

**MINUTES OF THE REGULAR BOARD MEETING OF THE
BOARD OF TRUSTEES OF JORDAN VALLEY WATER CONSERVANCY DISTRICT**

(Approved March 12, 2025)

February 12, 2025

A regular Board meeting of the Board of Trustees of the Jordan Valley Water Conservancy District was held both in person and electronically on Wednesday, February 12, 2025, at 3:00 p.m. at JVVCD's administration building located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code Ann. (1953) §§ 52-4-1 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings").

Trustees Present:

Corey L. Rushton, Chair
Karen D. Lang
Andy Pierucci (electronic)
Barbara L. Townsend
John H. Taylor
Zach Jacob
John Richardson

Trustees Not Present:

Mick M. Sudbury
Dawn R. Ramsey

Staff Present:

Alan Packard, General Manager
Jacob Young, Deputy General Manager
Shazelle Terry, Assistant General Manager
Shane Swensen, Chief Engineer
Mark Stratford, General Counsel
David Martin, Chief Financial Officer/Treasurer
Brian McCleary, Controller
Kurt Ashworth, Human Resources Manager
Jason Brown, Information Systems Department Manager
Brian Callister, Maintenance Department Manager
Mindy Keeling, Executive Assistant
Lisa Wright, Administrative Assistant III
Martin Feil, Database Administrator (electronic)
Becca White, Customer Services Billing Lead
Kelly Good, Community Engagement Department Manager
Travis Christensen, Engineering Group Leader
Kevin Rubow, Capital Planning & Project Management Leader
Keenan Robertson, Maintenance Project Manager
Troy Tucker, Pipeline Maintenance Division Manager
John Kahle, Staff Engineer
Sam Mingo, Business Data Analyst (electronic)
Margaret Dea, Senior Accountant (electronic)
Jeanette Perry, Customer Services Supervisor (electronic)

Also Present:

Austin Ballard, CFO/Controller, Granger-Hunter Improvement District (electronic)
 Raymond Garrison, Public Works Director, South Jordan City
 Greg Christensen, Trustee, Kearns Improvement District
 Robert Lutz, Operations Director, Kearns Improvement District
 Clint Dilley, General Manager, Magna Water District (electronic)
 Justun Edwards, Public Works Director, Herriman City (electronic)
 Jason Helm, General Manager, Granger-Hunter Improvement District (electronic)
 Dustin Lewis, City Manager, South Jordan City
 Robert Moore, General Counsel, Central Utah Water Conservancy District
 Stacie Olsen, Assistant Public Works Director, Riverton City (electronic)
 Ana Paz, Associate Engineer, South Jordan City (electronic)
 David Robertson, Principal/Owner, LRB Public Finance Advisors
 Greg Davenport, Utility Director, City of West Jordan
 Erik Llewellyn, Engineer, Infinity Corrosion Group
 Sam Fankhauser, Engineer, AE2S
 Brien Maxfield, Senior Engineer, Draper City
 Clark Burbidge, Water/Wastewater Business Development, Codale Electric
 Ammon Allen, Engineering Manager, Metropolitan Water District of Salt Lake & Sandy
 Gary Henrie, Engineer, Bureau of Reclamation

**Call to order and
introduction of
visitors**

Mr. Corey Rushton, Chair, convened the Board meeting of the Jordan Valley Water Conservancy District Board of Trustees at 3:00 p.m. on Wednesday, February 12, 2025. Mr. Rushton introduced the members of the Board and the public who attended the meeting both in person and electronically.

Mr. Rushton gave recognition to Mr. Alan Packard, General Manager, for his 35 years of service to JVVCD.

**Approval of common
consent items**

Mr. Rushton presented the minutes of the Executive Committee meeting held January 6, 2025, and regular Board meeting held January 8, 2025. He also presented the January 2025 Trustees' Expenses Report. Mr. Rushton called for a motion. Ms. Barbara Townsend moved to approve the minutes of the January 6 and 8 meetings and the Trustees' Expenses Report for January 2025. Following a second by Mr. John Taylor, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

Public comments

There were no public comments.

Core Mission Reports**Water supply update**

Mr. Alan Packard, General Manager, reviewed the Municipal and Industrial (M&I) Water Deliveries report through January 2025, noting an 11% increase compared to January 2024, which he attributed to decisions by several member agencies regarding utilization of their own groundwater resources. He then reviewed the Wholesale Contract Progress report for each Member Agency, noting that Riverton City submitted a request to

increase their contract effective for 2025. Mr. Packard then summarized the Wholesale and Retail Actual and Projected Deliveries report, and the Provo River Reservoirs Update, reporting that reservoir conditions remain good, with Jordanelle, Deer Creek, and Utah Lake at or above their ten-year averages. He said the snow water equivalent for the Provo River and Utah Lake drainage is 83% of the median. JVVCD plans to convene a drought monitoring committee in March 2025 to further assess the water supply situation.

Water quality update

Mr. Brian Callister, Maintenance Department Manager, discussed the importance of controlling corrosion and JVVCD's initiatives to mitigate its effects. He explained that the presentation would be split into two parts, with this session covering what corrosion control is, why it's important, and how corrosion occurs. Mr. Callister recognized Erik Llewellyn with Infinity Corrosion Group, JVVCD's corrosion control engineering consultant, and various JVVCD Maintenance and Engineering staff for their efforts in corrosion control. He said AWWA's M27 manual states that the direct total estimated cost of corrosion in the United States for drinking water and wastewater systems is \$36 billion per year. Mr. Callister explained that extensive corrosion can breach the sanitary integrity of a water system or create backflow issues which threaten the level of water quality and health that consumers expect. He defined corrosion as the deterioration of a material, typically a metal or alloy, due to a reaction with its environment. He noted conditions that increase the likelihood of corrosion, such as dissimilar metals in contact with each other, variances in soil, atmospheric corrosion or environmental contamination, and stray current corrosion. Mr. Callister summarized by explaining that corrosion control is the process of reducing, eliminating, or reversing the current flow, thus reducing or eliminating corrosion.

Standing Committee Reports**Finance update**

Mr. Brian McCleary, Controller, reviewed the Financial Report for December 2024. He noted that the water sales revenue was higher than the projected amount due to higher water deliveries. Additionally, one Member Agency did not meet its water purchase contract amount, resulting in a higher year-end payment. Mr. McCleary mentioned that several Member Agencies exceed 120% of their contract amount and entered block two water pricing, which also contributed to higher revenue.

Conservation update

Mr. Jacob Young, Deputy General Manager, reported on a Conservation Plan initiative, the Conservation Oriented Rate Study, emphasizing the need to balance JVVCD financial stability, and water affordability for end users, while discouraging wasteful water use. He noted that conservation oriented rates have been in place since 2018 and that there may be opportunities to further discourage wasteful water use. Alternatives being evaluated include budget-based rates, adjustments to impact fees, use of seasonal rates, ET-based rates, and excessive use fees. Mr. Young said the target is to address inefficient behaviors and physical inefficiencies in landscapes. The goal is to have a new rate structure designed and ready to implement for the 2026-2027 fiscal year, considering potential adjustments to both retail and wholesale rates.

Consider adoption of Resolution No. 25-01,

Mr. Mark Stratford, General Counsel, presented Resolution No. 25-01 to amend JVVCD's bylaws. He said following the Board's November

“Amending JWWCD’s Bylaws”

approval of Resolution No. 24-17 to realign Trustee Division Boundaries, the next steps were to get approval by Governor Cox, then ask the Board to update JWWCD’s bylaws. The updated bylaws define the divisions by number and the cities within them, as well as clarifying trustee terms. Mr. Stratford explained that the terms for Trustees in divisions one, two, three, and four will end on February 1, 2026, while terms for divisions five, six, seven, eight, and nine will end on February 1, 2028. The Resolution includes an administrative reassignment of Corey Rushton from division one to the new division nine.

Mr. Rushton called for a motion on the recommendation. Ms. Barbara Townsend moved to adopt Resolution No. 25-01, “Amending JWWCD’s Bylaws”. Following a second by Mr. John Richardson, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

Engineering activities**Consider authorization to award a construction contract for the 2025 Distribution Pipeline Replacements – Woodstock Area**

Mr. Shane Swensen, Chief Engineer, said as part of an on-going program to replace distribution pipelines that are experiencing excessive breaks, a construction contract for the Woodstock Area is being requested for approval. He explained that the project involves replacing existing cast iron pipelines installed in the 1950’s and 1960’s with new C-900 PVC pipelines, which are less susceptible to corrosion. The project also includes the installation of new hydrants and meters. Mr. Swensen recommended authorizing the award of a construction contract for the 2025 Distribution Pipeline Replacements – Woodstock Area, to Rolfe Excavating & Construction in the amount of \$1,769,075.

Mr. Rushton called for a motion on the recommendation. Mr. John Richardson moved to award the construction contract to Rolfe Excavating & Construction for \$1,769,075. Following a second by Ms. Karen Lang, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

Consider authorization to award a construction contract for the Back-Up Power Generation Project Phase II

Mr. Shane Swensen said JWWCD operates over forty booster pump stations and wells to provide water deliveries within its service area. JWWCD’s goal is to meet indoor water demands in the event of an extended power outage. He explained that Phase I of the Project, completed in 2014, upgraded critical facilities with on-site power generators or the ability to connect to portable generators. Phase II of the Project involves installing power generators at three additional sites and upgrading two existing generators, to ensure JWWCD can continue to meet its goal. He said JWWCD has been selected for an EPA grant of

approximately \$2.87 million for this Project, and staff is working with EPA to ensure grant qualifications are met. Mr. Swensen recommended authorizing the award of a construction contract for the Back-Up Power Generation Project Phase II, to Nelson Brothers Construction in the amount of \$4,561,706.

Mr. Rushton called for a motion on the recommendation. Mr. John Taylor moved to approve the construction contract for the Back-Up Power Generation Project Phase II to Nelson Brothers Construction for \$4,561,706. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider approval of
funding commitment
letter for the 2024
BRIC JVWCD
Regional Water
Treatment Plant
Drought, Wildfire, and
Earthquake
Resiliency Project**

Mr. Shane Swensen requested approval of a funding commitment letter for the 2024 BRIC (Building Resilient Infrastructure and Communities) JVWCD Regional Water Treatment Plant Drought, Wildfire, and Earthquake Resiliency Project. He said the project involves upgrades to sedimentation basins one and two at the JVWTP. FEMA requires a funding letter committing JVWCD to cover additional costs beyond the grant. Mr. Swensen also requested that the Board authorize the General Manager to sign the FEMA grant application.

Mr. Rushton inquired into the budget for the FEMA grant. Mr. Swensen said the entire Project cost is estimated to be \$60 to \$70 million. He said a consultant evaluated the Project and recommended that JVWCD ask for \$31 million. He explained that JVWCD is short approximately \$10 million in its existing budget but anticipates including those costs in the new budget.

Mr. Rushton called for a motion on the recommendation. Mr. John Taylor moved to approve the funding commitment letter to be signed by the General Manager and authorize the Assistant General Manager to sign the FEMA grant application. Following a second by Mr. John Richardson, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

Reporting items

Mr. Travis Christensen, Engineering Group Leader, reported on a final project completion of the College Street Well Repair. He explained that significant repairs were identified after the project was recommended for award which far exceeded the scope of work and capabilities of the contractor. Mr. Christensen said due to the extensive issues, the initial contract was ended and will be rebid with an updated scope of work.

Mr. Packard gave a Legislative Update Report which included the following bills being considered in current legislature:

- HB 81 Fluoride Amendments - This bill would prohibit addition of fluoride to public drinking water.
- HB 274 Water Amendments – This bill would require tiered water rates for secondary system and conservation pricing in highest tier of culinary systems. It also allows for water conservation projects to be funded through impact fees.
- HB 328 Water Usage Amendments – This bill would require CII land use to not use above ground spray except for active use area (what is normally called active recreation).
- SB 50 Board of Trustees Compensation Amendments – This bill would allow special district boards to set annual compensation after holding a public hearing. No maximum amount established.
- SB 80 Drinking Water Amendments – This bill would create fee authority for the Division of Drinking Water. Similar to SB 80 from 2024 but would allow for billing on a consumption basis (instead of allowing per connection basis) and would allow for a fee for sanitary survey. It is less clear about a wholesale entity that also provides limited retail service.

Mr. Packard then reviewed the routine reporting items which included: Central Utah Project/CUWCD activities report, facilities rental agreements signed by the General Manager, the monthly performance scorecard for January 2025, and media coverage.

Upcoming Meetings

Mr. Rushton reviewed the upcoming meetings including the Conservation Committee meeting, Monday, March 10 at 3:00 p.m.; Executive Committee meeting, Monday, March 10 at 3:00 p.m.; Finance Committee meeting, Monday, March 10 at 3:30 p.m.; Annual Board meeting, Wednesday, March 12 at 3:00 p.m.; and Finance Committee meeting, Monday, March 24 at 3:00 p.m.

Consider approval to cancel the Conservation Committee meeting scheduled for March 10, at 3:00 p.m.

Mr. Rushton recommended canceling the Conservation Committee meeting scheduled for Monday, March 10 at 3:00 p.m. to allow time for the Finance Committee meeting. Ms. Barbara Townsend moved to cancel the Conservation Committee meeting scheduled for March 10. Following a second by Mr. Zach Jacob, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

Closed meeting

Mr. Rushton proposed to convene a closed meeting at 4:18 p.m. to discuss sale or purchase of real property and/or water rights or water shares. Ms. Barbara Townsend moved to go into closed session for the discussion. Following a second by Mr. John Taylor, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

The closed meeting convened at 4:26 p.m. with the following Trustees present: Mr. John Richardson, Mr. Zach Jacob, Mr. Andy Pierucci (electronic), Mr. Corey Rushton, Ms. Karen Lang, Mr. John Taylor, and Ms. Barbara Townsend. Also present were: Alan Packard, General Manager; Jacob Young, Deputy General Manager; Shazelle Terry, Assistant General Manager; Dave Martin, Chief Financial Officer; Mark Stratford, General Counsel; Shane Swensen, Chief Engineer, Mindy Keeling, Executive Assistant; Travis Christensen, Engineering Group Leader; Ben Perdue, Right-of-Way & Property Manager; and Brian Callister, Maintenance Department Manager.

No votes or actions were taken during the closed meeting.

Mr. Zach Jacob moved to adjourn the closed session. Following a second by Mr. John Richardson, the motion was unanimously approved by those present, and the closed meeting adjourned at 4:56 p.m.

Open meeting

The open meeting reconvened at 4:58 p.m.

Consider grant of easement to UTOPIA at 2550 South 2700 West in West Haven, Utah

Mr. Swensen said JVVCD owns property in the vicinity of 2550 South 2700 West in West Haven, Utah for the construction of a future West Haven water treatment plant. As part of West Haven City's 2700 West road widening project, the City has asked UTOPIA to relocate their infrastructure in the public right-of-way to an existing City easement on JVVCD property. Mr. Swensen said JVVCD has reviewed the easement request and staff feels it is reasonable to allow the UTOPIA easement within the existing City easement. He recommended the approval of an easement to UTOPIA and to authorize the General Manager and General Counsel to make necessary revisions and execute a grant of easement agreement with UTOPIA.

Mr. Rushton called for a motion on the recommendation. Mr. John Richardson moved to approve the recommendation. Following a second by Mr. Andy Pierucci, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye	Mr. Jacob – aye
Ms. Lang – aye	Mr. Pierucci – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Sudbury – not present	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider approval to
purchase property at
1580 West 3860
South for a Pipeline
Maintenance,
Equipment, and Parts
Storage Facility**

Mr. Swensen said JVVCD has a great need for additional space for equipment, parts, and personnel. JVVCD's 10-Year Budget includes the construction of several facilities throughout its service area, including the JVVTP. He said the proposed property purchase would address and meet the needs of all the facilities listed in the 10-Year Budget and would not require construction of any additional facilities. Mr. Swensen described the storage space which would include 41,000 square feet of fleet and equipment storage and warehouse space, and 4,500 square feet of office space. He explained that MWDSLS is anticipated to participate in 2/7 of costs of the facility that support cost share facilities. Mr. Swensen recommended approval of purchase and sale agreement for property acquisition at 3860 South 1580 West for a Pipeline Maintenance, Equipment, and Parts Storage Facility.

Mr. Rushton called for a motion on the recommendation. Mr. John Richardson moved to approve the purchase and sale agreement for property acquisition at 3860 South 1580 West, subject to General Manager negotiating to adequately address issues discovered during due diligence period; authorize General Manager to approve and sign the closing documents; and not to exceed the purchase price of \$12 million. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

Mr. Richardson – aye
Ms. Lang – aye
Ms. Ramsey – not present
Mr. Sudbury – not present
Ms. Townsend – aye

Mr. Jacob – aye
Mr. Pierucci – aye
Mr. Rushton – aye
Mr. Taylor – aye

Adjourn

Mr. Rushton called for a motion to adjourn. Ms. Barbara Townsend moved to adjourn. Following a second by Mr. John Richardson, the meeting adjourned at 5:05 p.m.



Corey L. Rushton, Chair of the Board of Trustees



Alan E. Packard, District Clerk