



Hildale / Colorado City Utility Advisory Board

Thursday, August 28, 2025 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

Chair Nielsen called the meeting to order at 6:00 pm

Roll Call of Board Attendees: Utility Management Assistant

PRESENT

Chair Ezra Nielsen

Board Member (Vice Chair) Sterling Jessop, Jr.

Board Member Theil Cooke

Board Member Ruth Steed (arrived after roll call)

Board Member Dale Barlow, Jr.

Staff Present: Jerry Postema, Nathan Fischer, Athena Cawley, Miranda Jeffs

Public Present: Jared Nicol, Art Jeffs, Jerusha Darger, Del Wetenkamp, Leah Wetenkamp

Pledge of Allegiance: By Invitation of Presiding Officer

Board Member Barlow led the pledge.

Conflict of Interest Disclosures: Board Members

None

Approval of Minutes of Previous Meetings: Board Members

1. Utility Board Minutes of June 26, 2025 and July 7, 2025.

Board members were asked about additions or corrections; minutes were deemed good.

Motion made by Board Member Cooke, to approve the Utility Board Minutes of June 26, 2025 and July 7, 2025. Seconded by Board Member Steed.

Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Steed, Board Member Barlow, Jr.

Motion Carried.

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

Jared Nicol addressed the Board with concerns about subdivision procedures following the termination of the City Manager and the Mayor assuming additional roles, including Planning Administrator. He submitted documentation highlighting issues with flag lots, property dedication, and possible lack of required Utility Advisory Board approvals. Citing City Code §§152.39-4 and 152.37-10, he urged the Board to ensure proper procedures are followed and stated he would also present these concerns to the City Council and Planning Commission.

Financial Report:

2. Approval of Utility Financial Report and Invoice Register

Director Postema reported that 8% of the current fiscal year has elapsed. He provided an overview of the revenues and expenditures for the Water, Sewer, and Gas Funds. He highlighted a line item under the Water Fund—System Construction Services—with an expenditure of \$77,170 related to the Innovation Center Waterline Project. He noted that this expense will be reimbursed through grant funding.

There was discussion regarding the placement of the reimbursement within the financial report. Staff committed to following up with the accountant to obtain clarification on this matter.

The Board had no additional comments or concerns regarding the invoice register.

Motion made by Board Member Steed, to approve Utility Financial Report and Invoice Register. Seconded by Board Member Barlow, Jr..

Voting Yea: Chair Nielsen, Board Member (Vice Chair) Jessop, Jr., Board Member Cooke, Board Member Steed, Board Member Barlow, Jr..

Motion Carried.

Reports:

3. Utility Monthly Report

Superintendent Fischer presented the Utility Operations Report for July 2025, detailing the status of gas, sewer, water, and well systems.

4. Utility Director Report and Updates

Director Postema reported that all wells are permitted through ADEQ and Utah DDW (Division of Drinking Water). Utility work has started at Maxwell Park, with fill stations relocated to maintain water access. The Pressure Booster Station is awaiting final legal steps for state funding. The Homestead Sewer Project is 30–60% designed, with construction expected later this fall. A \$3.4M Utah CIB grant has ranked Hildale City first this cycle, with a possible award in November. An additional \$2M is being pursued from Arizona WIFA for system upgrades and backup power. Utah-side efforts include evaluating treatment options for the Power Plant Well and exploring canyon water development. Development agreements may fund early exploratory work ahead of grant award.

Unfinished Board Business: None

New Board Business:

5. Consideration, discussion, and recommendation to the two City Councils to approve the Preliminary Plat for Todays Properties Subdivision.

Director Postema invited the Engineer (Del Wetenkamp) and Developers (Art & Jerusha Jeffs) to present the Preliminary Plat for Today's Properties Subdivision.

Del Wetenkamp of Rosenberg Associates presented the site plan, with access via Arizona Avenue and improvements to Redwood Street. The project includes an internal road network to serve planned commercial and residential uses. Existing water infrastructure in Redwood Street will serve the development, with detailed utility design forthcoming. A new sewer line is proposed along Redwood Street to connect south to Township Avenue, with treatment plant capacity acknowledged. Stormwater management includes three detention basins, with a formal report in progress.

Director Postema noted that impact fees and development agreements will help fund phased infrastructure improvements. Board members inquired about fire protection service lines, and staff responded that these will be addressed during the detailed design phase, in accordance with standard commercial requirements. Staff also noted that the Sewer Master Plan accounts for commercial zoning, with final capacity evaluations to be based on actual use. The potential for multiple hotels and large commercial developments was discussed, including the associated need for traffic signal improvements.

Motion made by Chair Nielson, to recommend to the two city councils approval of the preliminary plan for Today's Property Subdivision, Phases 1 through 3, with the stipulation that water and sewer service provisions be confirmed and addressed per standard requirements and development agreements. Seconded by Board Member Cooke.

Voting Yea: Chair Nielson, Board Member Jessop, Board Member Cooke, Board Member Steed, Board Member Barlow

Motion carried.

6. Consideration, discussion, and recommendation of approval for additional water meter sizes and rate calculations to the original water rate structure.

Director Postema presented a proposed update to add base rates for larger meters (4-inch to 12-inch), which were not included in the original rate adoption. The update aligns with RCAC's (Rural Community Assistance Corporation) methodology and the "ready-to-serve" capacity model based on potential instantaneous demand. No changes are proposed for existing meter sizes (5/8-inch to 2-inch) beyond the scheduled annual adjustments already approved. This action applies only to base rates; usage tier rates for larger meters may be evaluated in future studies. RCAC provided updated calculations to ensure consistency.

Motion made by Board Member Cooke, to recommend to the two City Councils approval of the added base rate schedule for 4-inch through 12-inch meters as presented. Seconded by Board Member Steed.

Voting Yea: Chair Nielson, Board Member Jessop, Board Member Cooke, Board Member Steed, Board Member Barlow

Motion carried.

Board Comments: (10 minutes total)

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

Director Postema thanked the Board for leadership fostering development agreements and infrastructure funding progress; noted recent staffing changes with one position filled this week and staffing nearing full complement.

7. September 2025 Utility Calendar

The Board agreed to schedule the next meeting for Thursday, September 25, 2025 at 6:00 pm.

Executive Session: As needed

None

Infrastructure Improvements Advisory Committee Session: As Needed

None

Adjournment: Presiding Officer

Chair Nielsen adjourned the meeting at 6:54 pm

Minutes were approved at the Utility Board Meeting _____.

Maxene Jessop, City Recorder

Shirley Zitting, Town Clerk