



Mayor
Nanette Billings

City Manager
Kaden DeMille

Water Board

Ken Richins – Water Superintendent
Mac J Hall, Chair
John Slack
Leah Thompson
Bevin Johnson
Casey Lofthouse
Clark Fawcett- councilman
Gary Cupp
Mike Vercimak
Dayton Hall

Water Board Meeting Agenda

Tuesday, July 29, 2025

7:00 PM

Water Department Meeting Room – 646 W 600 N

Notice is hereby given that the Water Board will hold a Regular Meeting in the Water Department Meeting room located at 646 W 600 N, Hurricane, UT. A silent roll call will be taken, along with prayer by invitation.

AGENDA

1. Call to order, prayer.
2. Approval of Minutes of May 27, 2025
3. Report on irrigation expansion Phase 1 & Phase 2 pipping and irrigation ponds, pump station projects.
4. Report on Goulds Wash well, Sky Ranch well and Sky Ranch 2MG water tank status.
5. Update on Dixie Springs well project
6. Water rate discussion – Clark Fawcett
7. Report on recommendation to city council for proposed ordinance Irrigation Water for development - Dayton Hall
8. Discussion on the Sand Hollow Aquifer study – Leah Thompson
9. Discussion and possible recommendation to city council on the Hurricane Water Conservation Plan
10. Drought – Mac Hall
11. Report on Water System
12. New Business
13. Adjourn

Hurricane City Water Board
Meeting Minutes
July 29, 2025

Present: Ken Richins, Angie Tripp, Kory Wright, Mac Hall, Dayton Hall, Clark Fawcett, John Slack, Leah Thompson, Bevin Johnson, Gary Cupp, Casey Lofthouse, and Mike Vercimak

Guest: Bruce Zimmerman

Item #1 Call to order, prayer

Mac Hall called the meeting to order at 7 pm. Clark Fawcett gave the prayer.

Item #2 Approval of minutes of May 27, 2025

Leah Thompson motion to approve the minutes from May 27, 2025. Bevin Johnson second the motion. Motion passed

Item #3 Report on irrigation expansion Phase 1 & Phase 2 piping, irrigation ponds, and pump station projects

Kory Wright said Interstate Rock has finished up most of 1300 S going to have it done before school starts. They have got the vault all concreted in. Interstate has gone down 840 S which was finished up last week it's been paved. Interstate is getting ready to head down to 920 S and start putting services in for the irrigation system. Interstate is moving along and everything is going well.

Funding for the next phase is moving along positively.

Item #4 Report on Goulds Wash well and Sky Ranch well and Sky Ranch 2MG water tank status

Ken Richins said the drillers Gardner Brothers have had a hard time getting started, with all the lava rock their drill has had some problems. They now have everything fixed and hopefully it will go well. Ken gave a brief explanation of what the drillers have been doing to get the drilling started. They haven't started on Sky Ranch well but are getting closer.

Kory Wright said they are about ready to prepare concrete for the Sky Ranch 2MG tank. He said he checked it today and looks they are going along well.

Item #5 Update on Dixie Springs well project

Kory Wright explained we are waiting for the pump and motor to get here. Interstate has everything ready to go as soon as the pump gets here. The pump and motor should be here in the middle of August. Interstate Rock has been working on getting the tank ready so when the parts get here, they can get it started. The plan is to have it up and run at the end of August. By having the tank up and running the city won't have to buy as much water from the district.

Item #6 Water rate discussion

Clark Fawcett passed out the attached spreadsheet explaining the months he has calculated rates. The information gathered are from reports pulled off Caselle which is the billing system for the city. The spreadsheet shows what's been billed out by usage only not including the base rate. He put in a 10-cent increase showing how it would affect each tier level. He would like to keep putting data in for a whole year data to see what it will do. Clark went over sections of the spreadsheet which shows a full year broke down for each tier rate. Clark gave a brief discussion of what each section of the spreadsheet represents. He put this together so we can see what the best way is to raise tiers to help with funding. If anyone has any ideas, he is open to suggestions. He suggested maybe raising rates on the higher tiers to generate more income while keeping lower tiers affordable.

Bevin Johnson suggested that those that are on a fixed income that if the city had away to do a hardship waiver for those that need assistance. This would be a form that they would need to fill out and show they need assistance. This would give them a lower rate.

Dayton Hall said the city could do an ordinance that would be across the board for everyone if they fall under certain criteria.

Kory Wright suggested changing the first tier, so they are smaller than raise for the additional tiers. Kory also had some questions about raising just our base rate. By raising the baser rate and the tiers this will help fund the failing infrastructure in Dixie Springs area. He talked to Glen with Alpha Engineering about getting the information together and what it would take to fix the leaks and replace the failing pipes in Dixie Springs area.

Clark Fawcett explained that with the rate increase that will help with some of the projects that need to be done. Clark suggested Ken and Kory get some data together and have Kaden Demille the city manager involved and go over what is needed to get some of the projects completed.

Ken Richins asked if Clark would like him and Kory to put together a project list for at least 5 years together so the board can see what needs to be done and get an estimate of what needs to be taken care of for maintenance and infrastructure projects. Clark felt like that would be a good idea.

John Slack and Casey Lofthouse suggested that those who have secondary/irrigation water are required to hook up and not use culinary water. Mac Hall explained that even though some residents are not hooked up to irrigation they do fall under a higher culinary rate.

The water board had a brief discussion on rates and infrastructure that needs to be taken care of. There was also a discussion on the water sure charge fee.

Item #7 Report on recommendation to the city council for proposed ordinance of water irrigation for development

Dayton Hall explained that the board proposed an ordinance in the meeting pertaining to irrigation water for development to go to city council for approval. The city council passed, and it is now ordinance #2025-13.

Item #8 Discussion on the Sand Hollow Aquifer study

Leah Thompson talked about the meeting they had today July 29th with the state engineer and some of her committee members. Also attending was Nathan Moses from the conservancy district along with the citizen committee and the city mayor Nanette Billings. The state had requested this meeting with the petitioners who asked for the study which was the district, city of St George, and Hurricane city.

Leah Thompson stated that the city of St George has moved their water out of the basin they are not players anymore. For the plan to go forward they need to find a safe yield which they don't have enough data right now to estimate that. They proposed some additional study. The district and Hurricane City are going to get with USGS and come up with some funding estimates. Once this is done, they are hoping to have an outline within a couple of months. The state engineers and participants are hoping to have a scope of study completed in a 1 year to 18 months to determine a safe yield.

The State is looking for additional information to find out how fast the Aquifer is recharging before deciding. There will be some additional data collected from the recovery project out in the reservoir. There is questions about is the water leaks into the river or is someone over pumping. Water flowing from aquifer needs to be studied more.

Leah Thompson gave a brief discussion that was discussed in the meeting held today.

Item #9 Discussion and possible recommendation to the city council on the Hurricane city water conservation plan

This will need to be discussed later while we are still waiting for an approved draft from the district.

Item #10 Discussion on drought

Mac Hall gave a brief discussion on the drought that's been going on in our valley. Explained that we need to be careful about watering, it's really dry in the area. He explained that all the streams are down. The city is doing good with the management of water. The help from the district serving us water has helped. We really need some rain in the valley to help.

Dayton Hall gave an explanation on how zone changes can change some of the development in the valley if we don't have the infrastructure to upzone property. State legislation has created laws that require development.

The board had a discussion on the water issues going on in southern Utah and how the growth is affecting the water usage in the area.

Item #11 Report on Water System

Kory Wright gave a discussion on where the city is with our water rights. The city is doing good with our water rights, but we have doubled what we have had to buy from the district. This happened when our west well went down, right when water usage was getting high and we had to buy the water from the

district. Now with Toquerville Springs we must meet the demand of the irrigators first, so it has reduced our water being taken from the springs. With this happening we had to use water from the district which caused it to double in price. The city is pulling the max out of Ash Creek springs.

Item #12 New Business

No new business

Item #13 Adjourn 8:35 pm

	\$4,517.40	\$5,871.70	\$4,335.90	\$2,552.90	\$1,605.90	\$1,652.10	-\$276.66	\$20,259.24
	22.30%	28.98%	21.40%	12.60%	7.93%	8.15%	-1.37%	
September								
Current	\$74,832.37	\$91,936.17	\$67,365.49	\$42,888.98	\$28,373.56	\$31,895.28	\$45,924.95	\$383,216.80
New	\$79,323.37	\$97,844.17	\$71,498.09	\$45,304.78	\$29,856.56	\$33,390.88	\$48,197.75	\$405,415.60
	\$4,491.00	\$5,908.00	\$4,132.60	\$2,415.80	\$1,483.00	\$1,495.60	\$2,272.80	\$22,198.80
	20.23%	26.61%	18.62%	10.88%	6.68%	6.74%	10.24%	
October								
Current	\$72,624.30	\$78,464.80	\$56,787.05	\$31,275.10	\$18,424.97	\$17,842.09	\$25,166.74	\$300,585.05
New	\$77,015.10	\$83,510.70	\$60,297.35	\$33,042.50	\$19,389.57	\$18,679.89	\$26,421.34	\$318,356.45
	\$4,390.80	\$5,045.90	\$3,510.30	\$1,767.40	\$964.60	\$837.80	\$1,254.60	\$17,771.40
	24.71%	28.39%	19.75%	9.95%	5.43%	4.71%	7.06%	
November								
Current	\$74,689.04	\$73,752.78	\$51,449.95	\$25,811.67	\$14,152.39	\$13,201.96	\$15,631.17	\$268,688.96
New	\$79,197.04	\$78,510.68	\$54,625.95	\$27,280.87	\$14,895.29	\$13,825.46	\$16,356.77	\$284,692.06
	\$4,508.00	\$4,757.90	\$3,176.00	\$1,469.20	\$742.90	\$623.50	\$725.60	\$16,003.10
	28.17%	29.73%	19.85%	9.18%	4.64%	3.90%	4.53%	
December								
Current	\$65,467.70	\$43,443.75	\$18,865.88	\$7,202.70	\$3,822.05	\$3,747.41	\$3,225.47	\$145,774.76
New	\$69,382.00	\$46,230.15	\$20,013.78	\$7,600.30	\$4,014.75	\$3,917.91	\$3,362.87	\$154,521.76
	\$3,914.30	\$2,786.40	\$1,148.10	\$397.60	\$192.70	\$170.50	\$137.40	\$8,747.00
	44.75%	31.86%	13.13%	4.55%	2.20%	1.95%	1.57%	
	\$817,373.31	\$729,808.46	\$464,977.09	\$253,989.70	\$154,166.96	\$161,036.22	\$263,508.91	\$2,844,860.65
	\$873,307.50	\$778,721.87	\$494,057.15	\$268,552.00	\$162,374.26	\$168,823.72	\$274,189.15	\$3,020,025.65
	\$55,934.19	\$48,913.41	\$29,080.06	\$14,562.30	\$8,207.30	\$7,787.50	\$10,680.24	\$175,165.00
	31.93%	27.92%	16.60%	8.31%	4.69%	4.45%	6.10%	

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH CREATING SECTION 8-1-16 REGARDING IRRIGATION WATER FOR DEVELOPMENT

WHEREAS, the City Council of Hurricane, Utah desires to create Title 8 Chapter 1, Section 16 of the Hurricane City Code; and

WHEREAS, the City Council finds these amendments necessary and desirable for the preservation of the general health, safety, and welfare of the residents of Hurricane City;

WHEREAS, the Water Board made a positive recommendation of these changes;

BE IT HEREBY ORDAINED by the Hurricane City Council that Title 8 Chapter 1, Section 16 of the Hurricane City Code is created to read as follows:

Sec. 8-1-16. – Irrigation Water for Development.

- A. Pursuant to the provisions of Utah Code Annotated section [10-9a-508](#), any Developer, as defined in Title 10 of the City Code, that performs Development Activities on property within the City shall notify the City with the Land Use Application of any and all water rights that may be appurtenant to or used upon and in connection with the property proposed to be developed. All water rights sufficient to meet the outdoor irrigation needs of the proposed Development that are existing or appurtenant to, or used upon or in connection with, the property, or produced and developed on the property, shall be dedicated to the City to support the outdoor irrigation needs of the Development. In exchange for the Developer's dedication of water to support the outdoor irrigation needs of the Development, the portion of the City's impact fees resulting from the cost to source water for outdoor irrigation shall be waived. The dedication of water rights as described in this Paragraph A shall be a condition of approval for any Plat or Development Activity on applicable properties.
- B. If, after sufficient rights have been transferred to support the Development, there are excess water rights, the Developer may first offer to the City the purchase of the excess water rights at the fair market value.
- C. The term 'water rights' as used in this section shall include any right to the beneficial use of water, including rights that result from shares in a water or canal company.

NOW THEREFORE, BE IT ORDAINED BY THE HURRICANE CITY COUNCIL OF HURRICANE CITY, UTAH THAT:

All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.

Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Hurricane City Municipal Code to which these amendments apply. The valid part of any

provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posted as required by law.

PASSED AND APPROVED this 5th day of June 2025



Hurricane City

Nanette Billings
Nanette Billings, Mayor

Attest:

Cindy Beteag
Cindy Beteag, City Recorder

The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 5th day of June 2025. Whereupon a motion to adopt and approve said Resolution was made by Clark Fawcett and seconded by David Hirschi. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	<u>X</u>	—	—	—
Clark Fawcett	<u>X</u>	—	—	—
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	—	—	—	<u>X</u>
Drew Ellerman	<u>X</u>	—	—	—

Cindy Beteag
Cindy Beteag, Recorder

Effective 5/3/2023

73-10-32 Definitions -- Water conservation plan required.

(1) As used in this section:

- (a) "Division" means the Division of Water Resources created under Section 73-10-18.
- (b) "Water conservancy district" means an entity formed under Title 17B, Chapter 2a, Part 10, Water Conservancy District Act.
- (c) "Water conservation plan" means a written document that contains existing and proposed water conservation measures describing what will be done by a water provider, and the end user of culinary water to help conserve water in the state in terms of per capita use of water provided through culinary water infrastructure owned or operated by the water provider so that adequate supplies of water are available for future needs.
- (d) "Water provider" means:
 - (i) a retail water supplier, as defined in Section 19-4-102; or
 - (ii) a water conservancy district.

(2)

(a) A water conservation plan shall contain:

- (i)
 - (A) a clearly stated overall water use reduction goal that is consistent with Subsection (2)(d); and
 - (B) an implementation plan for each water conservation measure a water provider chooses to use, including a timeline for action and an evaluation process to measure progress;
- (ii) a requirement that a notification procedure be implemented that includes the delivery of the water conservation plan to the media and to the governing body of each municipality and county served by the water provider;
- (iii) a copy of the minutes of the meeting regarding a water conservation plan and the notification procedure required in Subsection (2)(a)(ii) that shall be added as an appendix to the water conservation plan; and
- (iv) for a retail water supplier, as defined in Section 19-4-102, the retail water supplier's rate structure that is:
 - (A) adopted by the retail water supplier's governing body in accordance with Section 73-10-32.5; and
 - (B) current as of the day the retail water supplier files a water conservation plan.

(b) A water conservation plan may include information regarding:

- (i) the installation and use of water efficient fixtures and appliances, including toilets, shower fixtures, and faucets;
- (ii) residential and commercial landscapes and irrigation that require less water to maintain;
- (iii) more water efficient industrial and commercial processes involving the use of water;
- (iv) water reuse systems, both potable and not potable;
- (v) distribution system leak repair;
- (vi) dissemination of public information regarding more efficient use of water, including public education programs, customer water use audits, and water saving demonstrations;
- (vii) water rate structures designed to encourage more efficient use of water;
- (viii) statutes, ordinances, codes, or regulations designed to encourage more efficient use of water by means such as water efficient fixtures and landscapes;
- (ix) incentives to implement water efficient techniques, including rebates to water users to encourage the implementation of more water efficient measures;
- (x) regional conservation planning and shared shortage agreements; and
- (xi) other measures designed to conserve water.

- (c) The division may be contacted for information and technical resources regarding measures listed in Subsection (2)(b).
- (d)
 - (i) The division shall adopt by rule, made in accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, regional water conservation goals that:
 - (A) are developed by the division;
 - (B) take into consideration goals established in the Colorado River management plan adopted pursuant to Section 63M-14-204;
 - (C) for areas in the Great Salt Lake watershed, take into consideration the Great Salt Lake, including the water budget associated with the integrated surface and ground water assessment described in Section 73-10g-402;
 - (D) take into consideration how growth and regional conservation goals impact agriculture water use;
 - (E) are reevaluated by December 31, 2030, and every 10 years after December 31, 2030; and
 - (F) define what constitutes "water being conserved" under a water conservation goal after considering factors such as depletion, diversion, use, consumption, or return flows.
 - (ii) As part of a water conservation plan, a water provider shall adopt one of the following:
 - (A) the regional water conservation goal applicable to the water provider;
 - (B) a water conservation goal that would result in more water being conserved than would be conserved under the regional water conservation goal; or
 - (C) a water conservation goal that would result in less water being conserved than would be conserved under the regional water conservation goal with a reasonable justification as to why the different water conservation goal is adopted and an explanation of the factors supporting the reasonable justification, such as demographics, geography, lot sizes, make up of water service classes, or availability of secondary water.
- (3)
 - (a) A water provider shall:
 - (i) prepare and adopt a water conservation plan; and
 - (ii) file a copy of the water conservation plan with the division.
 - (b)
 - (i) Before adopting or amending a water conservation plan, a water provider shall hold a public hearing with reasonable, advance public notice in accordance with this Subsection (3)(b).
 - (ii) The water provider shall provide public notice at least 14 days before the date of the public hearing.
 - (iii) A water provider meets the requirements of reasonable notice required by this Subsection (3)(b) if the water provider posts notice of the public hearing:
 - (A) for the service area of the water provider, as a class A notice under Section 63G-30-102, for at least 14 days; and
 - (B) if the water provider is a private entity and has a public website, on the water provider's public website.
 - (iv) Proof that notice described in Subsection (3)(b)(iii) was given is prima facie evidence that notice was properly given.
 - (v) If notice given under authority of this Subsection (3)(b) is not challenged within 30 days from the date of the public hearing for which the notice was given, the notice is considered adequate and proper.
 - (c) A water provider shall:
 - (i) post the water provider's water conservation plan on a public website; or

- (ii) if the water provider does not have a public website, make the water provider's water conservation plan publicly available for inspection upon request.
- (4)
 - (a) The division shall:
 - (i) provide guidelines and technical resources to help water providers prepare and implement water conservation plans;
 - (ii) assist water providers by identifying water conservation methods upon request; and
 - (iii) provide an online submission form that allows for an electronic copy of the water conservation plan to be filed with the division under Subsection (3)(a)(ii).
 - (b) The division shall post an annual report at the end of a calendar year listing water providers in compliance with this section.
- (5) A water provider may only receive state funds for water development if the water provider complies with the requirements of this section.
- (6) A water provider specified under Subsection (3)(a) shall:
 - (a) update the water provider's water conservation plan no less frequently than every five years; and
 - (b) follow the procedures required under Subsection (3) when updating the water conservation plan.
- (7) It is the intent of the Legislature that the water conservation plans, amendments to existing water conservation plans, and the studies and report by the division be handled within the existing budgets of the respective entities or agencies.

Amended by Chapter 238, 2023 General Session

Amended by Chapter 435, 2023 General Session