

CWCD meeting December 10, 2024 @ 7:00pm (Audio Recorded)

Minutes: Change verbiage on cooper and lead to "look into a grant" not have a grant.

1st Don 2nd Mike

Attendance: Wade Webster, Mike Radke, Don Sant, Mike Radke, Jeremy Taylor, David Hendricksen, Alan Brown (via phone)

Bills Jeremy first, Don second

DWSP: Notice sent out in bills and posted on website.

Holiday Oil Discussion:

Question we have for the holiday oil group in this also including the extra 30 acres this pump station pump station includes we don't know what's going on we need to know right now. Can we approve for his three acres? but we can't approve the 30. Holiday oil would pay for the upfront the cost to put that metro station which would then service those 30 acres. All that booster station is going to do is be low pressure, high flow pumps up that gives them fire flow to the top of it, up there but we need to make sure that he says it's for that 30 acres. We don't know what's going on in the 30 acres so we can't guarantee that we can supply them with water anyways. That's what this is designed to do this design display, or we have the water capacity we might not know what's going in the 30 acres. You don't know if you're going to the hotel out there, it's going to consume a lot more water.

This thing ought to be settled out on the all the steels property. We need to get a commitment from the Steeles. If we're only going to go over these three acres. Let me ask a question if they do build a hotel or whatever when they do it when they submit those building plans they still have to come to the water board and to the town to get approval to proceed for a connection fee yes or no for the for the town as well as the water districts water districts. A feasibility study on these 30 acres should be done. Although it's for the quote 30 acres, it's for holiday oil of the 3 1/2 acres if there's any other building that occurs on any of the remaining land they still have. The building plans that the Steeles (property Owners) have to be approved by both the town and by this water board. Just so we understand we need to be concerned, and I agree with that, but just because they own it, and they come in and say well we own it we're going to build a hotel you're now obligated to provide water. We are not, and that's what we need to make sure that legal knows that and it's in writing and it's done so that we are only providing water to this even though you're giving them a three-acre parcel or a little piece of to put this pump station on it. Steeles (or property owner) has to submit their own documentation for approval it would take since we don't have enough water to

serve them it's the first of all that the 26 acres not even in the district. yeah, it does have to do the three acres in the district that's a whole other process to get that 26 acres. We can't even serve them right now because they're not in the district. OK so that just reinforces again if that other 26 acres is into the district even, we don't have any obligation to provide water for it. That has some concerns for this whole thing. Is what the Steeles (property owner) are donating this for holiday oil. From Holiday oil from and the conversations we had with them purchasing them, where the pump station is going to have them purchase that they're going to sign it over to the district we will be owners of that booster station I already told them they don't want to see like we are mean but we can't make a decision on that without the board agreed on that but I already told that it was it's something that we do not see by anyone else. I don't want anyone else coming in trying to manage that it has to be managed by district because it has a potential effect on our side if anything else happens and we talked about then not only it has to be managed there has to be additional operational budget expenses given to our water district to pay the water operator that's having to support that equipment that's the water rates it's going to pay for that for that particular this gives you this Saturday OK, they're not starting with getting approval for anything until January February. OK, this is really important right it's really important you're capturing all of this for the meeting minutes so we don't miss any of this but when it comes to January February timeframe when they come back in we need to have our meeting minutes as a reminder to say it's not for the other 26 acres anybody builds there it's will be absolutely clear that they have to get their own building plans and they have to make certain that we have enough water to supply them. Yes, and whoever it is, if they decide to build a hotel or something bigger than that they can do it but now they're going to have to put in another 500,000-gallon tank above our existing 500,000-gallon tank to meet your needs. Start with Tav about that you know this is a good stepping stone for that because we can and it's going to come off the line it's going to go into that booster station and then it's an 8 inch because it's currently a 10 inch line up that road. I'm pretty sure right now that's what you had to capture that part also it goes from a 10 inch line in the pump station to an 8 inch that then 8 inch line and this is Tav talking long term potential of that that would then become a transmission line to a new tank. So, there would be a transmission line that goes to a new tank so they could fill that with that line it would also be the distribution line for that you know potential 100 acres. Not saying it's ever going to happen but it's possible, there's the possibility of that being used for that all of that is a 10-15 years who knows how long we go down the line plan that is going to have to be paid for by the developers of whoever decides to do that. Jeremy also attended the meeting. They hit every point every one of these points were hit in the e-mail that was sent out by Don a couple weeks ago how to design, and to those line

size of that that line sizing for that area and all it says is the supply here with the potential of the 27 years. That e-mail says nothing about it's for all of that it has the capacity to serve that area. I'm not saying we have the volume, so it has the pressure capacity to meet fire flows and state standard pressures to supply them water whether we have storage volume for whatever goes in there has to be determined with whatever is brought to us at that time. Here's another one for the minutes. Maybe we do something similar to what we did in the agreement with soldier hollow. That is as future development occurs the residents of Charleston priority number one on all water needs so if there's water shortage they get shut off, residents of Charleston are primary receivers of the water and that's in the same group we have maybe we need to have something heavily that looks at that and make certain that is very, very, clear as well. That sounds very mellow to mixed-use development that got people living there as well as businesses like that would have to be to do that would have to be you know tackling that that comes down. To whoever sitting on the board of the time approving that knowing that that is part of you know that's the agreement that I think that we're doing. I think we're going into the Holiday oil thing with our eyes wide open. Still have more concerned with the sewer and just the proposal of all these little pumps instead of just having one conventional booster station pump station. This has got to be run all through legal and then everybody goes through the fine-tooth comb. I just want to make sure that we're not overstepping the future growth of Charleston, but we're anticipate seeing. If we go with the car wash we I don't want to be taken storage away from some the people or the residents of Charleston for a car wash, rather than we say we're asking the car wash actually put one there and act now it's not water but it's comforting to have peeks usage in here. Also important to note again for the minutes so that we address this we can discuss what we came up with any kind of solution but if they actually have their car wash maybe they have to build some kind of water collection tank themselves so they don't so that they don't max out. If they need it at any particular time, they've got to have it in a reserved it's on their own property to be used for the giant bowl. I just want to make sure that we look at our master plan and say well our master plan is looking at future growth Charleston.

Past projects have been required for taking footage to pass project anywhere between 2 to 2 1/2-acre feet for the convenience side and 5 1/2-to-six-acre feet for the car wash so that's what they need they need to come up with. That's what they've been mostly what, is this conversation would be about tonight's if they come to our January meeting that's something they're going to want to know what we are going to require from them to proceed to proceed. How many acre feet of water do we need from them? so we need to have our will serve letter somewhat available. Put this on our website as well and we can refer them to the website for the will serve letter. We do need to be updated a

little bit, but we don't have any information on a commercial entity on that we don't know acre footage wise. There needs to be a commercial rate in which you'd have to go through your impact the rate study as well as a and have a public hearing and everything else before you can implement it on these guys so right now they're going to be there a couple probably are current rates if they put in a 2 inch meter they're going to be paying on current race footage here

Since we don't need to have a public hearing on anything if we if we approve or disapprove of holiday oil , we don't have one if we do change the impact fee rates or if we do change the commercial water rates or things like that you're probably going to have to have a public hearing for those type of rates. Is it beneficial for us to proactively have it public hearing? Yeah, because we need to have one that's not our number changing to a commercial rate we're having we have to go up it's going to be a rate based on like a special service district it's after it goes through that booster station that's who that's the rate change. You're not changing the rates down here no, it's that commercial it's not even the commercial areas through the booster station.

***Discussion on rate change and commercial growth in implementing a maintenance/operator agreement with future development that require booters, pump and or tanks. +++

From all of that is that a requirement is that they have redundant water pumps and systems that's a requirement the muscle in the agreement provides for say 10 years this water pump will it benefit just them only or any other part of the district? Just that section, because all it's doing is it's taking our 40PSI line that's up there and making it 60PSI. Then it only stands up there were like to say the storage sheds I mean there's 1500 gallon there what does that mean that right across is only going right across the storage sheds that's where that we should go. Discuss about that as it has to go right there you go any further West you don't capture the fire flows needed at the end of the 30 acres, If you go any further East, it removes the fire when it's sucking water the fire flows on the suction side disappear. If they need fire flow, this is typically what we're saying is yes, this is strictly for that this doesn't help anybody but and 30 acres but them. So, potential of helping your 30 acres, this is purely Holiday oil paid for completely by holiday oil. So, for that 3 acres we need to get that annex in from a town perspective, our district yeah so whatever is specially built there we hit the revenue, yes. I appreciate that, also, and that you know that's always going to be a decision. Do we just want to annex 30 acres, or do we want to plan for the future and try to get in the 100 acres? I'm still at the mindset that eventually we're not going to have any current soldier hollow and so we have to get another 500,000-gallon tank that's whatever Tav

said 100 yards above that may be long term. Whatever we build. whatever we do with that we got to get that in because we might have a water shortage that we just can't overcome I don't think it's necessary right now it's necessarily a shortage it's a way of getting water over there that's all I think we have water and I think we have plenty of storage between the 1,000,000 gallons that we have for our residents but it's just a matter of right now we can't get any water to that 100 acres without putting a new tank higher I think we're good on that action items we just need to reach out to Tav and verify all on our end that we're good for the future of Charleston's master plan to include this into our master plan.

We should maybe share this with our legal but what they share with you with Clayton Preece usage and have them look at it and see if you can help with the estimate on what and how much acre feet they need to bring for the car wash or maybe he's had some experience and better they reach out to Clayton ask those questions. They have told us 2 to 2 1/2-acre foot for the convenience 5 1/2 to 6 acre.

OK any more discussions on your asking Tav asking him about just adding booster into our existing line that runs into that whole area versus just for the one lot. We need to invite Tav to our next meeting and have a round table discussion on these items.

Next up on the agenda the rural water association has all these trades recall that Michael you had to go to one of these trainings as the operator had its requirement right you want to use it to make sure that we got budget. Dave does trainings online to get his CEU and Mike as well. Maybe we can budget some \$\$ in for some other trainings.

Operator Report: Mike: you're digging a big hole into the line and installing our meter. The safety question that I would have motion guys but if you dig into that deep business does that need to be reinforced? Yes, anything over 4 foot you need short with the let's make sure shorter I don't want to sit here and tell Alicia that you know she's going to get the whole is has set as the guidelines are for digging and trenching so here it is it is set according to the guidelines thanks got it sloped. I have claps on me before, do we need to have is some simps the side? Everything is on site, it's also not to go wrong this maybe is about turning that valve on so just getting as long as the water if we can get them back down, I can get a pump in there get done.

Dave: Got that pesticides done I just called they were handed in on the 4th of the month obviously I don't know when the I haven't heard back from Chemtech Ford about that report yeah but they're in and we have covered all of our requirements for testing now we start over the procedure again. Send those reports to Luara as well. Mike, I should have sent it to everybody that Jennifer Lee was working on waiving the fence on the

upper springs did you get that one OK? the way I read it I think there's some left to reopen it I think there's some action items for us to do to get that fence yeah, we'll have to relook at that we'll probably have to get that done.

A discussion on upcoming budget planning for 2025. Look into adding liability to operators.

Workers' comp: do we keep the workers comp, we don't have any employees, no, which means you don't pay workers comp.

We ought to verify that, Don called WCF, everybody who gets paid is 1099 we do not have W2 employees. OK I just got a renewal I've been trying to get hold of Taren (Wasatch Leavitt group) said just that we're looking at liabilities. For example, Dave's up to the water tank up by the golf course one of those big oxygen tanks tips over and breaks his leg what insurance pays the 1099 employee Social Security? home insurance? Secondly, you're also supposed to be a contractor would be a 1099 there's no such thing as a 1099 employee they're 1099 contract your contract is for work the district.

Secretary report: Website is up we just have the front page running right now with links to Xpress bill pay. Luara look into the convenience fee and see if we can pass that onto the customer.

Budgets do we have a CPA? can we put in our wish list that's actually where it needs to go supplies maintenance repair capital improvements. Mike and Don putting the budget together on what really we probably should be doing following year for big things as capital improvements as long as I think as long as we have a good idea on what we got that in there supplies that's news utilities we have there and what capital improvements.

Luara will post public hearing for the Budget and for yearly meeting times. On the need to have a public hearing and we need to have a post about two weeks in advance do you remember just on our website I think as we put public so maybe in a way here wait pop one here in the public the state site

Motion, we adjourn this meeting motion by Jeremy first second by Don all in favor aye an

Action Items

- Add general business to the agenda.
- Tav sent out report for source protection (Complete)
- Commercial water rate impact fee

- Letter (will serve) with acre foot.
- Commercial/Residential Rate
- Future of Charleston (Engineering documentation in “house”)
- Rate Change for booster station.
- Master Plan