

Charleston Water Conservancy District
Meeting notes from November 12, 2024 @ 7:00 pm

Attendance: Wade Webster, Don Sant, Luara Mair, Dave Hendricksen, Kathy Maxwell, Kevin Maxwell, Tav Timothy, Cam Rigby, Brent Neel, Kim Facer, Brent Haight, Janet Winters
Excused: Mike Radke, Jeremy Taylor

Janet came to thank the board for the years she served and brought thumb drives and a card.

Kathy & Kevin had a barn yard leak and a toilet leak. It has been fixed and will give credit for her normal usage of \$47.

Approval of minutes 1st Don Sant 2nd Alan Brown All in favor

Approval of Bills 1st Alan Brown 2nd Don Sant all in favor

Brent Neel with holiday oil we have our 3 acres and an additional 30 acres, Tav recommend a booster station that will help with the fire flow it will require a generator. Tav looked into different options to help with options for fire flow. Look into a pump station that would keep up with demands. The pressure requirement would need to maintain 20 psi this would bring the system up to 100 eru a little more maintenance a full time generator would have to be there. What would it take to run the carwash and how much water? Monthly usage? Brent Neel will email over some examples of those usages. The gas station will sit on 3 acres but there is an additional 27 acres that is there to bring it to 30 acres. There is a total of 100 acres near that area. If they brought in a booster pump station it would service the 3 acres that the gas station would be on. Mixed use commercial project for the 30 acres. The issue is the fire flow. Recommends that the town be involved in this planning process, the board provides the water. Another option could be 800,000 tank up the hill, the tank would need to be at 250 feet of elevation and a 12 in line with a booster station. When the sewer is brought down it would be in the property owners best interest. Commercial rates vs residential rates and on base usage. Holiday oil would use the other 27 acres of a view corridor with soccer field etc. not commercial. If the equipment malfunctions it falls back on the district. Holiday oil has reached out to Heber city to bring water and they have no interest in the gas station. If the pump were to fail there could be possibilities of where you get your pump from they would give you maintenance agreement but could be possible to help if the pump were to fail. Several options were given about what could happen. Easements for Heber to run sewer and water board for all irrigation and town. Clayton Preece needs to be involved in these decisions and give a little guidance. The property that is of discussion is a RA-1. Next step for holiday oil, work with Tav and Charleston Town w/ Brian Preece and involving Clayton Preece with Smith & Hartvigsen 801-413-1600. The Board needs to have a better understanding of what is being put on the property. There is no tax base revenue at the commercial zoning at the top of the road. Recommendation of the town getting a water board in place to help move forward in decision with growth and development. Holiday oil needs to look into irrigation water for the property. Concern with Soldier Hollow and the water consumption and what they need. Soldier hollow

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has midway sewer. Tav says there is a plan for the soldier hollow tank and when the olympics comes. There is a pump station that we can pump to the source.

Rate Study-review

Revisit our Capital improvements

Soldier hollow booster station \$215,000 (what is our priority), could have Olympic money or improvement funding coming and to upgrade that station. We got a preliminary cost from delco western.

Pump Purchase for district well \$17,000 we have a new pump and motor it is sitting in the shed. We don't need to install it now it is working. Take out the \$17,000

Lower springs maintenance \$125,000, help with water source to the park put at 10-15 years projection.

Upper springs 6-10 years

2900 west 12" transmission line it has a 8" line now 1-5 years \$303,000 these pipelines have the lead

Thoughts on state loans to help with projects, they are sitting at 0%.

Pipeline on 2900 west

Webster Lane install 1300 ft of 8" 6-10 years out

Wellhouse replace existing wellhouse \$453,000 6-10 years

District well replacement \$450,000 6-10 years

Generator for well house provide power \$72,000 1-5 year would like to have it in next year budget

Well rehab (pump purchase) we bought a new motor. The well is running without the new pump R&R

East side 12 ' install 3000 ' help with fireflow if holiday oil comes in they could help replace the water line instead of a pump station. If holiday oil could do this in the future it is possible to get the fire flow. Discussion on different seniors and options for prv and pressure. \$571,000 this would be a growth impact fee

Take new well off for new growth and impact. Or put 10-15 years

Arsenic treatment at town well, 776,000 10 + years

Well fill direct water line to 300,000 tank 10 + years

\$726,000 is what we have for the next 1-5 years for repair and improvements. There could be government funding for replacement , federal funding for lead and copper and also division of drinking water. The board will look into the possibility of that.

Don sent email with updated numbers talked about updates and repairs

Luara will gather the CCR consumer confidence report 2 years back for Tavis. Tavis will prepare a letter to send out.

Cash on hand 660,000 +. What is an appropriate amount of money to keep on hand.

Annexation for Binggeli, the town has approved this and this is only to file a protest.

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Luara asked to have the board sign for state reporting, Wade is going to take that over and sign those documents

Leavitt insurance we do not pay

Pelorus will have a budget tab

Luara will check with the clerk's office to find out our property taxes and revenue.

Xpress bill pay will be up and running next month

Adjourn