

MINUTES
ENOCH CITY WATER BOARD
October 14, 2021 at 4:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT: Doug Grimshaw, Steve Woolsey, Spencer Jones and Coby Zobell.
Alan Miller was absent.

STAFF PRESENT: Rob Dotson and Deputy Recorder Lindsay Hildebrand. Council Member David Harris was absent. City Recorder, Julie Watson was on Zoom

PUBLIC PRESENT: none

1. CALL TO ORDER OF REGULAR MEETING

- a. **Pledge of Allegiance** - Given by Steve Woolsey
- b. **Invocation –Audience invited to participate** – Given by Coby Zobell
- c. **Approval of agenda for October 14, 2021 – A motion was made by Spencer Jones to approve the agenda. Steve Woolsey seconded and all voted in favor**
- d. **Approval of minutes for September 9, 2021- A motion was made by Spencer Jones to approve the minutes. Steve Woolsey seconded and all voted in favor**
- e. **Conflict of Interest Declaration** - Spencer Jones said that he owns water rights and wells, but he didn't know what the discussion is going to be about.

2. DISCUSS CURRENT WATER SYSTEM AND FUTURE PLANS-City Mgr. Dotson
City Manager Dotson said he wanted to keep the board updated on the status. It's winter and the water demands are going down. This is a good time to plan for next summer when demand goes up. He wanted to start with basic infrastructure, what's happening in the next six months and the impact it will have on our system. He pulled up a map of the Property Viewer on the Enoch City website. It shows the boundaries of Enoch. We have a total of twelve wells. the BLM, Iron Works, Ravine, Homestead, Anderson, Woolsey, Little Eden, Norm Grimshaw, Garden Park, an irrigation well in Three Peaks subdivision, Richardson, and the animal shelter, which has several names. We are in negotiations on the Blue Bird Well. We should own here in the next month. We are also negotiating on potentially two other wells. Four out of the twelve wells that we own are for irrigation only. There is discussion on what to do when a well gets to be too old and causes problems. Steve asked how many building permits has the City issued so far. City Manager said he wasn't sure, but that there are 24 on his desk right now that are applications. We have an Impact Facility Plan that takes a six year picture and a twenty year picture of the City's future. It looks at what the infrastructure will need to be prepared for. What we have done with the impact fee is purchase and rehab some wells. There is also the potential to put in a new tank within ten years. There is discussion on the differences of certain types of piping for our water system and how they would do long-term. They discussed the pros and cons of both c900 and hdpe piping and considered what the Washington County Water District is using. City Manager Dotson said let's move on to our current growth. Settlers Square Subdivision Phase 4 just came in. Phase 3 was just completed and every lot has a building permit going right now. Phase 7 of Iron Mountain was completed, but there aren't any homes being built, currently. Sun View Subdivision is being completed. Pinnacle Ridge Phase 1 is getting asphalt with a couple of building permits there. The north end of Enoch is starting to take off. There is an industrial subdivision going in and that City Manager Dotson showed on a map. Parkview Subdivision has

been vacated. The preliminary plat for the Richardson property came in this week with 5 phases. The re-zone of the Penny property is going to be zoned R-1-11 and is about 100 acres. The City will probably have to do a new impact fee analysis because it's been about 6 years. He asked if there were any questions or comments about growth. Spencer said there are a lot of indicators that growth will slow down. He mentions an article that says 78% of residents in Utah can't afford a house based on income. It said something about homes being 115 % above what a renter can afford. City Manager Dotson pulled up the Ken Gardner Report from Sept. 29th for the 5 county area. Spencer noted that the one he was talking about is state wide. They are talking about interest rates going up, inflation, and construction availability of materials. It's pretty volatile right now. Coby said that he attended a convention and an engineer who is helping Cedar City re-do their master plan spoke for 45 minutes and he said he doesn't think Cedar and our area will slow down any time soon. It's a highly desirable area, so people are coming in from out of town that have the money and resources. His concerns, which are shared, are traffic and water. These are the top items that people worry about regarding growth. City Manager Dotson said all of the factors coming together in growth create a dynamic and everyone wants to know what is going to happen and what to do. The market forces the infrastructure demands and supply and they all have an impact on everything else. Our perspective as a City is the market will decide where the growth is going to be. If we run out of water rights, and there are none for sale, then you don't build. Coby said that, regarding offers on homes, he that people only want to work with cash and conventional loans. Right now town homes are over \$300,000. There is an influx of people which is a huge factor. He sold a home on Pioneer Dr. and the family that bought is said that they know in 5 years they will be upside down on the home and have no equity. Steve said it's not the same dynamic as 2008. City Manager Dotson said when it comes to water; the biggest issue is the acquisition of underground. We applied for a grant with the ARPA (America Rescue Plan Act) and took \$154,000 of the total that we received and we applied for a matching grant to purchase another well. The other thing the City is doing is taking the rest of that money to put in a 2.5 million gallon tank. He got an email saying the feds just got a bunch of more money to grant out. The future plan is to take our users off of culinary and put them on irrigation. He explains who is going to irrigation. The Woolsey Well is now an irrigation well. We don't pump those very much because we connected it to the school and others and have far more volume now and the pressure is a lot less. We acquired the Garden Park Well and test pumped at 1200 gallons per minute. It has high nitrates and was built in 1978 or before, for Garden Park Subdivision. The idea is to take that well and bring it over to Maple to the North and provide irrigation to all the properties there and take it north and loop it to our secondary irrigation line. Doug asked what we need to do in order to avoid the haircut when water goes to municipal. City Manager Dotson said we can do some balancing with municipal rights and irrigation. He has also been discussing the potential to acquire younger water rights. They transfer some old irrigation rights to irrigate outside in some places to offset the demand from the culinary. The idea is maybe we can help development a little bit and not hurt the City. Spencer mentioned amount of recharge we are doing right now on projects. These are great numbers but need hard data. We have saved the first cut. He believes that the way we interpret that GMP today will be very different when they make the first cut. City Manager Dotson said that as we adapt and change and as we work toward mitigating that first cut, there is potential that that first cut won't happen. We are changing the use of our wells and taking the culinary out. The other thing is we have been promoting to cedar city to take the reuse water from the wastewater treatment plant and let the farmers use it around here. It's good for alfalfa. The plan is very general regarding reuse. We have been working with Cedar City and they are doing the thing we are doing with the environmental assessment. NRCS has authorized adding the reuse water into drainage pond storage and included that in the environmental assessment. Paul Monroe from the district as given an idea of the design and how big would have to be. The intent is so if federal money comes up from storm water. We now have an MOU. We are all

participating in the environmental assessment in the reuse project. There are some that say lets dig ditches and put the storm water to farms, but then we get into water rights. You are still using water that has already been used. Spencer said Enoch City's water right is the water goes in and you both have water rights in the reuse treatment plant and a prorate % goes to Enoch. Now Cedar acknowledges that we both have water in there. Annually we have 126 million gallons that go into the sewer treatment plant per year from just Enoch. Steve Woolsey excused himself. There is discussion on the West Desert Water. Spencer said it's a 14-15 year project and explains what the plan is for this. We are down to about 9 years to when water will be here as long as we stay on schedule. City Manager Dotson said once the environmental litigation is complete, it will go quickly. If we continue the growth pattern and others are not, then it will push harder. Next he went over our rates. They are over a year into the rate study. The challenges are that we don't know when most of our infrastructure was put in. GIS is the old stuff and we are guessing on some of it. They are calculating the life span of all of that and when it needs maintenance or replaced. We do have funding to do some small infrastructure repairs but not replacements. It was 2005 or 2004 to be a tiered structure. Now it's cheaper to buy more water than less. We want to present at tier structure to the Water Board and City Council that makes sense and based upon some real information. Doug said regarding the rate that structure needs to reflect a rainy day fund; he thought there were some limitations from the state on what we could use it for. City Manager Dotson said it needs to be related to the infrastructure that we are using it for. He asked for any question or anything they wanted to work on. There was discussion on other cities requiring landscaping and water conservation. How do we enforce residents to landscape and can the City offer incentives? There was also discussion on starting with the new developments in CCNRs, so a developer can bring in less water and if they want to provide more green in their subdivision then they have to give more water rights at the time of development. City Manager Dotson asked what if there are no water rights left for sale. Spencer said that he didn't know. Coby said that he sees messages daily looking for water rights and there are none. People are hoarding them. There was no more discussion.

4. **PUBLIC COMMENTS - none**

5. **BOARD/STAFF REPORTS - none**

6. **ADJOURN – There is no quorum**

 1/13/2022
Julie Watson, Recorder Date

Meeting ID: 857 8561 6996