



SPECIAL TOWN COUNCIL MEETING - APPLE VALLEY PIPELINE

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 31, 2024 at 5:30 PM

MINUTES

Mayor | Michael Farrar |

Council Members | Kevin Sair | Janet Prentice | Annie Spendlove | Scott Taylor |

CALL TO ORDER- Mayor Farrar called the meeting to order at 5:34 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor Michael Farrar

Council Member Kevin Sair

Council Member Annie Spendlove

Council Member Scott Taylor

ABSENT

Council Member Janet Prentice

DECLARATION OF CONFLICTS OF INTEREST

None declared.

PUBLIC COMMENTS: 3 MINUTES EACH

1. Apple Valley Pipeline

During the town council meeting, Mayor Farrar explained the need to formalize previous discussions about the pipeline. Numerous meetings had been held to gather input, but they were informal and not officially recorded. To address this, a formal meeting was convened to include the discussions in the official minutes, ensuring compliance with auditing requirements. It was emphasized that this procedural step would not delay the project.

The floor was then opened for public comment, with each speaker allowed three minutes. Residents were invited to share their support or opposition to the pipeline, with or without providing reasons, and were asked to state their name but not their address. It was noted that it would be appreciated if speakers identified themselves as residents of Apple Valley.

Jeri Politte, a resident from Cedar Point, expressed their support for the pipeline. They mentioned their long-term involvement with Apple Valley's water issues and their professional experience with the Water Conservancy and the Department of Natural Resources (DNR). They emphasized their trust in the Water Conservancy and its hydrologists, asserting that the project is necessary and should move forward without further delay.

Stewart Riding, a resident, commended the town council and the state for their efforts. They noted that the main wells in Apple Valley Proper should not be affected by the pipeline. They highlighted the longstanding water issues at Cedar Point and stressed the need for a more reliable and improved water supply for all residents in the water district. They argued that this would allow for better maintenance, preventative measures, and backup logistics, such as pumps. They also emphasized the importance of



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upgrading the infrastructure of the existing wells and requested an update on water quality before finalizing the project. They believed that focusing on the current wells would be more efficient than drilling additional ones.

Becy Wood, a resident from Cedar Point, expressed strong support for the pipeline. They mentioned the poor quality of their water, noting that it has an unpleasant smell, and shared their preference for showering elsewhere. After reviewing the research and information available, they stated they were fully in favor of the pipeline project.

John Slot, a resident of Zion Estates, expressed support for the pipeline. They mentioned living in the area for four years and described the local water quality as the worst they had ever experienced. They emphasized the need to address and improve the water situation.

Michael Desilets, a resident of Cedar Point, expressed support for the pipeline. They described their experience with a water filtration system that quickly becomes clogged with rust and dirt, even within an hour of changing the filters. They hoped the pipeline would bring significant improvements to the water quality and reiterated their full support for the project.

Linda Noyes, a resident, shared that, initially, they did not support the pipeline, believing their water supply in Gooseberry was adequate. However, they realized the importance of clean water for everyone, especially after witnessing residents receiving cases of water in October due to their water being undrinkable. Linda expressed strong support for the pipeline and urged the state to take necessary actions, emphasizing the need to help those affected.

Tana Stone, a resident who currently lives in Cedar Point and previously lived in Gooseberry shared their experience with reverse osmosis systems in both locations. They noted that the system in Gooseberry required changing only once a year, while in Cedar Point, the system became extremely dirty, described by maintenance workers as the most disgusting they had ever seen. The resident expressed concern about the health hazards posed by the water quality in Cedar Point and strongly supported the pipeline, believing it would significantly improve health and water quality issues.

Rich Ososki, a resident raised concerns about the pipeline project, highlighting several unknown variables. They mentioned uncertainties regarding additional costs, the need for borrowing money, the access route, approvals, and ensuring an adequate water supply, particularly with plans to extend to Cocoa. They emphasized the financial implications, noting the involvement of government, associated wage costs, and the existing \$4.5 million debt of the water district. They advocated for gathering all necessary facts and conducting an in-depth study before proceeding with the project.

Tara Hood, a resident expressed support for the pipeline and mentioned representing her older parents. She shared that she recently purchased a complete water system for them to avoid having contaminants in their home water supply. Tara believed that the pipeline would significantly improve water quality for both her family and her parents.



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Don Parr, a resident of Cedar Point, expressed support for the pipeline and found it surprising that there is such poor water quality despite modern advancements.

Margie Ososki, a resident who does not live in Cedar Point, expressed their skepticism about the pipeline project. They questioned whether the meeting was just a formality to show support from Cedar Point residents and asked the town council if the meeting was merely a procedural step to confirm support from that area. Margie reiterated their concerns about investing all resources into the pipeline and sought clarification on the meeting's purpose.

Mayor Farrar addressed the concerns by noting that numerous meetings had already been held regarding the pipeline project, with very few individuals opposing it. The mayor explained that the current meeting was to officially record the discussions and ensure there was a formal record of the support and/or opposition.

Melanie Zitting, a resident of the Bubbling Wells area, expressed support for the pipeline project. However, she echoed concerns about understanding the exact costs involved. She emphasized the importance of having clear financial details to avoid unexpected expenses, aligning with the concerns raised by another resident.

Mayor Farrar reassured attendees that the town would not take on additional debt for the pipeline project.

Margie Ososki raised a question about a \$2.3 million loan discussed at a previous meeting with Washington County Water Conservation.

Mayor Farrar confirmed that details would be provided after the meeting.

Jeffrey Doelan, a resident of Cedar Point, who has lived in the area for nearly three years, expressed support for the pipeline project. They noted the old and rundown state of the current water system and emphasized the need for improvements. They believed that the pipeline could help consolidate water systems and provide clean water throughout the valley, and they voiced their full support for the project.

Mayor Farrar mentioned that, while many people had discussed issues of unpleasant and dirty water, another concern that had not been addressed was the potential for hidden radiation in the water. This additional issue of radiation contamination was highlighted as a serious problem.

Libby Wells, a resident, raised concerns about the contract with the Conservancy District, noting that it was written but not yet signed. They mentioned that the contract involved a \$2 million loan with a high interest rate and stipulated that no building permits would be issued. This, they argued, could negatively impact the town by restricting revenue from new developments.

Kirk Morawetz, a resident of Cedar Point expressed strong support for the pipeline project, praising the efforts being made and encouraging the continuation of the work.



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Tana Stone, a resident from Cedar Point, raised a concern about a potential link between the water quality in Cedar Point and cancer cases. They noted that, since moving to Cedar Point, they have observed numerous cancer deaths among residents, including their neighbors, and emphasized that while they were unsure of any direct correlation, they wanted to bring this issue to attention.

Council Member Sair provided context by mentioning that the cancer rate in Southern Utah is approximately double that of other areas, attributing it to the historical nuclear bomb tests conducted in Nevada. They suggested this information might help understand the cancer rates observed in Cedar Point.

Council Member Sair emphasized the importance of moving forward with the pipeline project for the safety of the entire community. They acknowledged that Southern Utah, including their area, has been a high-risk region for cancer for the past 50 to 60 years. Council Member Sair, who has lived in the area since the 1980s, confirmed their awareness of these health risks.

Mayor Farrar provided an update on the pipeline project, detailing the progress made so far. The pumps and transformers have been ordered, easements are secured, and all necessary details are being checked before submission to the state. Although there is a standard four-month wait for state approval, the governor has been involved to expedite the process. Mayor Farrar anticipated breaking ground in about three weeks, though they acknowledged a current delay of approximately 30 days.

Walter Josey, a resident read his comment.

Subject: Opinion on the Proposed Pipeline from the Apple Valley Proper water well source to the Cedar Point area water storage tank.

Comment: I am not in favor of a pipeline to solve Cedar Point water issues, and never have been. I have advocated for water well exploration within a reasonable radius of the Cedar Point water storage tanks as this is a potential better solution than spending millions of dollars of taxpayer money on a several miles long pipeline. Discovering new water well sources could be cheaper and would be a benefit to all of Apple Valley, whereas a pipeline will benefit only the Cedar Point area. The pipeline project is already behind schedule, over budget and underfunded, and not one grain of red dirt has been disturbed in the construction of the pipeline to date. The whole thing has turned into a debacle from the start, and it will end up costing the majority of Apple Valley residents that get no benefit from the pipeline. There are other solutions that are better, and the project needs to be stopped before it only gets worse. It is a waste of taxpayer money that does not benefit those that it should. In Oct of 2023, representative of the Utah DEQ met with Big Plains Water board members and explained that while there is taxpayer money available, it is earmarked to help the "poorest of poor communities". The pipeline benefits the Cedar Point area only, and this is where the majority of "high end" homes in Apple Valley are located, including the current Mayor Mike Farrar and his many homes on a family compound that he built. The Cedar Point area is hardly the "poorest of poor", in fact I have heard more than one person describe Cedar Point as the "Beverly Hills" of Apple Valley. Taxpayer funding is not meant to subsidize the wealthy areas of a Town. The Big Plains Water District shows profits from the 3 previous years on their end-of-



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year accounting ledger that add up to hundreds of thousands of dollars. This money is supposed to be used to improve the infrastructure of the Apple Valley water systems, like exploring for new and better water source wells for instance that would benefit all of Apple Valley, but none of it has. The proposed pipeline will tap into the only water well source that supplies water to all of the residents of Apple Valley Proper. The pipeline is designed to flow water to the Cedar Point water storage tank and immediately supply all of the water that the Cedar Point water system requires to bring water to over 130 homes. The Apple Valley Proper water well source has never been used in this manner. The original well performance test reports of the Apple Valley proper water wells are incomplete. At this point it is a certifiable unknown what will happen to the Apple Valley water wells and their water level, when the immediate water draw that all the homes in Cedar Point area will require. This puts the only water source that Apple Valley Proper depends on at risk, and all of the residents who live there get no benefit from the pipeline. I want the tax payer supported pipeline de-funded, and the profits of the Big Plains Water District to be used to fund well exploration to solve the Cedar Point water issues as it should be. The Town Council should strongly re-consider the no-growth policy of the current Mayor and recognize that the main source of funding for the current Apple Valley water systems debt, and funding the infrastructure improvements that the water systems need all come from impact fees that are the result of sustainable new home growth. This was the original plan when setting up the Big Plains Water District. There is a target number of new home growth that should be determined and encouraged by the Town Council, to sustain the financial health of the Town of Apple Valley water systems. To continue down the pipeline path is the wrong direction to go. Its time the Town Council realize this and act in the best interest of the entire Town of Apple Valley.

Autumn, a resident expressed strong support for the pipeline, emphasizing that Cedar Point is an integral part of Apple Valley and should not face disadvantages due to its subdivision status. They advocated for equal access to clean, fresh water for all residents, regardless of their location within the town.

DISCUSSION

2. Apple Valley Pipeline

Mayor Farrar addressed several concerns and questions regarding the pipeline project and water issues. Key points included:

1. **Pipeline Justification:** Mayor Farrar reiterated that the pipeline is necessary due to the high levels of radioactive radium in the local water. He emphasized that the state funding options are limited, making the pipeline the best available solution.
2. **Project Status and Delays:** The pipeline project is currently 30 days behind schedule, but progress is being made. All essential equipment has been ordered, and steps are being taken to expedite the process. Mayor Farrar assured that the project would not be underfunded and that additional funds are being secured.



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3. **Funding and Debt Concerns:** Mayor Farrar clarified that the water district has no surplus funds and that impact fees have historically been used to service debt rather than improve infrastructure. He also noted that he is working to secure additional funding to avoid taking on more debt.
4. **Growth and Infrastructure:** The Mayor addressed concerns about growth and infrastructure, stating that the pipeline project aims to consolidate and improve the water system for the entire town, not just specific areas. He also emphasized a slow, responsible growth policy.
5. **Personal Water Use:** Mayor Farrar mentioned that he drinks the tap water and has no personal financial interest in the pipeline project, stating that his goal is to provide clean water for all residents, including those who cannot afford private water treatment systems.
6. **State and Federal Support:** The Mayor assured that state and federal authorities are supportive of the project and that the pipeline will proceed with their backing. He emphasized that any rumors or negative opinions about the project's viability or funding are not grounded in fact.
7. **Aquifer Study and Testing:** He confirmed that the aquifer study and well tests are scheduled and will be conducted to ensure the project's feasibility.

Overall, Mayor Farrar defended the pipeline project as a necessary and responsible investment in the town's water infrastructure, addressing concerns about cost, debt, and growth with detailed explanations and reassurances. Mayor Farrar concluded by inviting further questions and emphasizing his commitment to addressing the town's water issues responsibly.

Council Member Sair praised the current Mayor, stating that he has accomplished more for the community than his predecessors.

Council Member Spendlove expressed a positive sentiment about Apple Valley taking responsibility for its issues.

ADJOURNMENT

Motion: Council Member Said motioned to adjourn the meeting.

Motion made by Council Member Sair, Seconded by Council Member Spendlove.

Voting Yea: Mayor Farrar, Council Member Sair, Council Member Spendlove, Council Member Taylor

The meeting was adjourned at 6:12 p.m.



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Date Approved: _____

Approved BY: _____

Mayor | Michael L. Farrar

Attest BY: _____

Town Clerk/Recorder | Jenna Vizcardo

DRAFT