

**ENOCH CITY WATER BOARD
NOTICE AND AGENDA
January 11, 2024 at 4:30pm
City Council Chambers
City Offices, 900 E. Midvalley Road**

MEMBERS PRESENT: Chairman Coby Zobell - excused, Doug Grimshaw, Alan Miller - excused, Spencer Jones, and Christopher Daughton

STAFF PRESENT: City Manager Dotson, Council Member David Harris, City Recorder Lindsay Hildebrand, Public Works Director Hayden White

PUBLIC PRESENT:

1. CALL TO ORDER OF REGULAR MEETING – Spencer made a motion to appoint Doug Grimshaw as Chairman Pro-Tem. Chris seconded and all voted in favor.

- a. **Pledge of Allegiance** – Led by Chairman Pro-tem Grimshaw
- b. **Invocation –Audience invited to participate.** Given by Spencer
- c. **Approval of agenda for January 11, 2024 – Spencer made a motion to approve the agenda. Chris seconded and all vote in favor.**
- d. **Approval of minutes for March 9, 2023 – Spencer made a motion to approve the minutes. Chairman Pro-Tem Grimshaw seconded and all voted in favor.**
- e. **Conflict of Interest Declaration- Spencer declared that he owned water rights in and outside of Enoch City. Doug also declared that he owned water rights as well.**

2. DISCUSS A WATER RIGHT REQUIREMENT ANALYSIS

City Manager Dotson said the Utah State code recently changed and we can only require whatever the State will allow us to do in terms of development. We have to look back 5 years to figure out what the average user had used within that time period and calculate what that acreage foot is. We require developers or individuals connecting to our system an acre foot of underground water right. Typically, it's an agriculture right. The depletion factor is different from culinary. He explained the process and shared the excel spreadsheet with everyone on the screen. He calculated how much each category of water use is being used per month. He explained the spreadsheet by each line. He used a regular residential subdivision that doesn't have any irrigation water as an example. Right now, we can only require 0.78-acre feet of culinary municipal water. That is 1.09 acre-feet of agriculture water. The challenge is that we have it divided up by how much is outside and inside. The State's requirement is 0.45 acre-feet for indoor use and outdoor is 4 acre-feet per acre. We have had people say "the house doesn't use an acre-foot" but we take a haircut when we convert it to municipal water so we are only able to use 0.6 acre-foot on that property. The problem with residential is we have 2015 average users over a 5yr. period and we don't know what they are using inside or outside. The next step is to take the January use and compare it to the July use. Doug when we did the multi-family calculations, the value was 0.33 acre-feet. City Manager Dotson said the average outdoor/indoor use was about 18,000 gallons annually per residential unit. Spencer said that just so there isn't a "roughly

equivalent argument” we should go in and analyze Settlers Square for example, because the state says we need to look at what the historical usage was for the last 5 years. We are a unique city because we have old homes and they don’t have the new energy-compliant equipment. How many of those homes on Enoch Road have a sprinkling system with a timer? There are quite a few that don’t. He suggested analyzing a newer subdivision so it is proportionate. Council Member Harris said the newer developments are going to be better for that. City Manager Dotson that does make sense, however, we are talking about the whole city. Council Member Harris said we are talking about what we will require moving forward. Spencer said the people who move forward will be under those new energy requirements. Council Member Harris said he doesn’t mind being creative about water rights so they aren’t the problem, with growth, we toyed with the idea of having homes built that have very strict rules regarding their landscaping. If they abide by those then we could give 0.5 acre of water to the city because they wouldn’t be doing very much outdoor watering. If we require less water for new people coming in, he felt that we would want to create a separate water rate tier for those new developments. The penalty for using more than what we calculate should be much steeper. He gave an example. Doug asked if we adopted those rules for multi-family and commercial. Council Member Harris said yes, we did. If we were to change the requirement, we should consider a separate tier for those homes. We wanted to review the rate structure on a regular basis because if it changes behavior drastically then great but we still need a certain amount for infrastructure costs. That may change. Spencer asked City Manager Dotson if there had been a behavior change since the rates changed. City Manager Dotson said we changed the rates in March of last year and so there was only one summer and people didn’t really take notice of the change in their bill until August through October. There were a lot of people upset. The greatest challenge is we still have water being used no matter what we require. We need the water rights that people are using on average. We have to be cautious too. The other issue is we don’t plan for water rights for parks. When a development comes in, we don’t ask for water rights for open space. We have public property that we have to get water rights for as well. Council Member Harris said when we talked about over-users, the idea was that excess fees that we collect should be allocated to purchasing more shares to make up for over-usage. If we can’t keep up the pumping or if a well goes down, we still have the problem of being able to provide the water. Spencer said if it becomes a source issue then that’s when we look at increasing impact fees as the source. City Manager Dotson said this discussion was the beginning of where we need to go with this. We will look back at the previous rate analysis. Doug asked if the state trying to protect the city or the consumer. City Manager Dotson said it has to do with affordable housing. The industry has expressed frustration with municipalities that require more than is necessary. Council Member Harris said he liked the creativity of trying to help people develop. We need data to figure out how to do it. The water company was in the negative last year. Council Member Harris said that based on the study we looked at the rates, that was supposed to be enough to cover costs and have some extra. City Manager Dotson said our revenue year to year was up about 20%. To get to the point where we can do a lot more infrastructure maintenance it would have to be a lot more. Council Member Harris said we should be analyzing it every year. Spencer suggested a requirement for developers to wrap their hydrants and valves in plastic. It’s like a heavy saran wrap. The valves and fittings should be wrapped up to ground level. City Manager Dotson said it would help with corrosion resistance. Chris asked if we would charge more for people who have swimming pools. There are at least 10 swimming pools in the city. Council Member Harris noted that a 20 X 10 pool would use less water than a 20 x 10 lawn. If people covered it, it would help with evaporation. Council Member Harris asked how long it would take to put together some information. City Manager Dotson said this spreadsheet took him about three hours.

3. **PUBLIC COMMENTS** – There were none.

4. **BOARD/STAFF REPORTS**

City Manager Dotson updated everyone on the ice rink. It is all enclosed now. Chad and Kerry Fain run the ice hockey league. O'Reilly Auto Parts has submitted their building permit application documents. It will go in just north of Foster's Market. Dollar General will go across the street to Family Dollar. There are, as of right now, four new subdivisions that are in the preliminary plat and construction drawings process. He listed them.

Council Member Harris reported that he met with the Utah State Extension Service about waterwise landscaping and discussed how we could encourage that more. If they do landscape correctly, they can cut 50% of water usage. He liked trying to get commercial landscapers and developers on board and educate them.

5. **ADJOURN**

Spencer made a motion to adjourn. Chris seconded and all voted in favor.



Lindsay Hildebrand, City Recorder 2/8/2024
Date