



Hildale / Colorado City Utility Board

Thursday, February 24, 2022 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Roll Call of Board Attendees: Utility Administrative Deputy Director LaCorti

PRESENT

Chair Arvin Black
Board Member JVar Dutson
Board Member Stacy Seay
Board Member Sterling Jessop, Jr.
Board Member Michael Cawley
Board Member Ralph Johnson
Board Member Jason Black

Haven Barlow excused. Nathan Burnham absent.

Welcome, Introduction and Preliminary Matters: Presiding Officer

Staff present: Weston Barlow, Nathan Fischer, Jerry Postema, Mariah La Corti

Public present: Vance Barlow, Marion Barlow

Court Monitor: Roger Carter

Pledge of Allegiance: By Invitation of Presiding Officer

Chairman Black offered a prayer. The crowd joined in the pledge of allegiance.

Conflict of Interest Disclosures: Board Members

None noted.

1. Approval of Minutes of Previous Meetings: Board Members

a. 12.09.2021 Meeting Minutes

Weston noted a few clerical errors to be fixed.

Motion to approve the Meeting minutes from the December 9, 2021 Utility Board Meeting.

Motion made by Board Member Seay, Seconded by Board Member Johnson.

Voting Yea: Chair Black, Board Member Dutson, Board Member Seay, Board Member Jessop, Jr., Board Member Black, Board Member Cawley, Board Member Johnson.

Public Comments: (3 minutes each - Discretion of Presiding Officer)

2. Financial Report: Utility Administrative Deputy Director LaCorti

a. Revenues with Comparison to Budget

b. Invoice Register

Mariah La Corti presented. Invoice register covered from 12-7-21 to 2-22-22 because there was no meeting in January. There was nothing out of the ordinary to point out.

Discussion was opened to the Board for any questions. JVar Dutson asked for details on a few expenditures, and Weston responded accordingly.

Motion to pay the bills as they are due and the funds become available.

Motion made by Board Member Dutson, Seconded by Board Member Black.

Voting Yea: Chair Black, Board Member Dutson, Board Member Seay, Board Member Jessop, Jr., Board Member Black, Board Member Cawley, Board Member Johnson.

3. Reports:

Special Project Managers Report:

Jerry Postema presented. Report provided in the packet for review. Jerry visited the area for 4 days and there has been a lot of work completed.

The sewer fiber project that Weston discusses is funded by a grant from the State of Utah broadband in the amount of approximately \$90k.

The Department will be joining UTWarn (water/wastewater response agency network). With this in place, other agencies will come to assist us in the case of an emergency. Membership costs nothing.

Staff has been in contact with Rural Community Assistance Corporation, who are funded by EPA and USDA. They will provide a free rate study for smaller communities such as ourselves. They have the ability to run various scenarios based on information provided, to find the right balance for any increases to rates if necessary.

HCCUD Emergency Response Plan is certified and was completed before the deadline.

JVar Dutson inquired about a corresponding AZWarn system for Colorado City. Information will be passed on to the Colorado City Town Manager. He further requested an update on the water impact fee study. In response, Jerry informed the Board that with the annexation for Hildale and the extra development in Colorado City, an updated Water Master Plan was needed, a kick-off meeting was held this week. A portion is done but needs expanded, once this is completed and adopted work on an updated facilities plan and impact fees will begin. At least partial funding for these is anticipated. April or May is expected completion date. A grant for 1.4 million from Mohave County is available. The next phase is approval from the City then the Council, then we will start the project.

Utility Operations Deputy Director Report:

Weston Barlow presented.

The plow project to bring water and fiber lines to the sewer plant started today. JVar Dutson asked about funding for the project. Weston explained that 30% is covered by impact fees, the rest will either be in-house (reserves) or loan/grant funded. The purpose of the project is to be able to use clean water to wash with rather than recycled water for the powered screen that will be installed.

With the cold weather gas prices and sales have raised. Weston explained the process of vaporization to keep up with the demand. Stacy Seay asked about bulk purchasing. Weston discussed the advantages and disadvantages of getting a quote for such early on.

JVar Dutson asked about how the cost for a new gas connection is determined. Weston explained the \$150.00 meter set fee for a new residential connection. For larger commercial connections it is whatever the cost of the high volume meter would be. Construction costs equates to time (\$60.00hr) + materials, no additional fees are added on.

Discussion on the proposed wheeling fee for natural gas into Colorado City, if applicable, was had. This will be a recommended fee based on the length of pipe they are trying to wheel through. The rationale for determining any

recommended tariff will be based off the pricing used by Dominion Energy. This will be brought to the Board when more information is available.

The South Central fiber project has taken up a lot of Utility staff time, they have finished the Colorado City side and are moving into Hildale.

Chairman Black asked about the status of Wells #4 & #22. Weston stated that the goal is to have them ready by summer. A new source sample is required, which takes up a lot of time and costs approximately \$5000.00 each. They will be in service as soon as possible.

Stacy Seay asked about Horizontal wells on BLM land in relation to the groundwater project. Staff met with the BLM and they said they will not allow drilling underneath wilderness study area. Vertical wells are really the only option. There will be study on the area that was purchased on the northeast side of town when funds allow. Jerry Postema mentioned that with the horizontal wells there would be good water, but no guarantee that the water would last for very long. In regards to the 7 vertical wells, they are still being explored, with an agreement between Washington County Water Conservancy, BLM and the City.

Stacy Seay asked about the conservatorship and right-of-ways that we are pursuing. Jerry explained that the easements will cover everything, pipelines, powerlines, access, etc.

JVar Dutson asked for an update on manholes. Weston explained that the lids are poured, but man hours have been spent elsewhere. There have been no emergencies on this.

The pump for the lift station is installed and working. The back-up is currently at the repair shop. Michael Cawley asked about relationship/communication with Centennial Park. Weston confirmed that communication is not an issue. Centennial Park Wastewater District may be willing to aide in funding to update the system and futuristic projects are in place to expand the quality of the entire system. However, this is a discussion for the future.

Arvin Black noted a distinct difference on the quality of water on his side of town. He feels that the new media has really made an impact. Nathan Fischer mentioned build up in the lines from previous years. Hydrants will need to be flushed before peak season to ensure higher quality water.

Utility Administrative Deputy Director Report:

Report provided in the packet. The Board expressed their appreciation for the work being completed.

4. Large Purchase: Utility Operations Deputy Director Barlow

a. Water Meters and Gas Endpoint

Hydro Specialties, distributor for our water meters, provided a quote for 96 water meters and endpoints. Information provided in packet.

Motion to approve 96 e-series meters for \$27,202.56.

Motion made by Board Member Dutson, Seconded by Board Member Cawley.

Voting Yea: Chair Black, Board Member Dutson, Board Member Seay, Board Member Jessop, Jr., Board Member Black, Board Member Cawley, Board Member Johnson.

Weston confirmed that the endpoints on the quote are being held off at this time.

b. Water line

Weston presented. This purchase is for the line out to the sewer plant. Items have already purchased so the project could get going; the purchase just needs ratification from the Board. The item was miscoded during the accounts payable process in error. This will be corrected via a journal entry.

Motion to ratify the bill for Fisco Industries for \$14,500.00.

Motion made by Board Member Dutson, Seconded by Board Member Cawley.

Voting Yea: Chair Black, Board Member Dutson, Board Member Seay, Board Member Jessop, Jr., Board Member Black, Board Member Cawley, Board Member Johnson.

c. Screen for Lagoon Headworks Project

The Department is looking to put a screen into the new headworks. This is separate so that we can get it on order and in the bid item, it will be provided by Hildale, so the contractor just needs to install it. Order time is 22 weeks, we would like to get it in process so there is no hold-up. 30% will be provided by impact fees, the remainder will be covered by the sewer budget. Many other cities are running this same screen.

Motion to set aside \$125,000 + freight to purchase the screen as part of the headworks project.

Motion made by Board Member Dutson, Seconded by Board Member Black.

Voting Yea: Chair Black, Board Member Dutson, Board Member Seay, Board Member Jessop, Jr., Board Member Black, Board Member Cawley, Board Member Johnson.

5. Discussion and Possible Action on Sewer Impact Fee Exception: Utility Operations Deputy Director Barlow

Weston Barlow presented. City Codes 50-173 & 50-90 regarding tap-in fees and impact fees including separate sewer for each building exception were provided for review. Marion Barlow is seeking clarification on the codes.

Mr. Barlow is building 4 apartment buildings, approximately 1,100 sq. ft. each unit. Utilities will be included in rent. The project is intended for nightly rentals. Inquiry is to whether impact fee are required for each "family dwelling unit" or each building. According to code, each building requires a separate connection. Mr. Barlow agreed to the regulations so long as it is applied to all.

Vance Barlow, Town Manager of Colorado City, spoke on this matter. He pointed out that down the road there is nothing that precludes the parcel from being split in the future. He acutely mentioned the impact that an apartment will have on the system, which is what the impact fee is intended to cover. As Town Manager and Planning and Zoning Administrator, he was not in support of an exception, but does feel that the code verbiage could use updating. Weston suggested denying an exception for the 4-plex. Board had brief discussion on this matter.

JVar Dutson pointed out that Hurricane has the same requirement of each building having a separate connection and agreement on a possible policy verbiage update.

Arvin mentioned the priority of keeping rates as low as possible while keeping up with the growth. He expressed his feelings that this project aligns with the code requirements. Stacy Seay gave Mr. Barlow a kudos on the beauty of the project and appreciation for such.

After clarification from the Board, it is the consensus of the Board that no exception will be given on this matter. Mr. Barlow expressed appreciation and understanding of the conversation and the work being done by the staff and the Board.

6. Executive Session: As needed

Not needed.

Board Comments: (10 minutes total)

Board members comments of issues not previously discussed in the meeting.

JVar Dutson expressed his appreciation for the communities working together to create a good environment for our citizens. He pointed out the importance of having to have water to match the growth that is happening.

Arvin once again expressed his appreciation for staff and made a call to the public to attend meetings.

JVar Dutson mentioned the importance of Utility staff and they work that they do. If there is an opportunity to hire more workers he would be in support.

Adjournment: Presiding Officer

With no other business, meeting adjourned at 7:48pm.

Minutes were approved at the Utility Board Meeting on _____.

Athena Cawley, City Recorder

Rosie White, Town Clerk