



# Hildale / Colorado City Utility Board Meeting

Tuesday, September 12, 2023 at 6:30 PM

320 East Newel Avenue, Hildale City, Utah 84784

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## Minutes

### **Welcome, Introduction and Preliminary Matters:** Presiding Officer

Chairman Black called the meeting to order at 6:30 pm.

### **Roll Call of Board Attendees:** Utility Administrative Staff

PRESENT

Chair Arvin Black  
Board Member Sterling Jessop, Jr.  
Board Member Rick White  
Board Member Theil Cooke

ABSENT

Board Member Jesse Barlow

Staff Present: Nathan Fischer, Athena Cawley, Samantha Cawley

### **Pledge of Allegiance:** By Invitation of Presiding Officer

Board Member Cooke offered prayer. Chairman Black lead the pledge.

### **Conflict of Interest Disclosures:** Board Members

None

### **Approval of Minutes of Previous Meetings:** Board Members

1. Utility Board Minutes for August 15, 2023

The Board discussed the previous meeting minutes.

Motion made by Board Member Cooke, to approve the Utility Board minutes for August 15, 2023. Seconded by Board Member White.

Voting Yea: Chair Black, Board Member Jessop, Jr., Board Member White, Board Member Cooke

Motion carried.

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

JVar Dutson thanked everyone for coming and expressed to keep moving forward in transparency to the community.

## **Financial Report: Board Members**

### 2. Utility Financial Report and Invoice Register

The Board reviewed the financials in the packet with no comment.

## **Reports: Utility Director Postema**

### 3. Utility Monthly Report

Nathan presented the monthly report. The natural gas conversions in Arizona are almost complete with one area left to convert. Staff is working on a contract for natural gas purchase to see us through to next summer and the propane contract has already been done. We have continued to pump out of the sewer lagoons and they have lowered down about 8 feet. The Sewer Headworks project has been started. The sewer pump at the lift station went out and was replaced with a spare. We are currently out of the stage 2 water restrictions and have started to rent out the hydrant meters again for construction water. The water system is producing at 800 gallons per minute. Still continuing to work on well 17 and should have the pump installed soon to get it running again. The Deep Well has been sealed off to keep it from draining out. Staff had the first meeting with the consultants for the lead and copper rule. Jerry Postema has been working on grants to get the steel tanks repainted for protection and maintenance. The gas audit was completed and has been submitted to the state. We are still working on the ARPA project of upgrading a connection line going down Richard Street from our plant down to the new wells. We have been working on a water plan for future water source.

JVar Dutson questioned what the demand for water is and if we are gaining. He asked about the life line of gas line going down to Hurricane. Nathan Fischer explained that once the water tanks fill up then they are turned off. Last winter the demand for water was at 400 gallons per minute. The gas line is kept maintained and we are in a good position with it.

Chairman Black gave appreciation to Nathan for his work and efforts.

## **Unfinished Board Business: None**

## **New Board Business:**

### 4. Presentation for 40 acre Development - Allen Feller

Adam Allen with America Land Consulting, gave an overview of the full development project of Mr. Feller and his partners 40 acre land. He focused on the preliminary plat, which will be broken out in 5 phases involving the 40 acres and 122 lots. There has been discussion with the Utility team on water source possibilities for the construction area in question. The intent is to get an approval from the Utility Board to go ahead with the development and get a water source to development by upgrading the system and getting impact fees in place. This will take getting an agreement in place with the city on how to get water to service this project.

Chairman Black explained that the Utility Board is an Advisory Board for the Utility Department to assist in making well informed decisions which are presented to Councils for approval. It is important the Board work directly with developers to make well informed decisions that have impact on the overall utilities and cost involved. The community has the challenge of how we are going to get water as we continue with growth and development.

Nathan Fischer presented that the Utility Staff has spent a good amount of time looking at the Utility side of the development. Utility Director Postema recommended Allen Feller present the concept and ideas of the development to the Board as part of the IGA requirements for the Utility Board to review any new development and make recommendations to the City Councils.

The Board had questions about where the water source would come from. Allen Feller owns 3 wells and source. What is being worked out is how to tie the source into the city system. The closest water connection to the land was discussed.

Chairman Black clarified the recommendation being presented involves the concepts under the land development in bringing forth a source of water. Board Member Cooke questioned the fire flows in the development area. Nathan Fischer explained part of the process is to work the water models and source details in future planning prior to construction of the development.

JVar Dutson expressed staying positive with the development and to make sure the concept is well thought out in moving forward with the decision.

Motion made by Board Member Cooke, with the information given tonight, the Utility Board advise the City Councils to approve as long as the water and the infrastructure to support it is in place and up to code and law that would govern it. Seconded by Board Member White.

Voting Yea: Chair Black, Board Member Jessop, Jr., Board Member White, Board Member Cooke

Motion carried.

5. Deep Well Sealing

This item was discussed earlier in the meeting and no more comments were added.

6. Water Project Update

This item was discussed earlier in the meeting and no more comments were added.

7. Wastewater Master Plan and Fees

This item was discussed earlier in the meeting and no more comments were added.

8. Lead and Copper Rule Update

This item was discussed earlier in the meeting and no more comments were added.

9. Water Impact Fees Update

This item was discussed earlier in the meeting and no more comments were added.

**Board Comments:** (10 minutes total)

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

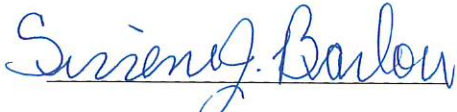
Chairman Black read an announcement letter of his resignation of the Utility Board.

**Executive Session:** As needed

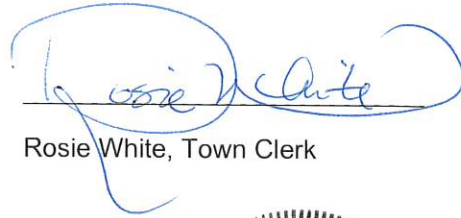
**Adjournment:** Presiding Officer

Chairman Black adjourned the meeting at 7:32 pm

Minutes were approved at the Utility Board Meeting November 9, 2023.



Sirrene Barlow, City Recorder



Rosie White, Town Clerk

