

Hurricane City Water Board
Meeting Minutes
July 30, 2024

Present: Ken Richins, Angie Tripp, Kory Wright, Mac J Hall, Dayton Hall, David Hirschi, Leah Thompson, John Slack, Bevin Johnson, Casey Lofthouse and Gary Cupp

Guest: Bruce & Linda Zimmerman, Brett Skinner, Ryan Richie, Dave Hillier

Item #1 **Call to order, prayer**

Mac Hall called the meeting to order at 6 pm John Slack gave the prayer.

Item #2 **Review of minutes April 30th and May 28, 2024**

Lea Thompson motion to approve the minutes for both months. John Slack second motion. Motion passed.

Item #3 **Discussion on the irrigation expansion progress report**

Mac Hall gave a brief discussion on the irrigation expansion program. This discussion combined item number 4 and 5. Please see the attached map that is marked in green showing those that will be involved in the expansion program. There are 700 to 900 connections between the fields and residential. There is two bids phase 1 consisted of a pipe system that could be put in without impacting the irrigation supply system. Phase 2 will be bid out shortly that will impact some of the current irrigation canal system. The plan has been modified so we can continue to operate both systems. They have worked it out that water can be placed at every property without impacting the current irrigation system. Mac talked about a plan that would allow people to continue irrigating until the irrigation system is completed. Phase 2 of the pipe system would take a line off from the canal line on 700 W to 1300 S it would go west of where the new hurricane power substation was built which can be gravity feed into the pond. It would have a pump system that would pressurize the water along with a filtering system. This would be identical to our current irrigation system.

David Hirschi asked how it will get to 700 W to 1300 S? Mac Hall explained that it will connect into the existing 36-inch pipe that is used for current canal irrigation.

Ken Richins said these pumps will pump out the right amount of water by using the same system as our current irrigation system. The current pond on the hill would act like the pressure relief if something happened to the other pumps.

Casey Lofthouse asked how you would know what the inflow would be? Mac Hall explained that it will be monitored which will regulate how much water goes in and out. Kory Wright gave an explanation on how it would work.

Item #4 **Report on the bid results for Phase 1 irrigation expansion project**

Mac Hall said phase 1 was bid out with Interstate Rock being the low bidder it has been reviewed after a few issues being resolved.

Item #5 **Report on the bid results for Phase 2 irrigation expansion project**

The ponds came in at 7 million 960 thousand which was 2 million higher than the low bid. The low bidder forgot to add some of the suppliers that needed to put in their bid, so they asked for their bid to be pulled. Interstate Rock was recognized as the approved bid. It has been gone over by the engineers and ready to be awarded.

John Slack asked how it will work when we get the muddy water process. Mac Hall explained that when that happens the pressurized irrigation won't be available until the water clears up the same process as now. He explained there is a system that is designed to shut down when that happens. Ken Richins explained that we try to keep our ponds full in case of emergencies like the water getting muddy from rain. Kory Wright explained that those that have smart clocks will help. Our boosters are set to shut down when it gets muddy. John Slack asked with the 3 ponds how long will we have water. Kory Wright explained a max of 2 days at most. We are going to always try and keep the ponds full.

Item #6 Report on the progress of the Gould's Wash and Sky Ranch test wells. Discussion on use of Gould's Wash well in the irrigation system.

Ken Richins explained that the Gould's wash well water will be irrigation quality, and we have done some testing on it and the tds (total dissolved solids) level is 400 above irrigation grade. We are working with the canal company to run another line from three falls trail head to 650 S 700 W and place that water in the canal company line it would blend. The water consulting engineers said the volume of the water it would be adding 2 percent to the canal stream and wouldn't affect the water quality at all. This would enable us to use this water. We are hoping to use this water and put it in, or new ponds located around 1300 S.

David Hirschi asked how cost effective was it to do the well instead of culinary water. Ken Richins explained this was more cost effective. This will help those that are using culinary water to start using irrigation water and free up some culinary water. The engineer explained that if the well can run 1200 a minute it would run our new residential irrigation system all year long. John Slack asked if it would or could be used at culinary water over time. Ken Richins explained yes it could be but would have to get tested again.

Ken Richins talked about the Sky Ranch test well the drillers went 100 feet and ran into some issues which caused the hole to cave requiring a casing to be placed. At about 425 ft and hit sand as of today, the hole has collapsed. The goal for the well will be 800 ft deep and water should be hit about 580 to 600 ft. Ken explained this qualifies for zero percent loan once the well is done getting tested and verify that the water is there.

Item #7 Discussion on the upcoming public meeting with residents in the new pressurized irrigation system area

Mac Hall explained that we didn't have exact numbers until after the bids were in. Clack Faucett was the city manager when this project started. He felt like before we could move forward, we should have a public hearing. The public hearing will be on August 7th at 6 pm in the Fine Arts Center.

Ken Richins explained that we sent out a mailing to all the residents involved in the new irrigation expansion area.

Mac Hall went over the question-and-answer sheet that will be presented at the meeting. The attached question and answers sheet discussed is attached.

Casey Lofthouse asked if this will make all agricultural to be metered. Ken Richins explained that if individuals use more than allowed than they will be notified. When this takes place there isn't going to be a place for runoff water to go to once this irrigation system is completed.

Mac Hall asked all board members to look over the question-and-answer attachment and have anything they would like to change or add to Angie by the 5th of August before the meeting on the 7th of August at 6 pm.

Item #8 **Report on the Water Boards recommendation to the City Council regarding the adoption of WCWCD excessive water surcharge fee.**

Dayton Hall explained that this discussion happened a few meetings ago. The city council wanted to look at the WCWCD excessive water surcharge fee. The city council approved the updated surcharge effective July 1st Those bills will reflect on the bill they receive in August.

Item #9 **Discussion about Frank Lienhardt's secondary irrigation connections in the Walmart area.**

Ken Richins explained that Frank Lienhardt is developer on 2600 W working on development just north of our Stratton tank on the hill by Walmart. Ken explained a year ago that we passed an ordinance that required all new developments to put in a secondary irrigation system. Frank meet with Ken and explained that he has to put two lines in, and he isn't getting a break on his impact fees. This is something that Ken Richins explained that would need to be changed in our ordinance before it could be changed. Frank said this is costing them over 10 million dollars in impact fees. Ken explained that Stratton well 2 is high in TDS. Ken talked about that there is a chance that we could take the water out of Stratton well 2 and put it in the secondary irrigation system. This is something that Franks engineers are working on and will keep us updated on what he finds out.

Ken Richins explained that we are using that water now for culinary mixing it with Stratton well 1. Dayton Hall explained we get the same impact fee either way. District reduces their impact fee 50% if they are using the city secondary system. This is saving for the developers not the city.

Kory Wright explained that two water lines need to be ran into any new developments. Which would be two meters being used as a wet system since its being used right now with culinary water. This would help for the future when we can do a reuse system, and this will make it, so all the developments are ready without digging up the roads. Everyone is required to have two meters on their lot.

Item #10 **Report on the water system including water use this year compared to previous years.**

Kory Wright gave a brief discussion on the following attachment comparing water rights this year and previous years. Kory explained that we are doing pretty good so far this year. Most of the water purchased from the district is for the Dixie Springs area. This is the first time in years that we haven't had to use the Cottam well. This is something we keep an eye on.

Kory Wright explained that the Quail Lake Park is being taken over by the district. We will still be taking care of Red Cliffs area. The last lightening caused an issue with our Scada system we had to play catch up, but everything is running good right now.

Bevin Johnson asked if we will always buy water from the district? Ken Richins explained once our well is up and ready we will be able to supply water to Dixie Springs but as big as it is getting, we will still have to buy some water from the district.

Item #11 **New Business**

Gary Cupp talked about that well protection forms need to be filed with building department. Ken Richins said we have those and will get them to the building department.

Adjourned 8:30 pm

IRRIGATION EXPANSION PROJECT QUESTIONS AND ANSWERS.

August 2024

Question 1 - When is the project going to start?

The project consists of 2 phases with 2 settling ponds and water filters with a booster station.

Phase 1 is mostly putting new pressure rated water pipe, west of 700 West to 1500 South.

The irrigation water settling ponds and pump station are located at 1200 South 1100 West. The settling ponds are needed to settle sediment from the Virgin River. The pump and filter station are needed to filter sand from the water and boost the water pressure needed to run sprinkling systems.

Phase 2 is mostly putting new pressure rated pipe east of 700 West from Gould's Wash to 1500 South.

Phase 1 The settling ponds and filter station have already been bid out. The city hopes to award the contracts around 8/15/24. Phase 2 is still being designed and should be bid out in the next few months.

Question 2 - When will the project be completed?

Our goal is to have the pressurized water system available in the spring of 2026. The Canal Company system will remain in use until pressurized water is available.

Question 3 - What is the cost for a connection fee for residential and agricultural connections?

There will be no connection fees for existing homes and agricultural uses. These costs are going to be absorbed into and paid for by the project.

Question 4 - What are the monthly user fees going to be for residential?

We are still calculating the monthly residential user fee. It looks like it will be between \$18 and \$19.50 depending on the actual bid price of our phase 3 portion of the project. For this project to work all residents in the irrigation expansion area will need to connect to the system. Those that have access to irrigation water that are not connected pay a higher culinary rate than those that use irrigation water for outside watering.

Question 5 - What are the monthly fees for Agricultural irrigation water users on the pressurized system?

In the Canal Company, one share of canal stock is needed to farm one acre of land. The current assessment for 1 share is \$66.00 per year, or \$5.50 per month. So, canal shareholders are paying \$5.50 per month per acre.

Using this formula, the city will charge agriculture users a monthly fee that equals what would be paid to the Canal Company as an assessment. In the future, if the Canal Company needs to raise their assessment the pressurized water cost will need to match the canal assessment.

Question 6 - What about canal shares?

Hurricane City is purchasing canal stock to be used within the new pressurized system. The city is currently paying \$10,000 for primary shares and \$2,500 for secondary shares. Shareholders will be expected to coordinate with the city to use shareholders' water through the City's new pressurized system by selling or leasing (with an option to buy in the future) the water to the city. When landowners choose to subdivide agricultural land, the landowners will be expected to coordinate with the City to ensure the water previously used on the property is available for outdoor irrigation watering. This coordination would include waiving applicable impact fees in exchange for the dedication of water shares.