

Hurricane City Water Board
Meeting Minutes
February 28, 2023

Present: Ken Richins, Mac J Hall, Lea Thompson, Kelby Iverson, Troy Gubler, Mike Vercimak, Angie Tripp, Stephen Nelson, Councilman Doug Heideman, and Councilman David Hirschi

Item #1 Call to Order, Prayer

Mac Hall called the meeting to order at 6:00 pm. David Hirschi offered the prayer.

Item #2 Review of Minutes of January 31, 2023

Mac Hall asked for a motion to approve the minutes from January 31, 2023, with the added changes. Troy Gubler had some question on item #7 and Mac Hall and Mike Vercimak gave a brief discussion on what was going on. Lea Thompson motion to approve. Stephen Nelson second the motion. Motion passed.

Item #3 Brief presentation about water and land use

Stephen Nelson gave a brief power point presentation showing different areas of town and how the water usage effects on land use. This report shows residential and commercial. He is going to have a final report within a few weeks that he will bring back to the board. Stephen picked out areas that currently don't have irrigation water.

The attached power point presentation goes over what was discussed during the meeting. The following attachments showed townhomes, apartments, and single-family home.

The water board had questions where Windsor estate is located 650 S 990 W.

David Hirschi asked if Windsor estate is ½ acre lots. Stephen Nelson explained the usage is broken down by per unit. Mac Hall says he has some concern about Windsor estates, and they are ¾ acre lots. Stephen Nelson explained that he picked different developments to see how it averages out. Stephen Nelson said on average on the units shows about 3 to 1 ratio. Zion Village being short term rentals water goes up in summer and down on off season. Stephen also discussed the commercial usage. This is just a hand full of developments he is going to research and get more data to compare. Stephen felt this would be good information when we are trying to conserve water.

Troy Gubler asked if someone comes in to build a home or town homes are they charged the same connection fee? Stephen Nelson explained the building permits are based on meter size. If they increase meter size, they pay a higher impact fee. Stephen Nelson explained that town homes and apartments pay less of an transportation impact fee since study shows that they drive less and produce less traffic per unit. The water board thanked Stephen Nelson for his presentation great information.

Item #4 Report on irrigation meter project

Ken Richins gave a brief discussion that they are still working on it. They are making sure everything is matching up with the data that we gave them. The project is still a few months down the road a lot of that is waiting on supplies.

Item #5 Report on impact fee study

Ken Richins reported that Zions Bank reviewed, and it looks good. He is hoping that he will have information by our next meeting.

Item #6 Dixie Spring Well update

Ken Richins said they ordered a pump since in the specs it is supposed to pump 1600 gallons per minute. Hopefully, something to report next month.

Item #7 Irrigation expansion project update

Mac Hall said they are still moving forward a few things keep changing. Today they showed the plenary stuff that is going on there time frame is backed up. They are hoping to work on it by December this year. Which it would basically shut down in March then the following winter put it all in. He stated they still need to get a contractor to work on this.

Ken Richins said he is glad that this is moving forward. Mac Hall said the fish and wildlife is still a sore spot. Mac Hall stated Lance with NRCS (National Resource Conservation Service) said the funding is there and he feels he can get the funds as we move forward. The amount is more than what was quoted at an earlier date. The city would have to come up with more. The cost of the project has gone up a lot.

David Hirschi asked how the city is doing with having shareholders selling or lease back on the canal stock water. Ken Richins said we are actively picking up a few every week. They have had a few individuals that have had a hard time finding their certificates. Ken Richins explained he has traveled and meet with individuals to help with the process.

Item #8 Discussion on WCWCD new conservation rate fees

Ken Richins explained that we had this discussion at our last board meeting. Dayton Hall brought it to City Council, and they didn't approve it as it was. Dayton Hall has drafted up a new surcharge that the city has implemented which has been submitted to the district.

Stephen Nelson discussed what went to City Council and how the city council voted on it. Ken Richins went over what Dayton Hall has drafted up a new surcharge that the city will implemented which takes in account what the water board recommended it's a little different then what the district recommended. The cities recommendation will go to the district for approval. Attached is the printout discussed regarding the surcharge rate fee.

There was a brief discussion on the water usage surcharge fee. Mac Hall gave explanation how this all started that when the regional water agreement was put into play there was several items that concerned the city council. There was meeting that was set up at the county office. It was written up that you don't have to go along with it but if you don't you won't get help from the district. Mac Hall explained that we need the district because we don't have enough water to supply everyone in the city with all the growth.

Doug Heideman talked about the rebate on grass removal. Ken Richins explained that the city put together a proposal and it was sent to the district to see if they will approve what Hurricane proposed.

Item #9 10 cents per thousand annual rate increase, how is it working out?

Ken Richins presented a power point presentation that shows how the rate increase has been working out for the city. He explained that it's been taking a while to get all the data needed and he is still working on getting more. See the following attachment Ken took to the district.

Ken Richins discussed the projected revenue from the power point presentation. Which shows the 10 cents and 2% added every year. The power point showed how it affected our residents in 2021.

Ken Richins discussed that with the revenue he would like it to be used for projects needed for the water department and the city.

Item #10 Upcoming project priority list

Ken Richins talked about some of the projects he would like to see the ten cents go towards projects listed. Included Gould's Wash well for 1.5 million, south fields tank inter-connection to 3000 S is a couple million dollars but could be possibly done by the PID. We also have the Sky Ranch tank, which is about 3.4 million, Sky Ranch well at 2.5 million. We are hoping to pass some on to new developments. We also have the Dixie Springs to the Sky Ranch transmission water line. Ken Richins gave a brief explanation on the projects and how our projected increase can take care of the projects. We are picking up a lot of the money from the 10 cents per thousand gallons.

Item #11 Report on Water System

Ken Richins said the Water Department is doing good we all still have drinking water.

Item #12 New Business

Stephen Nelson asked is there anything the water board would like him to look at that he has outlined. Mac Hall suggested find other subdivisions rather than Windsor estates since they have big yards and high users. Stephen Nelson said he feels like he should expand it a little bit more so it's a bit larger. Ken Richins suggested using the subdivision on 650 S they have a dry irrigation right now. Mike Vercimak suggested look at the fact that those in apartments don't have the same amenities since they don't usually have a yard. Stephen Nelson explained that he won't advocate for one type of housing every city needs a variety of housing.

Meeting adjourned at 7:30 pm