



Hildale / Colorado City Utility Advisory Board Special Meeting

Monday, July 07, 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 Dale Barlow, Jr.

ABSENT

Board Member Ruth Steed

Staff Present: Jerry Postema (zoom), Jessica Bistline, Athena Cawley, Nathan Fischer

Public Present: Jared Nicol

Pledge of Allegiance: By Invitation of Presiding Officer

Board Member Barlow led the pledge.

Conflict of Interest Disclosures: Board Members

No Conflict of interest disclosures.

New Board Business:

1. Consideration, discussion, and possible recommendation to the City Council to award the Maxwell Canyon Park Utility and Access Improvements project contract to JNJ Construction Engineering, Inc.

Nathan Fischer presented the Maxwell Canyon Park Utility and Access Improvements project contract to JNJ Construction Engineering, Inc. Discussion was held regarding the bid process, Engineer's recommendation, and project specifications, including pipe bedding, backfill, and compaction requirements. Superintendent Fischer confirmed all backfill material will be hauled in to replace unsuitable clay and rocks, and compaction will meet required standards, as this project involves significant road improvements.

The Board discussed the significant \$300,000 difference between the low bid and the next bidder, and the process for reviewing change orders. Director Postema clarified that change orders outside the \$3.2 million grant budget would return to the Board for review. The question of what happens to any unused grant money was raised, with staff indicating they would follow up with the engineer for clarification.

Motion made by Board Member Cooke, to recommend to the two City Councils to approve the award of the Maxwell Canyon Park Utility and Access Improvements Project contract to JNJ Construction Engineering, Inc., (the lowest bidder) per Jones & DeMille's recommendation, and stay within the grant budget. Seconded by Board Member Barlow, Jr.

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

Motion Carried.

2. Consideration, discussion, and possible recommendation to the City Councils approval of the Reservoir Estates Subdivision.

Director Postema presented the Reservoir Estates Subdivision, noting its proximity to Subdivision Acres and the need for a development agreement. The developer of Subdivision Acres is willing to outfit two wells drilled as part of an ARPA grant from Mohave County, to be reimbursed from impact fees. The board noted water supply challenges, particularly as water impact fees were only implemented a year prior, leading to less accumulated funding compared to sewer impact fees. The project consists of 16 townhome units on small lots (0.08 acres each, total 1.81 acres). Water usage is estimated at 768 gallons per unit based on the water master plan, though this is considered high for smaller lots. The board discussed the possibility of combining development agreements for both subdivisions, as they are by the same developer and in the same area, which would allow for shared infrastructure like wells and a water tank.

Motion made by Chair Nielsen, to recommend to the City Councils approval of the Reservoir Estates Subdivision with a water development agreement to include both subdivisions Reservoir Acres and Reservoir Estates Subdivision. Seconded by Board Member (Vice Chair) Jessop, Jr..

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

Motion Carried.

Board Comments: (10 minutes total)

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

Board Member Barlow asked if administrative staff would explain the recent rate study for the Water Master Plan.

Director Postema provided an overview of the recent water rate study, initiated due to a thin budget and the need for infrastructure improvements and vehicle replacements. He noted that water rates had not increased since 2010. The study, conducted by RCAC (funded by a USDA grant), evaluated the water system and projected that without an increase, the water department would lack sufficient funding within two years, requiring support from the general fund. The Board discussed three options and ultimately adopted a five-year incremental rate increase plan, specifically recommending 10% annual increases to minimize the impact on ratepayers, which was then passed by the two councils. The Board also discussed the upcoming sewer rate study, also being conducted by RCAC through a grant, as sewer rates have not increased since 2017. Additionally, a sewer master plan is in progress. Board members expressed appreciation for the thoroughness of these studies and discussed anticipated timelines for sewer rate adjustments, noting the water rate study took about a year to pass.

The next regular Utility Advisory Board meeting is scheduled for Thursday, August 28, 2025

Adjournment: Presiding Officer

Chair Nielsen adjourned the meeting at 6:24 pm.

Minutes were approved at the Utility Board Meeting _____.

Maxene Jessop, City Recorder

Shirley Zitting, Town Clerk