



BOARD OF TRUSTEES MEETING MINUTES
August 11, 2021

Minutes of a public meeting of the board of trustees of the Washington County Water Conservancy District, held on Wednesday, August 11, 2021, at 533 East Waterworks Drive, St. George, Utah beginning at 6 pm. Those board members present for the meeting were: Chair Ed Bowler, Kevin Tervort, Chris Hart, and Adam Bowler by telephone. Jon Pike, Ken Neilson and Victor Iverson were not present. Also present were General Manager Zach Renstrom and Associate General Managers Corey Cram and Brie Thompson. Jodi Richins, WCWCD legal counsel, and Roberta McMullin, secretary, were also present. The other guests at this meeting are shown on the attached Attendee List.

Ed Bowler conducted the meeting and welcomed those present.

General Manager Zach Renstrom gave a *report on the current water year status.* and the recent precipitation. He showed a report and graphs on the screen on the moisture levels in the soil. The soils, prior to the recent monsoonal rains, had been drier than ever recorded. The monsoon rains have brought the soil moisture is back up to average. Also, because the Virgin River is critical habitat for multiple species, the district along with state and federal people manage the Virgin River Program. If the Virgin River gets to a point where it is too hot and the fish suffer because the river is too low, the district releases water out of the reservoir into the river and cool it down. When it rains we don't have to do this. People also turn off their sprinklers for several days after it rains and because of these things we see a drop in demand at the highest demand time.

For purposes of ensuring a quorum before Adam Bowler had to leave to attend city council meeting, Zach requested to move the closed meeting session regarding security matters up on the agenda, to this point in the meeting.

A motion was made to move into a closed meeting to discuss security matters by Chris Hart. The motion was seconded by Kevin Tervort and all board members present voted to close the session.

After the closed session, the following motion was made:

A motion was made by Kevin Tervort to return to the open public meeting. The motion was seconded by Chris Hart and a roll call vote was taken as follows:

<i>Chris Hart</i>	<i>Yes</i>
<i>Ed Bowler</i>	<i>Yes</i>
<i>Kevin Tervort</i>	<i>Yes</i>
<i>Adam Bowler</i>	<i>Yes</i>

Discussion of land swap at Dixie Springs with Western Mortgage. Zach showed the board on screen property the district owns north of Sand Hollow Reservoir in Green Springs area. The property is on the hill. Sometime in the future there will be a water treatment plant in this area. The district has reached a potential agreement with the developer to swap land square foot per square foot. Zach showed the board the land proposed to be swapped on the map. If the board is okay with this, he will continue to work with them. He wanted the board to be aware of this before he goes any further. The land the district would swap for is flatter land and the flat land would be of better use to the water district for the future water treatment plant (otherwise the district will have to flatten out the hill on the parcel it currently owns). The board agreed to have Zach move ahead with this land swap.

Consideration of a Resolution Authorizing an Increase in the Water Development Surcharge. This is a continuation of a discussion that has been going for some time. Zach said the district obtained data from the cities' water departments. They did extensive water use analysis. It revealed that the top 20% of water users use 40% of the water and this affects the entire system. Every city has tiered water plans and the district looked at the best way to work with these highest water users to encourage them to use less water. There was a lot of discussion on where to draw the line for excessive use. After many meetings it was agreed that it should be 36,000 gallons for a typical residential connection. If

there is a residential connection that uses over 36,000 gallons of water in a typical month, they would be charged an additional excess rate of \$1 per 1,000 gallons. The bill will specially state “excess water surcharge” and the hope is that they will call and find out they are in the top tier of water users and then the district can offer them help, education and incentives to get their water use down. The district reached out to the homebuilders, and they are supportive of this. The cities are in support of this. The district has agreed to let cities keep 5% of the excess water charges collected for administration and credit card fees. The cities would like this money to be spent on water conservation measures. At July’s board meeting there was a public hearing and we heard from some farmers who would like to get an exemption when they bring their cattle down in the winter and have to water them. The board is willing to consider exceptions for agricultural use.

Chris Hart said there was some discussion regarding large families at the public hearing. Feedback or additional information was requested from audience members in that discussion, but none has been received by the board or staff.

Zach said these are not typical water users. This shouldn’t affect the average citizen even with a big family unless they have large, landscaped areas. Chris Hart said he would favor an exemption of some kind for large families. Chris also expressed concerns about leaks that people may not know about. Zach said the cities all have leak rates and will work with the customer if they let the city know.

Zach said there was some discussion about going through the summer and sending postcards to excess users in June, July and August and giving them notice that they are a high-end water user and letting them know this surcharge will be going into effect.

Zach said he will check with the Farm Bureau about farm exemptions and with the workforce services to try and get more data on home/family sizes.

Chris Hart moved to table this excess water surcharge resolution until the next board meeting. Kevin Tervort seconded the motion, and all voted aye

Consideration of Issuance of P-card to district’s IT Administrator with a \$15,000 limit. Zach said the district’s IT administrator needs a purchase card and needs a limit of \$15,000 to make computer, software, etc. purchases.

Chris Hart moved to approve a P-card for the district’s IT administrator with a \$15,000 limit. The motion was seconded by Kevin Tervort, and all voted aye.

Consideration of ending requirement for promissory notes and allowing impact fee to be paid at time of building permit

Zach said in 2006 when water district implemented impact fees, the fees were to be paid upon platting. However, to transition into collecting impact fees at platting, the district offered a promissory note delaying payment of the impact fee so that people didn't have to pay that at platting but could sign a promissory note requiring impact fees to be paid on lots at building permit, when the lot was sold, or within three years, whichever came first. Most of those fees are being collected at building permit.

Processing promissory notes is a huge administrative burden on the district to make sure those promissory notes are done right and enforcing the promissory notes. Eliminating the promissory note requirement and allowing impact fees to be paid at time of building permit will reduce the administrative burden and make the process less complicated.

Chris Hart said he thinks this a good idea and would have liked to see it done this way from the start. Zach said the realtors, title companies and builders are all for doing it this way. Zach said they will instruct the cities not to issue building permits unless our impact fee is paid.

Ed Bowler expressed concern that developers can put in lots and don't have to worry about paying an impact fee even though there is an immediate impact on the water system. There was some discussion on this and then the following motion was made:

Chris Hart made a motion to end the requirement for promissory notes to delay payment of impact fees and to instead require impact fees to be paid before a building permit is issued. Kevin Tervort seconded the motion. All voted aye.

Relocation of Ash Creek SSD Sewer Lift Station - Zach told the board we finally got the permit for Toquer Reservoir. Ash Creek Special Service District has a sewer lift station in this area where it will be inundated with water from the reservoir. They have agreed that we can move the lift station, but we will have to

pay for it. Copies of a Memorandum of Understanding regarding this were given to the board. After discussion, the following motion was made.

Adam Bowler moved to approve the Memorandum of Understanding with Ash Creek Special Service District regarding the relocation of the sewer lift station. Kevin Tervort seconded the motion. All voted aye.

As there were no other business items on the agenda that needed immediate attention, Adam Bowler left to attend city council meeting.

Project status reports were given as follows:

LPP- Zach told the board they are still in the environmental permitting process and working with the other states on various issues. The state has been working on the draft environmental impact statement (EIS) for 11 or 12 years. The Bureau of Reclamation thought a couple of comments received during the public comment period were substantial enough they wanted to have some additional studies done. In about a year a supplemental EIS should come out and additional comments taken.

Ash Creek Project – Corey reported that the district now has all permits in hand, and we have given our engineers notice to proceed. They have initiated design work which includes design for the dam, Toquer Reservoir, recreation area and various pipeline segments associated with the reservoir. Those contracts are in the works, and they hope to have the construction documents out about next February which they hope will lead to some good winter contracts. The current cost estimate is over 60 million dollars. Construction costs are higher now due to COVID and other factors, so the final cost will depend on how whether those costs level out. Corey said they will be breaking it down into manageable components that local contractors can bid on and also expect non-local competition that may help keep costs down.

Development of Secondary Water System - Zach told the board that on the west side of Gunlock Reservoir the district ensures that land and manages it jointly with the City of St. George. There is a pipeline that goes all the way down through tribal lands and connects into Ivins Reservoir. People pull off that line all the way down to the sewer treatment plant. They treat the sewer water and pump it up to that water line. Zach said they want to expand that system so more people can utilize the system. They need to find more storage for that water. Two dam site

locations were identified in an Environmental Assessment (EA), one in Santa Clara – Graveyard Wash and a second one in Ivins – Dry Wash.

That EA expires in a couple of years. The cities have an interest in these projects, and the district wants to provide that water to them. Zach said they had a positive meeting and discussion with the cities involved. They need to get more engineering data and he will bring it back to the board with an agreement between the district and the cities. The water district would build those reservoirs and operate them and split the water between the three cities.

Zach reminded board members of the *dinner with Kaibab tribe council members* tomorrow night. The Kaibab is a reservation located in Arizona in the Pipe Springs area. With the Lake Powell pipeline alignments, one goes through the center of the reservation, and one goes around it. Their council members want to get to know our board better.

Update on water conservation measures – Zach reported with water conservation the cities have specifically asked the water district to come up with various water conservation measures the cities can adopt. The district has developed a list of measures and the home builders like it. Pool covers have been one item of discussion that the home builders pushed back on. Some thought the pool covers were too much expense. Zach said he will meet with people in the pool business and get more information. About half of those in the business think pool covers should be mandatory for safety reasons. The other half doesn't like it because of additional cost and lack of aesthetic pool view.

Questions from audience - Chair Ed Bowler asked the audience if they had any comments or questions. Various questions were asked regarding reuse water, where the water district gets its water and the need for the Lake Powell Pipeline. There was some discussion regarding water conservation and how there are a lot of people talking about it right now and more aware and ready to try and conserve more.

Adjournment of Meeting - There was no further business to come before the board. Ed thanked those in the audience for their attendance and the meeting was adjourned upon motion.

