



Hildale / Colorado City Utility Board Meeting

Tuesday, August 15, 2023 at 6:00 PM

320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Presiding Officer

(The power was out for Hildale and surrounding areas with no eta on when it would be back on. The meeting was held in Hildale City's conference room for better lighting from the windows. Only audio recording was provided)

Chairman Black called the meeting to order at 6:00 p.m.

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: Utility Director, Jerry Postema; Nathan Fischer, Athena Cawley

Public Present: Allen Zitting, Jared Westhoft, Lawrence Barlow, Allen Feller, JVar Dutson

Pledge of Allegiance: By Invitation of Presiding Officer

Chairman Black offered prayer and led the pledge.

Conflict of Interest Disclosures: Board Members

None

Approval of Minutes of Previous Meetings: Board Members

1. Utility Board minutes for April 23, 2023

The Board discussed the previous minutes from April 26th.

Motion made by Board Member Cooke, to approve the Utility Board minutes from April 26, 2023. Seconded by Board Member Jessop, Jr..

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)

Allen Zitting asked the Board to consider discussion on a proposed taxonomy of variance be applied to water impact fees according to the size of the residence specifically small housing units. Utility Director Postema suggested the Board take it forward to inform Council and Administrative Staff.

Jared Westhoft, representative for Allen Feller, who owns the majority of the new annexed land in Hildale, presented a general master plan map of the area. It was explained that a preliminary plan process for utilities, resources and infrastructure has been started. They are willing to assist with solutions to help the city with the new growth. In conclusion, he specified the importance of adopting reasonable applicable water impact

fees. Chairman Black welcomed the discussion. Utility Director Postema explained that the plans have already been submitted to the Planning Commission. It was requested to put this as an agenda item for the next meeting.

JVar Duston brought up the current water restrictions and the need for water in the community. He explained the urgency of being pro-active in moving forward in finding solutions with realistic expectations and goals for finding water. Chairman Black gave a history of the previous 5 to 10 year water master plan, which a study was completed for vertical drilling in Maxwell Canyon.

Financial Report: Board Members

2. Financial Report from April to June

Chairman Black talked about the end of the year review of the financials that was presented with the new budget last meeting. The FY24 final budget was approved by City Council last month.

3. Invoice Register Approval from April to current

The Board reviewed the register with no comment.

Reports: Utility Director Postema

4. Utilities Report for July

Utility Director Postema presented that Utility report for July and touched on the Gas, Water, and Sewer operations.

Unfinished Board Business: None

New Board Business: Status updates for current projects. (Utility Director Postema)

5. ARPA Water Project

Utility Director Postema explained that the project is moving forward.

6. Natural Gas Conversion Project

Nathan Fischer gave an update on the Natural Gas Conversion project happening on the Arizona side. The plan is to have all conversions done by the end of September. There is an option for setting propane tanks for customers if they don't convert.

7. Well 17

Utility Director Postema updated the Board on Well 17 drilling. The goal is to get water in the system by September to early October. Well 21 is not producing as much as before and in the future it will need to be pulled and assessed.

8. Headworks Project

Nathan Fischer informed the Board of the pre construction meeting next week for the headworks project. Aardvark was the low bid on both the Headworks Reconstruction and Headworks Building.

Board Comments: (10 minutes total)

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

Utility Director Postema reported that the 5 to 10 year water master plan has been updated and is ready for review next month. It was requested that the Utility monthly reports being submitted to both Councils include the Utility Board. The impact fee results are being worked and hopefully finished in a month for the Board to review.

Chairman Black questioned the impact fee discussion and the public hearing as one meeting. Roger Carter, Court Monitor, gave input. Utility Director Postema recapped the impact fee review. It was determined to schedule a meeting in September and that the Board would be contacted with a set date.

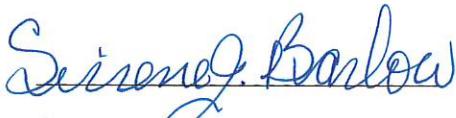
Executive Session: As needed

None

Adjournment: Presiding Officer

Chairman Black adjourned the meeting at 7:17 p.m.

Minutes were approved at the Utility Board Meeting September 12, 2023.



Sirrene Barlow, City Recorder



Rosie White, Town Clerk





UTILITY BOARD MEETING

DATE: August 15, 2023 TIME: 6:00 p.m.

For an Electronic Copy of the packet visit:

<https://www.utah.gov/pmnl/index.html>

PLEASE PRINT YOUR NAME

1 Allen K Zitting

2 _____

3 Jared Westhoff

4 _____

5 Lawrence Barlow

6 _____

7 Allen Feller

8 _____

9 Nathan Fischer

10 _____

11 Juan Butson

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Concept for Tiering Equivalent Residential Units (ERUs)
 For The Consideration Of Fairness of Unit Size / Usage Load

For Conversation Purpose Only

<u>Unit Size</u>	<u>ERUs</u>
400 sf to 800 sf	.5 ERU
801 sf to 1200 sf	.75 ERU
1201 sf to 1800 sf	1.0 ERU
1801 sf to 2800 sf	1.25 ERU
2801 sf to 4200 sf	1.5 ERU
4200 sf to 8000 sf	2.0 ERU
8001 sf and above	2.5 ERU
RV Space / Tiny Home Space	.5 ERU

Considerations:

- The larger unit sizes may not have as many people (utility usage load) per square foot of size. The table above considers that.
- Do we want to adjust for outdoor water use (ie desert scaping instead of grass). We may want the landowner to sign a perpetual deed restriction so that it can't be changed to grass (higher water load) later.

- *Resi Apt TH MH*
- *Every building permit (ie build out)*
- *SF v. Fixture Count*

SECTION 5-11 New Water Connections

Any new connection to the water system shall be assessed a plant investment fee. Said fee shall be based upon an equivalent residential unit (EQR) as indicated:

One (1) EQR = 1.0 X \$330	\$330.00
5/8" to 1" meter, less than 10'	\$770.00
5/8" to 1" meter, more than 10' up to 20'	\$870.00
5/8" to 1" meter, per ft' beyond 20'	\$43.50

All other service lines above 1" in size will be charged for actual cost of labor, materials, incidental expenses and overhead, plus a 10% administrative charge. Costs will be estimated at time of permit fees paid and any balance due or overpaid will be billed or refunded before service is turned on.

Water Deposit	See Section 5-2
Right of way saw cut & repair fee	\$400.00
Sewer deposit	See Section 10-11

Ten percent of all funds accruing pursuant to this schedule shall be used to replace any defective water lines and related equipment.

SECTION 5-11 (1) For the purpose of plant investment fee computation, the following amounts shall be assessed:

For each EQR unit where both the tap and all points of consumption are within the city:	\$330.00
For each EQR unit where both the tap and all points of consumption is outside the city:	2X the fees charged within the city

SECTION 5-12 Computation and collection of plant investment fees -Table of equivalent residential units (EQR)

SECTION 5-13 Certificate of Occupancy

No certificate of occupancy shall be issued to any dwelling or to any water consuming addition to any existing service until all tap fees and plant investment fee have been paid. Arrangements for payment of systems development charges shall be allowed as provided by Section 5-14.

SECTION 5-14 Systems Development Charges

Each applicant shall be required to submit plant investment fee as provided by this Section in accordance with the following table:

CLASSIFICATION	EQR
Equivalent Residential Unit Conversions:	
Single family residence,	1.0
Associated outside lawn irrigation	1.0
Multifamily residential units, duplexes, apartments, condominiums, when in one building and billed collectively and associated lawn irrigation:	
Studio apartment	.6
Up to and including two bedrooms-no more	.8
Three bedrooms or more	1.0
Mobile home (trailer in court)	1.0
Transient rental units, hotels, motels or rental units in residence and associated lawn irrigation:	
First unit or Manager's apartment	1.0
Each additional unit – no cooking facilities	.3
Each additional unit – with cooking facilities	.4
Bars, restaurants and associated lawn irrigation:	
For business, less than 12 seating capacity	1.0
Each additional 12 seat capacity or any part	.6
Service stations with associated outside irrigation:	
Full service (with service, lubrication and/or one wash bay)	2.0
Self-service (no bays)	1.0
Each wash bay in addition to the above	1.0

Commercial or public buildings such as stores, offices, industrial warehouses and similar, having industrial wastes, process water or waste loads (i.e., which are served by sanitation sewer used only for non-solid waste disposal) and associated lawn irrigation:

Stores and office of first 2,800 square feet of floor space	1.0
Each additional 100 square feet or fraction	.04
Warehouse and light industrial for the first 8,400 square feet of floor space	1.0
Each additional 300 square feet or fraction	.04

In addition to the above basic rates add the following factor for each item contained in the establishment:

Toilet or urinal with continuous flow	1.0
Shower, tub or combination, laundry or mop-sink	.3

Herriman City - Master Fee Schedule (Amended 4/12/2023)

Type	Current Fee	Billing
1" Meter - ERC Conversion: 1.67	In: \$2,395.00 + Out: \$2,395.00 = Total: \$4,790.00	Per Connection
1-1/2" Meter - ERC Conversion: 3.33	In: \$4,776.00 + Out: \$4,776.00 = Total: \$9,552.00	Per Connection
2" Meter - ERC Conversion: 5.33	In: \$7,645.00 + Out: \$7,645.00 = Total: \$15,290.00	Per Connection
3" Meter - ERC Conversion: 10.67	In: \$15,305.00 + Out: \$15,305.00 = Total: \$30,610.00	Per Connection
4" Meter - ERC Conversion: 16.67	In: \$23,911.00 + Out: \$23,911.00 = Total: \$47,822.00	Per Connection
6" Meter - ERC Conversion: 33.33	In: \$47,808.00 + Out: \$47,808.00 = Total: \$95,616.00	Per Connection
8" Meter - ERC Conversion: 53.33	In: \$76,496.00 + Out: \$76,496.00 = Total: \$152,992.00	Per Connection
Multi-Family Units		
1 Bedroom Unit - ERC Conversion 0.24	Indoor: \$344.00 Outdoor: Based on Meter Size	Per Unit
2 Bedroom Unit - ERC Conversion 0.49	Indoor: \$703.00 Outdoor: Based on Meter Size	Per Unit
3 Bedroom Unit - ERC Conversion 0.70	Indoor: \$1,004.00 Outdoor: Based on Meter Size	Per Unit
East Heriman Residential Culinary Water Only - Facilities Impact Fee		
3/4" Meter - ERC Conversion: 1	In: \$1,464.00 + Out: \$1,464.00 = Total: \$2,928.00	Per Connection
1" Meter - ERC Conversion: 1.67	In: \$2,445.00 + Out: \$2,445.00 = Total: \$4,890.00	Per Connection
1-1/2" Meter - ERC Conversion: 3.33	In: \$4,875.00 + Out: \$4,875.00 = Total: \$9,750.00	Per Connection
2" Meter - ERC Conversion: 5.33	In: \$7,803.00 + Out: \$7,803.00 = Total: \$15,606.00	Per Connection
3" Meter - ERC Conversion: 10.67	In: \$15,620.00 + Out: \$15,620.00 = Total: \$31,240.00	Per Connection
4" Meter - ERC Conversion: 16.67	In: \$24,403.00 + Out: \$24,403.00 = Total: \$48,806.00	Per Connection
6" Meter - ERC Conversion: 33.33	In: \$48,792.00 + Out: \$48,792.00 = Total: \$97,584.00	Per Connection
8" Meter - ERC Conversion: 53.33	In: \$78,070.00 + Out: \$78,070.00 = Total: \$156,140.00	Per Connection
Multi-Family Units		
1 Bedroom Unit - ERC Conversion 0.24	Indoor: \$351.00 Outdoor: Based on Meter Size	Per Unit
2 Bedroom Unit - ERC Conversion 0.49	Indoor: \$717.00 Outdoor: Based on Meter Size	Per Unit
3 Bedroom Unit - ERC Conversion 0.70	Indoor: \$1,025.00 Outdoor: Based on Meter Size	Per Unit
Culinary and Secondary Water Impact Fee Schedule		
West Heriman (Non Residential)		
3/4" Meter - ERC Conversion: 1	Culinary: \$2,869.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
1" Meter - ERC Conversion: 1.67	Culinary: \$4,791.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
1-1/2" Meter - ERC Conversion: 3.33	Culinary: \$9,553.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
2" Meter - ERC Conversion: 5.33	Culinary: \$15,291.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
3" Meter - ERC Conversion: 10.67	Culinary: \$30,610.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
4" Meter - ERC Conversion: 16.67	Culinary: \$47,822.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
6" Meter - ERC Conversion: 33.33	Culinary: \$95,616.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
8" Meter - ERC Conversion: 53.33	Culinary: \$152,991.00 Secondary (per 1,000 sq. ft.) \$2,723.00	Per Connection
Multi-Family Units		
1 Bedroom Unit - ERC Conversion 0.24	Culinary \$689.00 Second: Based on Meter Size	Per Unit
2 Bedroom Unit - ERC Conversion 0.49	Culinary \$1,406.00 Second: Based on Meter Size	Per Unit
3 Bedroom Unit - ERC Conversion 0.70	Culinary \$2,008.00 Second: Based on Meter Size	Per Unit
Water Impact Fee Schedule		
Townhome	Indoor: \$940.00 Outdoor: \$865.00 = \$1,805.00	Per Connection
< 1/4 Acre Lot	Indoor: \$940.00 Outdoor: \$3,750.00 = \$4,690.00	Per Connection
1/4 to 1/2 Acre Lot	Indoor: \$940.00 Outdoor: \$5,192.00 = \$6,132.00	Per Connection
1/2 to 3/4 Acre Lot	Indoor: \$940.00 Outdoor: \$6,346.00 = \$7,286.00	Per Connection
3/4 to 1 Acre Lot	Indoor: \$940.00 Outdoor: \$6,634.00 = \$7,574.00	Per Connection
1 Acre Lot	Indoor: \$940.00 Outdoor: \$7,500.00 = \$8,440.00	Per Connection
Lots larger than 1 acre, will be charged the secondary fee only for additional acreage		
Non Residential Users		

Herriman City - Master Fee Schedule (Amended 4/12/2023)

Type	Current Fee	Billing
3/4" Meter - ERC Conversion: 1	Culinary: \$4,690.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
1" Meter - ERC Conversion: 1.67	Culinary: \$7,832.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
1-1/2" Meter - ERC Conversion: 3.33	Culinary: \$15,618.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
2" Meter - ERC Conversion: 5.33	Culinary: \$24,998.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
3" Meter - ERC Conversion: 10.67	Culinary: \$54,732.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
4" Meter - ERC Conversion: 16.67	Culinary: \$93,800.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
6" Meter - ERC Conversion: 33.33	Culinary: \$195,432.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
8" Meter - ERC Conversion: 53.33	Culinary: \$281,400.00 <small>Secondary / Per 1,000 Gallons Fee: \$563.00</small>	Per Connection
Construction Water Fee - 3" Hydrant Meter		
Deposit	\$1,000.00	Per rental
Monthly Rental Fee	\$220 <small>(1.75% credit card fee may be applicable)</small>	Monthly / Prorated daily
Non Compliant Penalty	\$440.00 Monthly Rental Fee Increase	Monthly Until Compliant
Usage Fee	\$2.50 / 1,000 gallons	Monthly
Delinquency Fee for Non Payment	\$75	Monthly until paid
Penalty Fee for Late Payment	1.5% of unpaid balance	Monthly until paid
Jumpers & Cheaters - 1st Offense	\$120.00	Per Offense
Jumpers & Cheaters - 2nd Offense	\$500.00	Per Offense
Jumpers & Cheaters - Additional Offenses	\$1,000.00	Per Offense
Park Fee	\$5.00	Monthly
Reconnection Fee	\$75.00	Per Disconnect
Culinary Water User Rate		
City-Owned 3/4" & 1" Meter Zones 1-4	Price per 1k gal \$2.10, \$28.97 base fee	Monthly
City-Owned 1 1/2" Zones 1-4	Price per 1k gal \$2.10, \$39.82 base fee	Monthly
City-Owned 2" Zones 1-4	Price per 1k gal \$2.10, \$57.91 base fee	Monthly
City-Owned 3" Zones 1-4	Price per 1k gal \$2.10, \$194.24 base fee	Monthly
City-Owned 4" Zones 1-4	Price per 1k gal \$2.10, \$244.92 base fee	Monthly
City-Owned 6" Zones 1-4	Price per 1k gal \$2.10, \$363.14 base fee	Monthly
City-Owned 8" Zones 1-4	Price per 1k gal \$2.10, \$498.27 base fee	Monthly
Base Rate Culinary Residential Zone 1-9 without Access to Secondary		
3/4" & 1" meter	\$29.55 per ERU	Monthly
1 1/2" meter	\$40.47 per ERU	Monthly
2" meter	\$59.08 per ERU	Monthly
3" meter	\$118.16 per ERU	Monthly
4" meter	\$249.90 per ERU	Monthly
6" meter	\$370.42 per ERU	Monthly
8" meter	\$508.24 per ERU	Monthly
10" meter	\$806.03 per ERU	Monthly
Usage Rate Culinary Residential 3/4" & 1" Zones 1-4 Without Access to Secondary Irrigation		
Usage Rate per 1,000 gallons (0 - 5,000 gal.)	\$1.84 per 1,000 gal.	Monthly
Overage per 1,000 gal. (5,001 - 10,000 gal.)	\$1.96 per 1,000 gal.	Monthly
Overage per 1,000 gal. (10,001 - 25,000 gal.)	\$2.11 per 1,000 gal.	Monthly
Overage per 1,000 gal. (25,001 - 40,000 gal.)	\$2.45 per 1,000 gal.	Monthly
Overage per 1,000 gal. (over 40,001 - 80,000 gal.)	\$2.81 per 1,000 gal.	Monthly
Overage per 1,000 gal. (80,001 and above)	\$3.68 per 1,000 gal.	Monthly
Usage Rate Culinary Residential 3/4" & 1" Zones 5-6 Without Access to Secondary Irrigation		
Usage Rate per 1,000 gallons (0 - 5,000 gal.)	\$2.03 per 1,000 gal.	Monthly
Overage per 1,000 gal. (5,001 - 10,000 gal.)	\$2.14 per 1,000 gal.	Monthly
Overage per 1,000 gal. (10,001 - 25,000 gal.)	\$2.31 per 1,000 gal.	Monthly
Overage per 1,000 gal. (25,001 - 40,000 gal.)	\$2.67 per 1,000 gal.	Monthly
Overage per 1,000 gal. (over 40,001 - 80,000 gal.)	\$3.09 per 1,000 gal.	Monthly
Overage per 1,000 gal. (80,001 and above)	\$4.04 per 1,000 gal.	Monthly
Usage Rate Culinary Residential 3/4" & 1" Zones 7-9 Without Access to Secondary Irrigation		
Usage Rate per 1,000 gallons (0 - 5,000 gal.)	\$2.52 per 1,000 gal.	Monthly
Overage per 1,000 gal. (5,001 - 10,000 gal.)	\$2.65 per 1,000 gal.	Monthly
Overage per 1,000 gal. (10,001 - 25,000 gal.)	\$2.88 per 1,000 gal.	Monthly
Overage per 1,000 gal. (25,001 - 40,000 gal.)	\$3.32 per 1,000 gal.	Monthly
Overage per 1,000 gal. (over 40,001 - 80,000 gal.)	\$3.83 per 1,000 gal.	Monthly
Overage per 1,000 gal. (80,001 and above)	\$5.01 per 1,000 gal.	Monthly
Culinary Residential Zone 1-4 with Access to Secondary		
Zones 1-4		
Usage Rate per 1,000 gallons (0 - 5,000 gal.)	\$1.84 per 1,000 gal.	Monthly
Overage per 1,000 gal. (5,001 - 10,000 gal.)	\$1.96 per 1,000 gal.	Monthly
Overage per 1,000 gal. (10,001 - 25,000 gal.)	\$2.38 per 1,000 gal.	Monthly
Overage per 1,000 gal. (25,001 - 40,000 gal.)	\$2.93 per 1,000 gal.	Monthly
Overage per 1,000 gal. (over 40,001 - 80,000 gal.)	\$3.47 per 1,000 gal.	Monthly
Overage per 1,000 gal. (80,001 and above)	\$4.22 per 1,000 gal.	Monthly
Culinary MM-Residential/Non Residential Zone 1-4		
3/4" & 1" meter	Price per 1k gal \$2.36, \$29.55 base fee	Monthly
1 1/2" meter	Price per 1k gal \$2.14, \$40.47 base fee	Monthly
2" meter	Price per 1k gal \$2.14, \$59.08 base fee	Monthly
3" meter	Price per 1k gal \$2.14, \$118.16 base fee	Monthly
4" meter	Price per 1k gal \$2.14, \$249.90 base fee	Monthly
6" meter	Price per 1k gal \$2.14, \$370.42 base fee	Monthly