

**Bear River Water Conservancy District
Board Meeting
Wednesday, May 25, 2016 8:00 p.m.
Bear River Water Conservancy District Conference Room
102 West Forest Street, Brigham City, Utah**

Minutes

Present: Trustees: Chairman Clinton Burt, Vice Chairman David Forsgren, Charles Holmgren, Tyler Vincent, Roger Fridal, Neil Capener, Russell Howe and Jay Carter

Staff: General Manager Voneene Jorgensen, System Operators Robert Phippen and Robert Thayne and Administrative Assistant Cassee Harper

Visitors: Bill Bigelow, Hansen Allen and Luce Scott Lyons, Box Elder County

Excused: Jeff Scott and Richard Day

Invocation: Board Member Vincent

Pledge of Allegiance: Lead by Chairman Burt

Chairman Burt commended General Manager Jorgensen for her presentation of the 2015 Master Plan Kick-off Meeting that was held at the Bear River Water Conservancy District office before the Board Meeting.

Adoption of the Agenda – Chairman Burt

A motion was made by Board Member Vincent to approve the agenda. The motion was seconded by Board Member Fridal. Chairman Burt, Vice Chairman Forsgren, Financial Chairman Holmgren and Board Members Vincent, Fridal, Capener, Howe and Carter voted in favor of the motion.

Approval of the Minutes for the Board Meeting held April 27, 2016.

The minutes of the Board Meeting held April 27, 2016 were included with the packet that was provided to the Board Members.

A motion was made by Financial Chairman Holmgren to approve the minutes as written for the meeting held April 27, 2016. The motion was seconded by Board Member Carter. Chairman Burt, Vice Chairman Forsgren, Financial Chairman Holmgren and Board Members Vincent, Fridal, Capener, Howe and Carter voted in favor of the motion.

Accessory Dwelling Unit (ADU) – Scott Lyons

General Manager Jorgensen introduced Scott Lyons from Box Elder County Planning and Zoning. Mr. Lyons said in the past 5 years the county has had a lot of requests for ADU's. Sometimes the ADU is within the main dwelling, sometimes attached to the main dwelling and others are detached from the main dwelling. The most common request for an ADU is to accommodate ailing parents. Box Elder County has studied other counties and cities that have had an ADU ordinance in place and applied the best information from those into the county's code. All utilities have to be shared with the main dwelling and the ADU cannot be split off and sold separately. Also, the size of the ADU is restricted to 40% of the size of the main dwelling.

There was a concern that the ADU turns into a rental after the ailing parents pass away and that has been a concern with the County from the beginning but that also creates a problem with monitoring who is living in the ADU. The County was satisfied that because the property owner is required to live in one of the dwellings at all times and would be living in such close proximity to the ADU and would also be responsible for paying the utilities then the property owner would be very particular as to who they let rent from them.

Scott Lyons will inquire from the other utility companies and let the District know if they are allowing the use of the same meter on ADU's.

2015 Master Plan Project Bonding

Consideration of the adoption of a Parameters Resolution for the issuance of water revenue bonds and calling a public hearing with respect thereto.

RESOLUTION 01–2016

**ADOPTION OF A PARAMETERS RESOLUTION RELATING TO THE
ISSUANCE OF A WATER REVENUE BOND IN AN AMOUNT NOT TO EXCEED
\$120,000 AND CALLING FOR A PUBLIC HEARING RELATED THERETO.**

A motion was made by Board Member Vincent to approve the Adoption of Resolution 01–2016 as written. The motion was seconded by Board Member Fridal. A roll call vote was taken:

David Forsgren – Aye
Tyler Vincent – Aye
Neil Capener – Aye
Jay Carter – Aye

Charles Holmgren – Aye
Roger Fridal – Aye
Russell Howe – Aye
Clint Burt – Aye

Trustees Reports

Jay Carter – No report other than Park Valley has had some good rain.

Russ Howe – No Report

Neil Capener – No Report

Roger Fridal – No Report

Tyler Vincent – The rain has been great and I appreciate all the water. Things are good in Brigham City.

Charles Holmgren – Part of Canal Company project has been completed in Deweyville and water running through the pipe. We have diverted a lawsuit from one of the landowners. I heard today that Bear Lake is rising fast with a lot of the rain storms hitting the upper basin.

Dave Forsgren – No Report

Clint Burt – No Report

General Manager's Report – Voneene Jorgensen

Master Plan – Thank you for coming to the Master Plan Kick-off Meeting. We appreciate your support and attendance. It is important that we get input from the stakeholders in our County.

Every public water supplier will be called to make an appointment to meet with the District.

New Restrooms – Our new restrooms are looking great. We are just waiting for the countertops so the plumber can come back and finish up. Bob and Robbie have been doing such a great job. They have put a lot of effort, time and talent into the project.

Vehicle Purchase – We have some bids from local dealers on a truck. The state contract price through Young Chevrolet was \$26,300, Crumps was \$25,356 and Hansen Chevrolet was \$27,500. The Board gave direction to purchase the vehicle from Crump's since that was the lowest bid.

Cache Valley Property – I have a concern because we have a water filing in Cache County for 25 cfs or 18,000 AF. I looked into the water right and there are 14 different points of diversion sites that were included in that filing so there are several points of diversion in Cache County where we could drill wells. I talked with our attorney, Wendy Crowther, and asked for her opinion on whether selling the property in Cache County would impact the way the state engineer looked at our filing. She reported that there is nothing in the records of the water right limiting the District's right to the 2 test wells as filed. The application seeks to divert water from any of the 14 identified points of diversion. The application does point out that the District plans to only develop 4 to 6 well sites of the 14 identified but it does not limit the right to the test wells and selling the land where the test wells are located should not undermine the viability of the

application. She suggests that if the District decides to sell the Cache Valley property to retain some right to access and use of the wells because there is inherent value in the drilled wells that the District may want to preserve. The District could either reserve 1 or 2 acres of property where the wells are located and market the remainder, retaining a right of access along the larger parcel if necessary, or the District could sell the entire property subject to an easement to be held by the District for access and use of the two wells. The water quality of the test wells is not very good. They are high in iron and manganese. However, Dr. Oaks thought that if we were allowed to let those wells run then the quality of the water would improve. I don't want the District to lose the viability of our filing in Cache Valley and we have a considerable investment in those 2 test wells.

**Financial Business – Charles Holmgren
Approval of Financial Statements**

The financial statements for April 2016 were prepared and provided to the Board Members. Financial Chairman Holmgren asked for the Board to review the financial statements and approve them.

A motion was made by Vice Chairman Forsgren to approve the financial statements as presented. The motion was seconded by Board Member Fridal. Chairman Burt, Vice Chairman Forsgren, Financial Chairman Holmgren and Board Members Vincent, Fridal, Capener, Howe and Carter voted in favor of the motion.

Public Comment

There was no public comment.

Adjourn

A motion to adjourn the meeting was made by Vice Chairman Forsgren. The motion was seconded by Board Member Carter. Chairman Burt, Vice Chairman Forsgren, Financial Chairman Holmgren and Board Members Vincent, Fridal, Capener, Howe and Carter voted in favor of the motion.

The meeting adjourned at 9:00 p.m.