA VERKIN CITY WATER BOARD MINUTES

Wednesday, June 23, 2021, 3:00 p.m.

111 South Main Street, La Verkin, UT

Present: Kyle Gubler, Kelly Wilson, Richard Hirschi, Derek Imlay, John Valenti, Kenneth Cox, Don Halterman, Richard Prince, and Christy Ballard.

I. Call to Order:

The meeting was called to order by Richard Prince at 3:00 pm.

II. Council appointment of new Board Members:

Mayor Hirschi introduced Ken Cox and Donald Halterman.

Mr. Cox has agreed to fill a four-year position and Mr. Halterman will finish out Anna Andregg's term.

III. Chair Election:

The motion was made by Mayor Richard Hirschi to nominate Donald Halterman as the Chair. Cox-yes, Valenti-yes, Prince-yes, Hirschi-yes, Gubler-yes, Imlay-yes. Motion carried.

IV. Approval of Minutes: February 24, 2021, minutes.

The motion was made by Richard Hirschi to approve the February 24, 2021, minutes, second by Ken Cox. Wilson-yes, Imlay-yes, Hirschi-yes, Gubler-yes, Valenti-yes, Prince-yes, Cox-yes, Halterman-yes. Motion carried unanimously.

V. Reports:

A. Water Contracts:

Kyle passed out a list of people that want to sell their shares and people that are currently past due on their assessment fees. A letter was sent out to each of them letting them know they had 180 days to pay the assessment fee. At that point, the City Attorney sends out a letter and the City will revoke the water share.

B. Water Purchase:

Kyle reported the City Council included \$20,000 in the February budget amendment and \$22,000 in the June budget amendment for the City to purchase water shares from citizens wishing to sell. He passed out a list of the people whose shares were purchased. The Council also included \$22,000 in the upcoming budget for the purchase of water shares.

The City is purchasing those shares for \$2,000 per share.

In total, the City will have acquired 31.5 additional water shares.

Don asked what the City planned to do with the water shares they are purchasing.

Kyle responded that we rent the water to our citizens. This will extend the amount of water the City owns and help ensure the new subdivisions coming in will have the ability to use secondary water.

Ken asked if the Board ever thought the secondary water would end up in the culinary system.

Kyle pointed out most of St. George's culinary water comes out of Quail Lake. He has no idea if La Verkin City will ever be in that position.

Kelly mentioned that is the reason we push people to use the secondary water. He doesn't think La Verkin will ever need to use culinary water for landscaping.

C. Financials:

Kyle passed around a copy of the culinary water and secondary water budget as of May 31, 2021. The culinary water budget is in good shape.

The last budget amendment allowed us to finish the automatic meter read system. We do not manually read any meter unless there is an issue. We have also purchased a system that will pull that information with the "flip of a switch". It also includes an app our citizens can download, and it will tell you in real-time your water usage. It will also notify you if there is excessive water use to help find leaks faster.

The secondary water fund is in the black but is supplemented more than it should be by the General Fund.

D. Culinary Water Management update:

Derek passed out a paper with usage amounts from 2020 and 2021. We started the year off lower than last years, however, the hotter it has gotten our numbers have increased over last year.

The Water District has allowed us to use water from Toquerville Springs in exchange for them using our rights from Ash Creek Springs.

Derek explained the 2 hotels, Cottonwood Hollow, Zion View Estates, and Silver Acres subdivisions are zone 1 which is fed by Cottam Well and listed as Cottam Well on his paper. Everywhere else is fed off Ash Creek Springs and Toquerville Springs, listed as Riverwood on the paper.

The City has almost reached our allotted amount of 4.45 million gallons of water. Anything over this number is an additional cost.

Don asked if the District has any way to measure the amount of water coming through the Springs to see if the drought has had any effect on it.

Derek answered they do, and the Springs have stayed steady so far.

The City did take Silver Acres off Cottam Well and put them back on Ash Creek/Toquerville Springs hoping that will slow down the usage.

E. Irrigation Water Management update

Derek explained our usage was low this year until April/May.

This is the first year with Confluence Park flood irrigating so he does not have a history of the usage yet. The Park is currently flood irrigating 24/7 and is receiving 200 gallons per minute. They started irrigating the second week of March.

He doesn't know how much of the increase in usage is from flood irrigating Confluence Park or from the drought.

Flood irrigating is still not allowed in La Verkin City, other than in Confluence Park.

If anyone sees people flood irrigating, overwatering, or watering outside the recommended time of 6 pm-10 am, contact the City and we will contact them.

VI. Business:

A. Discussion and direction on updating the 2009 Irrigation Master Plan including a possible rate increase.

Derek passed out a copy of his presentation for the business items. See Exhibit A.

John Valenti asked how the City would figure the amount of irrigated property if the City changes the way we allocate a water share.

Derek said that is one of the things that would need to be worked out with the engineers but the City has thought about averaging out the irrigated area in each zone to get a base size then the customer can make adjustments if needed.

The Water District discussed something similar for communities who water with culinary water.

This Board needs to be agreeable that another study is warranted and then recommend that to the City Council. The State does offer help to pay for a study.

Kyle explained the Utah League of Cities and Towns has hired an individual to help communities apply for the COVID money issued by the Federal Government. He thinks infrastructure and lost revenue are the priority for this money. La Verkin stands to receive a substantial amount of money and this would be perfect for that.

Derek pointed out a study is also a requirement to increase water rates. He would also like the study to address commercial water use fees. They currently don't pay anything.

Kelly stated it is important to stay current on water rates so the system can be adequately maintained.

B. Discussion and direction on implementing a short-term rental water rate increase.

See Exhibit A.

Derek explained Ash Creek SSD has a different rate for short-term rental home occupations.

Vacation rentals use 2-3 times more water than a "regular" home.

Sunrise Engineering is completing a water usage study regarding short-term rentals and other home occupations for the City.

He thinks this is something that needs to be considered, especially with the current water situation.

Once he has the recommendation from Sunrise Engineering, he will bring it back to the Water Board for a recommendation.

Ken asked how Ash Creek SSD measures that increase.

Christy answered water usage. The City gives Ash Creek SSD a water usage report for short-term rentals and they adjust the rate accordingly.

C. Discussion and direction on a yearly \$.10 water rate increase.

See Exhibit A.

Derek explained this rate increase is a pass-through rate from the Water Conservancy District.

They began charging the City in 2016. Do we start now or make it retroactive to 2016?

Once the Cottonwood Hollow subdivision is complete, the City will be using more than the allotted 4.45 million gallons and will need to purchase additional water.

There was a discussion on the possibility and probability of not allowing future building.

Derek said the Board needs to decide one, if they are in favor of recommending anything to the City Council and two, what they would like to recommend.

Hurricane just passed this increase to begin now, so \$.10 and increasing every year until 2026. The City could do that or pass a \$.60 increase to cover what the District is charging the City and increase by \$.10 every year until 2026.

The Water Board was okay with this moving forward to the City Council.

D. Discussion and direction on a water-efficient landscape ordinance.

See Exhibit A.

Derek reported this item was discussed during the Washington County Water Conservancy District meeting he attended. Developers are fearful if this isn't retroactive and applicable to the entire community, it would affect the ability to sell their homes.

He feels the City should come up with a percentage of grass allowed for new builds.

Kyle said developers are also concerned some cities will pass an ordinance while others do not and that would affect the ability to sell a home. They are talking about passing a landscape ordinance County wide so it is similar in each community.

Removing the ability to have any grass would cause problems as well.

Mayor Hirschi said the different mayors agreed that the communities do need to be the same so it's fair.

Derek mentioned the key points are listed on his handout. The entire ordinance was included in the packet and he encouraged the Water Board members to read over it for a future meeting.

Section 8 of the ordinance discusses pressure regulation. Pressure regulation valves are required to be installed in all new homes for the last 20 years.

The State is now making cities regulate new construction for backflow devices. These need to be inspected by a certified inspector annually and recorded by the city, who reports back to the State.

He is not in favor of adding a pressure regulator to the mainline and would not be in favor of including this in the City's ordinance. Only a couple of areas in our City have high pressure.

Section 9 is landscaping. He is in favor of having the grass restriction but not in favor of requiring the builder to have a landscape architect design the layout of the yard.

La Verkin City does use irrigation water on all City-owned property.

There was a discussion on St. George using re-use water and the possibility of citizens doing the same in the future.

La Verkin City may be able to use Ash Creek SSD re-use water in the secondary water system.

Derek continued with Section 12. He has several questions, see Exhibit A.

La Verkin City does not have the staff to enforce and monitor this.

E. Discussion and direction on implementing stages of water conservation.

See Exhibit A.

Staff is in favor of moving forward with implementing stage 1.

Kelly pointed out the water we save just goes to someone else and asked what happens to our revenue if we save too much.

Derek agreed but also commented that if we don't save, we won't have anything to save.

The Water Board was unanimously in favor of moving this item forward to the City Council.

VII. Public Concerns for Board Consideration:

No comments were made.

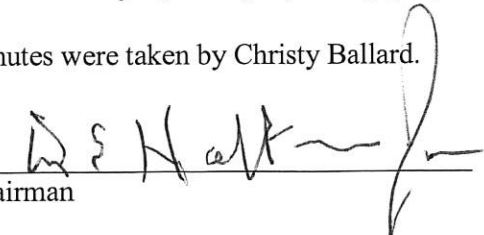
VIII. Board Member Concerns:

No comments were made.

IX. Adjourn:

The motion was made by Kelly Wilson to adjourn, second by Richard Prince. Gubler-yes, Wilson-yes, Halterman-yes, Cox-yes, Imlay-yes, Valenti-yes, Prince-yes, Hirschi-yes. The motion carried at 4:15 p.m.

Minutes were taken by Christy Ballard.


Chairman

Irrigation Master plan

- The Last Irrigation Master plan done was in 2009.
- For the City to look at adjusting our current Irrigation rates we need to have a new study done.
 - ✓ Looking at and adding and firming definitions.
 - ✓ On the City's side the way we allocate a share.
 - Not in $\frac{1}{4}$ - $\frac{1}{2}$ - $\frac{3}{4}$ - 1' but in what can be irrigated.

A different water base rate and tiers for

- Vacation rentals
- Bed and breakfast
- 2nd homes
- Anyone that has a City business license.

WCWCD .10 cents yearly water rate increase That started in 2016 and will go on for the next 10 years.

- This rate increase started taking place in 2016 and is anticipated to go for 10 years or 2026.
- As of these years increase it stands at an increase of .60.
- LaVerkin was not affected until the new agreement was put into place.
 - ✓ Do we start now with the 2021 .10 cent increase or?
 - In talking with Hurricane yesterday they have just barely adopted the .10 cent yearly increase to take effect the same time the District does. Hurricane is not going back to 2016 but starting now at .10 cents and going forward.
 - ✓ Do we make it retroactive to 2016 .60 cents?

Discussion on WCWCD proposed landscape ordinance

- Required in all subdivision going forward?
 - ✓ Put on the Mylar of the subdivision so that between the developer and the recorded mylar the homeowner would be more aware.
 - ✓ WCWCD landscaping ordinance
- Section 6 Applicability of Water Efficient Landscape Ordinance
 - ✓ The provisions of this ordinance shall apply to all new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects, and homeowner provided landscape improvements within the front, side, and rear yards of single and two-family dwellings.
 - ✓ If a high-water use landscape (e.g., predominantly turf) has been converted to a lower-water use landscape, the landscape cannot be returned to a high-use landscape.

○ Section 8 Irrigation Design Standards

- ✓ *Pressure Regulation. A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.*

○ Section 9 Landscapes in New Single-Family Residential Developments

- ✓ *Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall offer a water-efficient landscaping option to prospective home buyers, such as the Locascapes design style. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standard of this ordinance, and the turf area shall not exceed 35 percent of the total landscaped area.*

○ Section 10 Prohibition on Restrictive Covenants Requiring Turf

- ✓ *Any Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, are void and unenforceable if they:*

○ Section 11 Landscapes in Commercial, Industrial, and Institutional Developments

- ✓ *Commercial, industrial, and institutional landscapes shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 20 percent of the total landscaped area, outside of active recreation areas. (City would have to readdress it SR9 landscaping ordinance)*

○ Section 12 Documentation for Commercial, Industrial, and Institutional Projects

- ✓ *Landscape Documentation Package. A copy of a Landscape Documentation Package shall be submitted to and approved by the City prior to the issue of any permit. A copy of the approved Landscape Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Documentation Package shall be prepared by a professional landscape architect (PLA) and shall consist of the following items:*
 - *(Addition cost to the homeowner as well as time spent by the city for review)*

Questions:

- 1) *Is this the route the City needs to go (To some degree) to secure water for future growth in LaVerkin City?*
- 2) *If any landscaping ordinance is passed (a) who will enforce it from the City? (b) Dose this become a full-time job.*

Discussion on possible implementation of stage 1 of our water conservation plan.

PROCEDURES

When the public works director and city manager agree that the conditions meet the guidelines for initiating any stage of the plan, as set forth in this chapter, they shall: 1) notify the mayor, council, and water board, and 2) recommend that the mayor and/or city council declare the water conservation plan and applicable stage in effect.

Stage 1: Voluntary Restrictions on Nonessential Water Use:

Reduction Goal: Ten percent (10%) of peak use.

Water between the hours of eight o'clock (8:00) P.M. and eight o'clock (8:00) A.M.

(Notice the watering time change. Under the time-of-day water schedule we allow watering from 6 pm to 11 am, Now it would change to 8 pm to 8 am)

Inside use:

- *Fix dripping and leaking faucets and toilets*
- *Do not let the water run while shaving.*
- *Do not flush the toilet unnecessarily.*
- *Take shorter showers or fill bathtub only part way.*
- *Consider installing low flow showerheads.*
- *Do not run the water while brushing teeth.*
- *Do not run the tap to make water hot or cold.*
- *Wash only full loads of dishes and laundry.*
- *Consider replacing any appliance that utilizes water with a low flow type appliance if such appliance is not already low flow.*
- *Reduce or eliminate the use of the garbage disposal.*
- *Wash fruits and vegetables in a basin instead of under running water.*
- *Adjust temperatures in buildings with water cooled air conditioners to require less water.*

Outside:

- *Reduce the use of culinary water for irrigation.*
- *Raise your lawn mower cutting height.*
- *Delay planting any new grass, sod, or other new landscaping.*
- *Do not fill swimming pools.*

- Use a hose with a shutoff nozzle.
- Sweep sidewalks and steps rather than hosing.
- Aerate turf areas.
- apply only the amount required for good plant health.
- Monitor soil moisture to determine if watering is needed.
- Avoid watering on windy days or midday.
- Keep fire hydrants closed.
- Repair leaks in hoses, pipes, faucets, and connections.
- Limit operation of nonrecycling fountains
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ENFORCEMENT AND VIOLATION PENALTIES:

The LaVerkin City utility billing department shall be charged with monitoring culinary water usage. Upon documentation of a customer's violation of the required water conservation reduction amounts, the billing department shall impose the following penalties:

A. **Stage 1:**

- **Violations: Notice of violation with request for greater attention to water usage reduction.**

Notes:

- 1) If we go into stage # 1, would we send out a flyer to everyone?
- 2) Put on the City social media.
 - a) Facebook
 - b) Website
 - c) Radio time?