



# BIG PLAINS WATER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, January 17, 2024 at 6:00 PM

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## MINUTES

**Chair** | Barratt Nielson

**Board Members** | Ross Gregerson | Harold Merritt | Michael Farrar | Matt Politte

**CALL TO ORDER**- Barratt Nielson called the meeting to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

Chair Barratt Nielson

Board Member Harold Merritt

Board Member Ross Gregerson

Board Member Michael Farrar

Board Member Matt Politte

**PRAYER**- Prayer/thought offered by resident Lowell Faulkner.

**DECLARATION OF CONFLICTS OF INTEREST**

None declared.

**DISCUSSION**

1. Discussion of Tru South LLC Change Application a50177.

District Attorney Ben Reusch was present and reviewed the slide show presented in the agenda packet. He discussed a change application by Mr. Travis Holm, owner of True South LLC, regarding water rights within the boundaries of Big Plains. The application, contested by several parties including Big Plains, BLM, Washington County Conservancy District, and Hildale, was under review by the State Engineers office.

2. Water Bank Setup Workshop.

District Attorney Ben Reusch, who had missed the previous discussion, sought input from the board on the matter. They provided details about the Utah Water Banking Act, emphasizing its purpose to allow water users to park their water with the district to avoid forfeiture.

The board discussed the need for infrastructure to support the water bank and identified potential interested parties, such as Bitter Water Enterprises. The board discussed the scope of the bank, considering whether it should include only groundwater or both groundwater and surface water. They also discussed the possibility of having a separate entity to govern the water bank for liability purposes.

District Attorney Ben Reusch mentioned their correspondence with Emily Lewis, a private attorney working with the water bank, and highlighted the benefits of parking water with the district. They discussed the fees involved, the burden of proving beneficial use, and the importance of infrastructure.



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Questions arose regarding the governance structure of the water bank and whether it should be managed by the existing board or a separate entity. Concerns were raised about the financial implications of setting up a separate entity and the need for volunteers to serve on the board.

The discussion also touched on the types of water rights eligible for the bank and the importance of infrastructure in utilizing the bank effectively. The board agreed to continue filling out the application and to brainstorm potential names for the water bank. No formal decisions were made during the meeting, as the goal was to gather input from the board for future consideration and approval.

### DISCUSSION AND ACTION

3. Approval of Appointing District Officers, Resolution-BPW-R-2024-01.

**MOTION:** Board Member Farrar motioned to nominate Barrat Nielson as Chairman.

**SECOND:** The motion was seconded by Board Member Gregerson.

**VOTE:** Chairman Nielson called for a Roll Call vote:

Board Member Merritt - Aye  
Board Member Gregerson - Aye  
Chairman Nielson - Aye  
Board Member Farrar - Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.

**MOTION:** Board Member Farrar motioned that we make Harold Marritt the Vice Chairman and Ross Gregerson the Treasurer.

**SECOND:** The motion was seconded by Board Member Merritt.

**VOTE:** Chairman Nielson called for a Roll Call vote:

Board Member Merritt - Aye  
Board Member Gregerson - Aye  
Chairman Nielson - Aye  
Board Member Farrar - Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.



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### 4. Approval of 2024 Annual Meeting Schedule.

**MOTION:** Board Member Gregerson motioned to accept the 2024 proposed meeting schedule.

**SECOND:** The motion was seconded by Board Member Merritt.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye

Board Member Gregerson - Aye

Chairman Nielson - Aye

Board Member Farrar - Aye

Board Member Politte - Aye

The vote was unanimous and the motion carried.

### 5. Purchase a manual sounder.

During the board meeting, the discussion focused on the purchase of a manual Sounder as item number five on the agenda. Chairman Nielson explained that the city had previously bought a sonar sounder to measure water levels in wells, but it had been giving inconsistent readings. To address this issue and ensure redundancy in testing methods, they proposed acquiring a manual sounder.

The manual sounder, operated via cable, provides a physical verification of water depth in wells. This would offer an additional method of testing alongside the sonar sounder. Chairman Nielson emphasized the importance of having multiple testing methods to quickly verify readings and diagnose issues with well sensors.

The estimated cost for a 750-foot manual Sounder was presented as \$860, with potential additional expenses. The board members expressed unanimous agreement on the necessity of purchasing the manual sounder, citing its value in providing accurate information for well maintenance and pump operations. Having in-house access to the manual sounder was deemed essential for efficiently monitoring water levels and making informed decisions regarding pump operation and well maintenance. The proposed purchase was regarded as a valuable investment to ensure the reliability and health of the town's wells.

**MOTION:** Board Member Farrar motioned we purchase the manual sounder, not to exceed \$1000.

**SECOND:** The motion was seconded by Board Member Merritt.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye

Board Member Gregerson - Aye





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Chairman Nielson - Aye  
Board Member Farrar- Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.

### 6. Purchase sampling stations.

During the board meeting, Chairman Nielson discussed sampling stations. The Division of Drinking Water provided helpful information, and the Chairman presented a picture of the stations. (Attachment A – 2 pages)

The need to hot tap into the water main and upgrade the system to improve sampling was highlighted. The cost of the sampling stations was \$1500 each, with the suggestion to start with one per system and eventually have about 6 per system. Additionally, Collins from Scholzen proposed a check valve on the water meter and discussed a wand option priced at \$350 each, which required no hot tap. However, these items were out of stock until mid-March. Another option discussed was a dual meter setup by Scott with Rural Water, which was in stock. It was recommended to have multiple stations due to failed tests requiring upstream, downstream, and source sampling, with 4 tests after a failure. The recommendation was to rotate testing locations every six months to meet requirements.

The board agreed to purchase three sampling stations and one wand initially, with plans to eventually acquire backups. They also discussed a map and plan to submit to the state showing the locations of the sampling stations.

**MOTION:** Board Member Gregerson motioned that we would purchase three of these sampling stations number 65056 and one wand number 65059.

**SECOND:** The motion was seconded by Board Member Farrar.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye  
Board Member Gregerson - Aye  
Chairman Nielson - Aye  
Board Member Farrar- Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.



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### REPORT

7. Updates on the progress of Cedar Point system.

Chairman Nielson updated on the water systems and described it as there are many irons in the fire with the situations currently going on. The Chairman clarified that many ideas were being brainstormed but no concrete decisions had been made. They emphasized that rumors of backdoor deals or secret agreements were untrue. The board compared the process to solving a puzzle, exploring different options until the best one is found.

Regarding the Cedar Point water system, it was noted that despite rumors of water shortages, data showed stable levels. There were ongoing efforts to address physical issues with the water wells, including replacing faulty sensors. The board expressed gratitude for ongoing efforts to manage the water supply effectively.

Additionally, they acknowledged the upcoming challenges posed by increased water usage in the spring but assured the community of their commitment to prevent water shortages in the future. The board thanked the community for their participation and support during previous water supply challenges. Overall, the focus is on addressing current issues and planning for the future.

### CONSENT AGENDA

8. Disbursement Listing for October, November, and December 2023.

**MOTION:** Board Member Farrar motioned that we approve the Disbursement Listing for October, November, and December of 2023.

**SECOND:** The motion was seconded by Board Member Gregerson.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye  
Board Member Gregerson - Aye  
Chairman Nielson - Aye  
Board Member Farrar - Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.



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9. Budget Report for Fiscal Year 2023 through October, November 2023, and December 2023.

The budget report for fiscal year 2023 through October, November, and December 2023 was discussed in the meeting. Board Member Farrar noted that the expenses were slightly above where they should be, but efforts were made to manage them. Some unexpected expenditures were mentioned, attributed to drops in expenditure. The legal fees were also mentioned, partly due to water-related matters. District Attorney Ben Ruesch discussed a point regarding the set-aside funds for the bond, suggesting that if the district isn't using those funds for infrastructure improvements, they could explore other options instead of leaving the money unused. The idea was to consider reallocating the funds for infrastructure projects if needed.

**MOTION:** Board Member Farrar motioned that we approve the Budget Report for Fiscal Year 2023 through October, November 2023, and December 2023.

**SECOND:** The motion was seconded by Board Member Gregerson.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye  
Board Member Gregerson - Aye  
Chairman Nielson - Aye  
Board Member Farrar - Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.

10. October, November, and December 2023 Water Usage Comparison.

**MOTION:** Board Member Farrar motioned that we approve October, November, and December 2023 Water Usage Comparison.

**SECOND:** The motion was seconded by Board Member Gregerson.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye  
Board Member Gregerson - Aye  
Chairman Nielson - Aye  
Board Member Farrar - Aye  
Board Member Politte - Aye

The vote was unanimous and the motion carried.





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### APPROVAL OF MINUTES

11. Minutes: October 26, 2023.

It was noted that once a certified operator is hired, it could potentially improve the district's score.

12. Minutes: November 8, 2023.

13. Minutes: November 18, 2023.

**MOTION:** Board Member Gregerson motioned that we approve the minutes from the October 26, 2023 meeting, November 8<sup>th</sup>, 2023 meeting, and then November 18<sup>th</sup>, 2023 meeting.

**SECOND:** The motion was seconded by Board Member Politte.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye

Board Member Gregerson - Aye

Chairman Nielson - Aye

Board Member Farrar - Aye

Board Member Politte - Aye

The vote was unanimous and the motion carried.

### REQUEST FOR A CLOSED SESSION: IF NECESSARY

No request.

### ADJOURNMENT

**MOTION:** Board Member Gregerson motioned that we adjourn.

**SECOND:** The motion was seconded by Board Member Gregerson.

**VOTE:** Chairman Nielson called for a vote:

Board Member Merritt - Aye

Board Member Gregerson - Aye

Chairman Nielson - Aye

Board Member Farrar - Aye

Board Member Politte - Aye



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The vote was unanimous and the motion carried.

The meeting was adjourned at 7:10 p.m.

Date Approved: 2-21-24

Approved BY: [Signature]

Chairman | Barratt Nielson

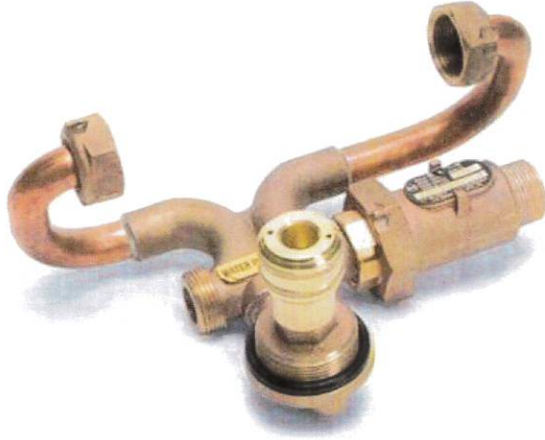
Attest BY: [Signature]

Town Clerk/Recorder | Jenna Vizcardo





[← Back to overview](#)



[+ Hover to zoom](#) | [Click to enlarge](#)

## Below Grade Sampling Station 3/4" - No Lead, Model 1500,1500-5834- NL

Item number **65056**

Brand Name Water Plus Corporation

Catalog Page 1524

Net weight 5.6

**\$589.56** price per each  
excl. tax

In Stock

[-](#)  [+](#)

[Add to cart](#) >

[Add to Order Template](#)

[♥ Add to wish list](#)

Need Help? Call 800-548-1234

### Product Details

- Offers protection from traffic and vandals
- No digging or plumbing involved—installs in existing meter pit

Lead-free station incorporates a sampling valve, backflow preventer, and meter resetter into a single unit. Install it into an existing meter pit; simply remove the current meter, install the 1500 sampling station, and reset your meter.

To take samples, connect a portable sampling rod to the sampling station using a quick-connect fitting. The sampling rod incorporates a pressure gauge for checking line pressures and a throttling valve for taking water samples. After taking your sample, push down on a PVC sleeve surrounding the sampling rod to disengage the quick-connect fitting. Both sampling station and sampling rod include a PVC cap to protect fitting between samples.

For a complete system, order the sampling station and a separate 34"L sampling rod (stock # 65059). The same sampling rod can be used at multiple sampling stations. Optional rod case available (stock # 22582). If replacing an existing meter, simply order a unit with the same connection size and lay

Product name or item number...



## Sampling Rod with Mounting Stake, No Lead, 34\", 150G-NL

Item number 65059

Brand Name Water Plus Corporation

Catalog Page 1524

Net weight 3.4

**\$319.95** price per each  
excl. tax

In Stock

+ Hover to zoom | Click to enlarge



- 1 +

Add to cart >

[Add to Order Template](#)

 [Add to wish list](#)

Need Help? Call 800-548-1234

Use this sampling rod with Model 1500 and Model 900L sampling stations. Length is 34\".

## Related