



BOARD OF TRUSTEES MEETING MINUTES
September 15, 2021

Minutes of a public meeting of the board of trustees of the Washington County Water Conservancy District, held on September 15, 2021, at 533 East Waterworks Drive, St. George, Utah beginning with a field trip at 3 pm and a board meeting at 6 pm. Those board members present for the meeting were: Chair Ed Bowler, Kevin Tervort, Ken Neilson, Chris Hart, Adam Bowler, Jon Pike. Victor Iverson joined by telephone. Also present were General Manager Zach Renstrom and Associate General Managers Corey Cram and Brie Thompson. Jodi Richins, WCWCD legal counsel, Karen Barnum, Senior Accountant and Roberta McMullin, secretary, were also present. The other guests at this meeting are shown on the attached Attendee List.

The first item on the agenda was **Consider Approving Settlement and Regional Water Impact Fee Credit Agreement with Toquerville.** Zach asked if they could come back to this item as soon as attorney Matt Ekins is available.

Presentation on proposed Kolob fire station project by Tom Kuhlman, Hurricane Valley Fire District Chief was next. Zach told the board Tom Kuhlman approached the district about a year ago regarding building this proposed fire station in Kolob. He is responsible for responding to fires at Kolob as Hurricane Valley Fire District Chief. Tom told the board that their average response time up to Kolob is 45 minutes. There has been a lot of growth at Kolob and there are now thousands of people up there during the summertime. They are proposing to build a fire station which would be at the corner of Kolob Terrace Road and the entrance of Whispering Pines. He passed out a map and drawing for the board. They are planning to have a couple of rooms that would be family apartments that could be converted to individual dorm rooms. They plan on opening this up to certified firefighters throughout the county who could sign up to spend a week or two up there with their family and be on call. They are also looking at having a small office for the water district, a storage room, restrooms, a staff office and bays for fire trucks and storage of fire equipment. The water district would be able to utilize the building as needed. The district will provide the land through a lease,

and Hurricane Valley Fire District would build the building, hoping to get some stimulus money and grant money.

Zach told the board he can sign the lease but wanted to make sure the board members are okay with this before they proceed. They will need an acre for the building and whatever they need for a septic tank. All the board members thought this fire station was a good concept and important to have up at Kolob. Zach said he will move ahead and work with them on this.

Consider Approving Settlement and Regional Water Impact Fee Credit

Agreement with Toquerville. Attorney Matt Ekins joined the meeting virtually. Jodi explained to the board that in 1997 the district entered into an agreement with the Hurricane Valley Mutual Water Company and Mike Longley. The district paid \$1,500,000 for 781 A.F. of water and the water system. The district became the retail water provider for the Hurricane Valley Water System (HVWS). Longley was allowed to assign 200 hook-ups to the Spilsbury Family Enterprises, but the Spilsbury family had to pay standby fees. The district agreed to provide water from the HVWS to the Spilsbury Family in a defined geographical area since the area was annexed by Hurricane City. The Spilsbury Family has paid \$350,000 in standby fees to the district. They would like to get credit for the \$350,000 paid in standby fees toward impact fees for the land they plan to develop. The agreement would change the geographical area and make it more specific to where this credit could be applied. This agreement has a sunset clause that they would have to use the credit within five years, or it would expire. Jodi said she thinks it is the fairest way to handle this for both parties. After discussion among the board, the following motion was made:

Kevin Tervort made a motion to approve the Agreement with Toquerville Approving Settlement and Regional Water Impact Fee Credit. Ken Neilson seconded the motion and all voted aye.

General Manager Zach Renstrom gave a status report on the Development of Secondary Water System.

Zach showed three maps of the proposed secondary water use buildout, one for the eastside of county, one for the center part of the county and one for the westside of the county. The maps included Gunlock Reservoir, Ivins Reservoir, and the proposed Dry Wash Graveyard Wash Reservoirs on the westside. The center part of the county map showed a potential reuse facility, a potential reuse water pipeline and the proposed Warner Valley Project. The eastside map included the proposed Toquer Reservoir, a potential

reuse water pipeline and Ash Creek Special Service District Confluence Park. Zach said the goal is to develop a regional system to move the secondary water around where it is needed. We would get this water from three sources and the goal is to use every bit of sewer water by treating it, blending it with Virgin River water and storing it. We would be able to store winter water in the Warner Valley Reservoir when that is done as it would be the largest reservoir in the county.

Zach said the district has sent out a request for proposals. The Bureau of Reclamation has some good funding opportunities, but before getting funding we have to do a Title 16 Study that they require. Three firms responded to the district's request for proposals. The district will be working with St. George and Ashcreek to review those proposals and hopefully come back to the October meeting with a recommendation on one of these firms. There was some discussion of how this may require revisions to the Regional Water Supply Agreement. There is a growing trend on secondary water, and we are seeing a lot of it nationwide. Victor added that this is where we are moving and the sooner we can bring everybody together, this will be a good thing for this county.

Zach said to get this buildout where we need it to be will take quite a few years. It is much better to have all the cities work together on this secondary water system.

Manager's Report was given by Zach on the following items:

Update on Water Year: Zach said the monsoons have been helpful. Sand Hollow Reservoir is 68% full, Quail Creek 60% full with Kolob and Gunlock at 50%. He said at the first of the year we were in a huge deficit which caused poor run off, but the monsoonal rains have bumped it up to about average. So, if we get snow this fall it will make it to the streams and reservoirs.

He showed a graph from the Snotel site on Kolob. The graph showed a major deficit and then we received 12-13" from monsoonal rains and it has helped.

CRWUA – Dec. 14-16 2021 - Annual conference in Las Vegas. Board should let Roberta know if they want to attend so hotel reservations can be made early for a discount.

Oct. 6 next meeting – work session starting at 4 pm. This will be our next board meeting and it will start at 4 pm with a work session. The preliminary budget will be presented and there are a lot of other items for the agenda.

Consider approval of Board of Trustees' meeting minutes from board of trustees meeting on July 7, 2021, August 11, 2021 and September 2, 2021. After review by the board the following motion was made:

Ken Neilson moved to approve the July 7, August 11 and September 2, 2021 minutes as presented. Kevin Tervort seconded the motion and all voted aye.

There was no further business to come before the board and the meeting was adjourned upon motion by Jon Pike.

Secretary