

Utility Departments of Hildale/Colorado City

Utility Board Meeting Minutes
320 East Newel Ave, Hildale Utah
Tuesday, August 30, 2016 6:00 A.M.

Present: Utility Board

Board Members:	Present	Absent	Excused
Jacob Jessop	X		
Brian Jessop	X		
Craig Roundy			X
Sterling Jessop, Jr.	X		
Ralph Johnson	X		
Berklee Holm, Sr.	X		
Patrick Johnson	Telephonic		
Moroni Johnson			X

Staff Present: Michelle L. Chatwin, LaVern J. Fischer, Justin Barlow, Weston Barlow, Richard J. Barlow, Raymond C. Barlow, Brigham Johnson (telephonic), Mayor Philip C. Barlow, Leslie Jessop, David Darger, and Nap Jessop

Public Present: Alma Cawley, Joseph Allred, Verlyn Young, Terence Cooke, Perry Holm, and Anthony Holm

#1 Call to Order

Jacob Jessop called the meeting to order at 6:16 A.M.

#2 Minutes of Previous Meeting

Ralph Johnson moved to approve the minutes of July 26, 2016.

Sterling Jessop seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

#3 Public Comment

Alma Cawley: He attended a meeting in Colorado City where some sewer rate and impact fee increases were discussed. He is the manager of Centennial Park Wastewater District. He would like to have the future of our community considered in regard to the increases. He wondered if the scheduled projects could be done over time instead of immediately. He also voiced concern

about the rate increase that affects Centennial Park customers more than Hildale / Colorado customers. He wondered if rates could be increased incrementally rather than all at once.

Verleyn Young: He expressed some concern regarding the growth rates of the city in comparison to the suggested changes by the engineers.

#4 Waiver Requests

Justin presented a waiver request for 60 North Pioneer. His recommendation was to consider an apparent spike during the winter months, use November and December usage for the calculation, reduce the sewer bill from \$171.60 to \$146.40, and reevaluate it this coming winter.

Brian Jessop moved to approve the waiver for 60 North Pioneer Street.

Berklee Holm seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

#Reports

Business Manager's Report: Justin Barlow gave the report. Joseph Jessop, former gas department superintendent, resigned. Justin has been filling some of the duties left by the vacancy. He suggested having Weston Barlow fill that position until another person is selected. Weston has a good understanding of the gas system. There are several projects going on in the gas department right now. Some valves are being replaced in the main tanks. The project is about 50% completed. In the water department, the power plant well had an acceptable Radium 226 reading on the latest testing if it continues to be below EPA maximum allowable standards, the water from that well will not need to be treated for that contaminant.

Water Department Superintendent's Report: Brigham Johnson gave the report. Water restrictions have been lifted. There was a vandalism of a water meter at 555 North Lauritzen Street. It was reported to the police department. He has not yet heard back on the results of the case. He expressed appreciation for staff.

Wastewater Department Superintendent's Report: Brigham Johnson gave the report. A lot of the sprinklers have been running. The plant is looking good. At the lift station, a level transducer was replaced.

Gas Department Superintendent's Report: No report.

Office Manager Financial Report: Richard J. Barlow gave the report. He went over the financial report and invoice register.

#6 Pay Bills

Brian Jessop moved to pay the bills as they become due and funds become available. Ralph Johnson seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

#7 Review Wastewater Impact Fee Analysis for Recommendation to City Council

Justin Barlow presented the analysis given by the engineers and discussion by staff regarding the options. There were several upgrades suggested by the engineers along with some suggestions by staff. A public hearing was held in Colorado City and some utility staff members met and discussed the increases in detail. Some of the planning could be put off longer than 20 years, some could not. He recommended charging impact fees of \$6,000; \$3,000; and \$2,500 for zones specified by the engineer. Justin recommended not going for another big bond, but addressing the projects one at a time as the funds have been collected. David Darger commented that the plan has been constructed to the best of staff and engineering ability.

Jacob Jessop moved to recommend the wastewater impact fee analysis to the City Council as discussed.

Berklee Holm seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

#8 Review Wastewater Rate Analysis for Recommendation to City Council

Justin Barlow presented the suggested rate structure along with information on how it was calculated. Alma Cawley presented some concerns he had regarding Centennial Park. Some discussion was had regarding the matter. A few options were presented. Justin Barlow suggested an option that had been discussed in detail by staff which is shown below.

TABLE IX.D-1		
COLORADO CITY/HILDALE WASTEWATER SYSTEM		
Possible Rate Structure (Option 1)		
	Base Rate	\$64.00 ERU/Month
	Includes	10,000 Gallons
Overage Steps		
Cost Per 1,000 Gal.	Low Gallons	High Gallons
\$1.20	10,001	30,000
\$1.25	30,001	60,000
\$1.30	60,001	& UP
\$1.30	60,001	& UP
Example of Wastewater Bill Based on Usage		
Usage	Rates	
(Gallons)	New Rate	Existing Rate
5,000	\$ 64.00	\$ 55.20
15,000	\$ 70.00	\$ 61.20
24000 (Average)	\$ 80.80	\$ 72.00
40,000	\$ 104.76	\$ 91.20
80,000	\$ 151.50	\$ 139.20

Jacob Jessop moved to recommend the wastewater rate analysis to the City Council as shown above.

Ralph Johnson seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

#9 Large Purchases

Justin Barlow presented the need to update 2 of the trucks in the fleet. One will be used by the gas department, one by the wastewater department. The trucks cost \$47,116.25 and \$51,625.30. These are budgeted for in the R&R funds. One of the older trucks will be traded in; the other will be sold to Colorado City Public Works.

Brian Jessop moved to approve the purchase of two trucks as discussed.

Sterling Jessop seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

#10 Closed Executive Session

Justin Barlow mentioned the need to go into executive session and include staff.

Jacob Jessop moved to go into executive session to discuss land purchase and include Justin Barlow, Richard Barlow, and David Darger.

Brian Jessop seconded. Roll call vote:

Board Members:	Yes	No	Abstain
Jacob Jessop	X		
Brian Jessop	X		
Sterling Jessop Jr.	X		
Ralph Johnson	X		
Berklee Holm Sr.	X		
Patrick Johnson	X		

Motion carried.

Board went into executive session at 8:02 AM

Board returned from executive session at 8:29 AM

#11 Discussion of Pending or Contemplate Litigation, Claims, and Demand

The DOJ case is scheduled for hearing to determine what restrictions to put on the cities the first part of October. They've been doing depositions right now.

#12 Other Business

Jozette Barlow resigned as a utility board member. She moved out of town. It's up to Colorado City Council to appoint a replacement. The gas department superintendent will need to be replaced also. There will need to be an agenda item for a future meeting to consider this matter.

With no other business, the utility board adjourned at 8:38 AM.

Summary of Board Actions:

Approve Minutes of July 26, 2016

Approve Waiver for 60 North Pioneer Street

Pay Bills as They Become Due and Funds Become Available

Recommend the Wastewater Impact Fee Analysis to the City Council as Discussed

Recommend the Wastewater Rate Analysis to the City Council as Discussed

Approve the Purchase of Two Trucks as Discussed

Go Into Executive Session to Discuss Land Purchase and Include Justin Barlow, Richard Barlow, and David Darger