

GRAND COUNTY WATER CONSERVANCY DISTRICT  
GRAND COUNTY SPECIAL SERVICE WATER DISTRICT

Regular Meeting -----May 8, 1997

The meeting was called to order by the Chairman, Gary N. Wilson at 7:00 A.M. at the District office. Other Board members present were Bill McDougald, Ned Dalton, John Groo and James Walker.

ATTENDANCE

Special Service District members present were Gary Wilson, George White, Dan Holyoak and Bill McDougald.

Others present were Dale Pierson, Jolyne Hoffmann and Marsha Modine.

After calling for additions or corrections to the minutes of the meeting of April 10, 1997, and hearing none, the Chair declared the minutes approved as circulated to the Board. Motion: Ned Seconded: George MOTION CARRIED

MINUTES  
APPROVAL

**CHECK APPROVAL:** Motion: Ned Seconded: Bill MOTION CARRIED

CHECK  
APPROVAL

**IMPACT FEES:** Dale reported that he County approved their impact fees. This Board needs to approve or not approve the impact fees identified for GCWCD. The fees for GCWCD are \$269.23 for water storage and \$257.98 for source. A quorum of this Board was not present at the public hearing. Brent Rose, the GCWCD lawyer, said a quorum was not required as long as there was a representative from the Board to report on the meeting. James, Ned and Dan were in attendance. Ned reported that no negative comments on the fees were received from the public at the hearing. Gary said the Board could decide whether they want to waive the impact fees for low income housing. Gary felt the Board should not waive the fees. The Board could still waive the fees if they felt it was reasonable depending on an individual's situation. Dale said the county adopted a different definition of 'Affordable Housing' along with a revised Chapter V for the 'Calculation of Impact Fees'. The new Chapter V would state that you 'may' waive the fees depending on individual circumstances. Each Board is separate and an individual has the right to present their case to the various Boards. Dale said the fees are collected by the County for GCWCD. James Walker motioned to accept Resolution 03-97 with the change to the definition for 'Affordable Housing' and the changes to Chapter 5 allowing the Board to waive impact fees on an individual basis. George asked for an explanation of what the impact fees were for. Dan explained that they only affect new construction. If someone buys an existing home they do not pay the fees. The idea is to have new construction pay for improvements and added services that would be required as a result of this growth. Dale said this money was only for capital projects and could not be used for existing deficiencies in the current system. Gary said this was a fair way to handle new growth. Ned seconded James motion. The Grand County Water Conservancy District Board members Gary Wilson, Bill McDougald, James Walker, John Groo and Ned Dalton voted 'aye'. MOTION PASSED

IMPACT  
FEES

**MOAB IRRIGATION MEETING:** James said the River Commission is sending a letter that would require this District to make improvements to Moab Irrigation Company's measuring devices for the ditches. Gary said the district has an agreement with Moab Irrigation Company that we will install, monitor and maintain those measurement devices but we will not put more money into this until it is engineered properly. Bob is no longer able to

MOAB  
IRRIGATION  
MEETING  
MEASURING  
WEIRS FOR  
DITCHES

read staff gauges in some of the weirs due to water backing into them. Gary suggested buying a gauge and putting it back at Powerhouse dam. The water engineers said it still would not be accurate unless constantly calibrated. The gauge needs to be put in to double check the pipeline meter readings. Dale said that Powerhouse dam does not show what portion of water is actually diverted to the company. Mark Page, State Engineers Office, wants to know what the company has diverted. James said the devices do not have to be in place until the irrigation season next year. Dan said Bob Morgan, the Director of the State Engineers Office, suggested we get in touch with our representative on the Water Resources Board and ask him to help get Water Resources to engineer the meters. James said the ditches were put in and planned by two different entities; the Monticello SCS office under Kedrick Somerville and Water Resources. Both are blaming each other for the problems. Gary said it needs to be engineered while the irrigation system is working in order to determine what will work. The problem with the measuring methods was evident after the public report. Bob's readings were grossly off. The report had two or three readings that were so big they could not possibly have been put through the pipes James said. Dale said that if the various take out points for the company are accurate and can be read then a gauge at Powerhouse dam is useless. The state will need diversion records for their reauthorization process. James said they will be contacting the engineers and will keep Dale informed.

**SUPPLEMENTAL IRRIGATION WELL:** Gary said that Dale was looking at potentially \$75,000 to put in a supplemental irrigation well and stop using the Beeman and city wells. Gary said we have money in the bank but it would need to be replaced since this money is used to repair the dam and replace meters. Marsha presented the Board with a document showing a 6, 10 and 20 year pay back scenario by raising the rates. Gary said taxes have not been raised in some time but would have to be raised by 50% if only taxes were used. He suggested a combination of all of the above but would like to hear from the Board on what they would like to do. Dale said that if the supplemental well is developed as a culinary well we may be able to use some of the money from impact fees. George asked if there is a way to sell the extra water. Gary said conditions would need to be placed on the sale since the purpose was to use it during a drought situation. Maybe it could be sold on a seasonal basis but it is hard to determine if the district will need the water. Bill felt we would be money ahead if we did not develop a supplemental well and just repaired the existing sources. The problem would be if Beeman decided to sell his water rights and/or well. Gary said in his opinion we have the highest fees for irrigation water in the state. He asked the staff to research comparable systems. Gary said we may have to raise the water rates and the taxes, and tie in impact fees. Another option is to leave rates the same for large users and raise the fees for the small users. Marsha said we could break down the categories further noting that in the 125 AF and up range there were only four or five customers but quite a bit more in the 50-125 range. Dale mentioned that in the last 14-16 years we only needed to pump the supplemental wells four times. The area identified for the well is not ideal for culinary water but the quality could be improved by blending with other water sources. Marsha mentioned the increased burden of paying for recreation at Ken's Lake. This year \$8,000 was budgeted but there is no financial return. Marsha suggested charging for camp sites. The amount of visitation to the camp sites is not enough to pay back the \$8000 in fees plus someone would have to be paid to collect. Gary said we have an obligation for trash pick up and to provide a camp host to keep the


SUPPLEMEN  
IRRIGATIO  
WELL


peace. He suggested approaching the commission and travel council as a Board to obtain funding. Ned asked if San Juan county would help since the lake is located there? Gary asked the Board to bring back ideas to the next meeting.

**FINANCIAL STATEMENTS:** The Board was presented with February and March 1997 financial statements for review. FINANCIAL STATEMENT

Meeting adjourned a 8:04.

ATTEST:

  
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Dale F. Pierson, Secretary/Treasurer

  
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Gary N. Wilson, Chairman