

Minutes of the Meeting of the Board of Directors of Leeds Domestic Waterusers Association, held Tuesday, January 20, 1981, at 8:30 p.m.

Present: President Richard Pisarsky, John Seiler, Eldon Stirling, George Foulds and Joseph VanSeters.

The minutes of the previous meeting were reviewed, and on motion of John Seiler, seconded by Eldon Stirling, were approved as written.

In the matter of the placement of the new telephone cable in the same trench as the new watermain, it was noted by several board members that the contractor has now re-laid the cable in an area generally within about 2' of and paralleling the ditch, thus removing it completely from the proximity of the watermain except in one location where it actually crosses the watermain. John Seiler advised that he has a map furnished by the telephone company in connection with this project. He will mark the location of the cable as it now stands and the map will be filed.

The financial report for the previous month was reviewed, and on motion of Joe VanSeters, seconded by George Foulds, was approved.

In the light of the awarding of a full .5 cfs of additional well right by the State Engineer, the justification of continuing the policy of issuance of only 10 new taps per year was discussed. It was decided that the same circumstances still exist, i.e., that the Association does not wish to release an uncontrolled number of domestic water connections which might affect the water level in wells and the flow in springs. It was felt that the continuance of the 10 taps per year policy would give timely warning of any problems with other water rights and at the same time permit adequate growth in the way of new building in the town.

Richard Pisarsky advised that the irrigation company holds a valid water right in excess of 4 cfs of irrigation water to be used only in times of severe drought and they are being required to prove up on this right. They are contemplating drilling a well on one side or the other of the Interstate in the vicinity of the Homespun, work to commence rather soon.

The preparation of the annual water report to the State Engineer was discussed. The report is due during the month of March. The Secretary was advised to use the actual individual water meter totals for the first six months of 1980 and the master meter readings for the last six months will be used. Advice as to these master meter readings will be given to the Secretary.

Inquiry from U.S.F.&G. as to the completion of the new watermain project by L. & L. Mechanical Contractors was discussed, and the secretary was advised to complete the form indicating that the project was completed to the satisfaction of the Association as of January 20, 1981.

The price schedule for water analysis, both bacteriological and organic, received from the water lab at SUSC was given to Richard Pisarsky to review. It was generally determined, however, that the Association would continue to use the services of the Utah Health Department, the same as now.

The notice of the stockholders meeting on February 2, is to be mailed tomorrow January 21st.

It was noted that the decision as to whether or not the agreement with Vere and Evelyn McMullin on the water right and property should be continued must be made during the coming year, and after much discussion on the pros and cons it was felt that even though the additional .5 cfs water right has been definitely awarded, every effort should be made to also retain the water and the land purchased from the McMullins. The proposed budget for the coming year has been set up on that premise.

George Foulds distributed a splendid presentation of various possibilities involving the new budget, and it was unanimously decided that the contract with the McMullins would be continued as part of the recommended 1981 budget. There will be two relatively major items of expense on maintenance. One is to install a larger service line between the Eastman property and Frank Allen, to allow him a better water flow situation. The second item is to relocate the water main at one of the Leeds Creek crossings on the upper part of the system, which is now extremely vulnerable to damage in cases of high water. The planned alteration will be to install an extended cement pier on each side of the creek and suspend the pipeline on a cable arrangement between these two piers substantially higher above the water level than is now the case. It was also decided to use a different philosophy in the matter of payment for water, which will give the needed increase in revenue to accommodate the expenditures and at the same time permit those who use minimum water to pay ^{practically} the same, i.e., the minimum gallonage will be reduced to 30,000 gallons at a charge of \$12.00 per month with increases to be assessed in increments of additional 10,000 gallons above that. The anticipated receipts under the new budget will be \$49,471; the anticipated expenditures will be \$49,123. The complete detail of the budget will be given and discussed at the stockholders meeting February 2.

The agenda for the stockholders meeting was planned and assignments made. The Secretary will read the minutes of the previous stockholders meeting and read the financial statement, John Seiler will discuss accomplishments during the past year, Joe VanSeters will discuss the goals set for the coming year, and Richard Pisarsky will discuss the proposed new rate schedule. If any specific and technical questions arise, George Foulds will field those questions.

The Secretary noted that at the last meter reading for the previous quarter there appeared to be overuse only at the Orlo Davenport residence. If the meter was correctly read, there would almost have to be a significant leak in the system beyond the meter. This matter will be looked into by members of the Board.

Adjourned: 10:30 p.m.

Minutes of the Annual Meeting of the Stockholders of the Leeds Domestic Water-users Association, held Monday, February 2, 1981, at 8:00 p.m. in the Leeds Fire House.

There were present of the Board of Directors, President Richard Pisarsky, John Seiler, Eldon Stirling, Joe VanSeters and George Foulds. There were approximately 40 people in attendance, representing 29 shares.

The minutes of the previous meeting were read and discussed and, on motion of Ross Savage, seconded by George Foulds, they were unanimously approved as read.

The Secretary read the financial statement and balance sheet representing the previous year's activity, and after discussion and clarification of some points were approved on motion of John Seiler, seconded by Joe VanSeters.

Board member John Seiler recounted the accomplishments of the Association since the last meeting, which were substantially as follows: (1) Installed a splitter box at the spring; (2) took care of routine maintenance items in connection with the system, such as screening vent lines, replacing pressure gauge and control valves at the cement tank, and clearing trash accumulated against the main at a creek crossing up the canyon; (3) installed new compound master meter in the valve vault at Silver Reef, as well as a set of valving and cross connections so that in case of emergency the Silver Reef and Leeds lines can be interchanged (at the same time a master meter was installed in the Silver Reef system); (4) laid the 6" main on the east side of Main Street from Mauers to Lundwalls and connected the houses on that side of the street; also installed a meter for the park; (5) installed 4 new fire hydrants in connection with the new east side 6" line; (6) connected the houses from Rex Marx north on the west side of the street into the 6" main; (7) pumped the well early in the summer and sent samples to the state, with satisfactory results, and also sent samples for mineral content check; (8) approximately 1100 feet of line below the Silver Reef tank were relocated to improve the flow, LDWA contributing \$1500 toward the \$6500 total cost; (9) winterized the pump house; (10) sterilized the entire water system at the recommendation of the state.

George Foulds described the anticipated improvements and modifications in the system during the next year, which are: (1) Install a new 2" PVC line from a location near the Eastman property to Frank Allens, replacing the very small service line now in place in order to give the Allen property adequate flow at an estimated cost of \$3,150.00; (2) rebuild the water main crossing of Leeds Creek up the canyon by suspending the water main between a concrete pier to be built on each side of the creek at a height sufficient to be unaffected by any conceivable flood (the line at present is barely above the flow level of the creek). Sufficient 4" line was salvaged from another project to take care of the proposed modification. Cost is estimated to be \$1,700.00; (3) install an additional pressure control valve in the manhole adjacent to the concrete tank to better control the amount of flow going into the tank and also eliminate to the degree possible the hammering which sometimes occurs in the water main, at an estimated cost of \$1,685.00; (4) buy 12 water meters (residential) and boxes at an estimated cost of \$832.00; (5) make plans and establish methods to carry them out to prove up on the additional water well right awarded by the State Engineer recently. This will require installation of a much larger pump in order to produce from the well the volume of water awarded. A study is being made as to the specific type of pump to install but leanings are toward a submersible of possibly 40-50 h.p. The actual cost

cannot really be estimated until the study and investigation is completed and a schedule for the work is established but it could conceivably cost as much as \$13,000.00. It was felt that no major modification to the water system itself would be necessary to accommodate the full well flow. There is a little concern over the capacity of the 4" steel line from the valve box at the Reef down to the concrete fire tank, but it was generally felt that even this would have adequate capacity.

Richard Pisarsky made a presentation dealing with a new rate schedule recommended in order to accumulate the necessary funds to accomplish the improvements to the system as discussed by George Foulds. The most significant item, of course, was the enlarging of the pump capacity at the well. Pisarsky recommended that the minimum monthly charge be increased from \$10 to \$12 and the maximum water use be reduced from 40,000 to 30,000 gallons per month for the minimum charge, establish a charge of 80¢ per 1,000 gallons of excess use between 30,000 and 40,000 gallons per month and \$1.00 per 1,000 gallons used over the 40,000 gallons per month. This proposed brought on considerable discussion and explanation. After resolving the questions raised, the new rate schedule was passed on motion of Ross Savage, seconded by George Foulds, with the provision that after the debts were paid in connection with the betterments of the system, including the larger pump, the Board must give every consideration to adjusting the rates downward again if circumstances permit. Don Fawson recommended that every effort be made to accomplish these improvements at the earliest possible time, irrespective of the 1982 deadline for proving up on the new water right, to thus avoid the effects of inflation on all of the costs involved. This matter will be taken into consideration by the new Board.

The election of new officers was the next order of business. Three new Board members were to be elected, replacing Richard Pisarsky, John Seiler and Eldon Stirling. The Board members remaining are George Foulds and Joe VanSeters. The following nominations were received from the floor: Dave Hudson, Mark Ludlow, Ray Beal, Ross Savage, and Richard Duncan, after which nominations were closed. Ballots were passed out and three election judges were appointed. Results were as follows: Dave Hudson, 23 votes; Mark Ludlow, 22 votes; Ray Beal, 19 votes; Ross Savage, 13 votes; Richard Duncan, 10 votes. Thus Hudson, Ludlow and Beal were declared as elected to the Board.

It should be noted that during the course of the meeting, Bill Schweer highly commended the Board of the Association for the real major accomplishments during their tenure of office and the very professional way in which it was done.

Meeting adjourned at 9:15 p.m.

After the stockholders meeting, the newly constituted Board met briefly and decided that George Foulds would be president of the Association and Mark Ludlow vice-president for the next term.

Minutes of the Meeting of the Board of Directors of the Leeds Domestic Water-users Association, held Tuesday, February 17, 1981, at 8:00 p.m.

Present: President George Foulds, Mark Ludlow, Ray Beal and John Hudson.

The first order of business was the signing of the autograph signature cards to be used in connection with the checking and savings accounts.

The minutes of the previous meeting were read, and on motion of Mark Ludlow, seconded by John Hudson, were approved as read.

In the matter of the proposed 10-acre annexation adjacent to the east Town limits of the Leeds Subdivision, George Foulds advised of some items which he felt should receive consideration, which deal with the delivery of culinary water to that property. It was felt that the water line from the corner adjacent to the Fawson residence to the proposed property should definitely be a 6" line with a fire hydrant also set, in lieu of the 2" line now in place. The question is who really is responsible for paying for it. If the property owners of the proposed annexation are to pay, will they be able to recover part of their costs from anyone desiring to tie into that line in the future, and if such is the case, should there be a limit as to how long this option might be open. It is the understanding that in Washington there is a 5-year limit on such an arrangement. It was decided, however, that the matter should be discussed with the Association attorney John Palmer, and the matter again be discussed at the next Board meeting.

The secretary read the financial report and, for the benefit of the three new Board members, each item was covered in substantially more detail than has been the normal routine. After explanation, the report was accepted on motion of Ray Beal, seconded by Mark Ludlow.

The Secretary was asked to respond to the letter received from Perry H. Keller inquiring as to the parcel of land (the McMullin property) in Conley fields. It is apparent that there is a misunderstanding on the part of Keller as to the availability of water for that property.

With regard to the plans for enlarging the pumping capacity in order to prove up on the newly acquired 0.5 cfs water right at the well, George Foulds advised that he was investigating a used submersible Fairbanks-Morse pump which was advertised for sale in the local papers. After a lengthy discussion as to the precautionary steps which should be taken prior to purchase of such used equipment, i.e., have the pump completely dismantled and inspected by the manufacturer and any worn parts replaced, etc., it was decided that the cost involved in purchasing the used pump would come within a very close margin of the cost of a new pump of equal capacity, and it was unanimously recommended that the efforts from here on be devoted to researching on the acquiring of a new pump. George Foulds will take on this investigation and report back from time to time. It was generally felt that there very likely would be advantages to having the work done at the earliest possible date rather than waiting for the deadline in 1982 set by the State Engineer.

In that the Treasury Bill purchased through Dixie StateBank will mature next week, the Secretary was authorized to renew it for another period up to six months if this should be advantageous.

The Secretary was instructed to send a notice with the March 1st water bills detailing the new rate schedule, advising that the new schedule would take effect beginning with the month of March, the billings to be made in April.

Inquiry was made as to the specific assignments to be given to each of the Board members. The Association President, George Foulds, advised that he will give this matter some thought and that assignments would likely be made at the March water board meeting.

Adjourned: 10:00 p.m.

Meeting of the Board of Directors of the Leeds Domestic Waterusers Association, held Tuesday, March 17, 1981, at 8:15 p.m.

Those present: President George Foulds, Ray Beal and Dave Hudson

The minutes of the previous meeting of the Board of Directors and of the annual stockholders meeting were considered. On motion of George Foulds, seconded by Dave Hudson, the minutes were approved as written.

The financial report for the preceding period was presented. After discussion, it was moved by Ray Beal, seconded by Dave Hudson, that the report be approved as written. This was unanimously approved.

Because of a current application for annexation of a parcel of property adjoining the Leeds Subdivision on the east, it was noted that no specific detailed rules and regulations for annexations-subdivision, etc., so far as the Association is concerned exist. In view of this George Foulds submitted a proposed document entitled "Agreement Between Leeds Domestic Waterusers Association and Subdivision Developer", consisting of two pages of suggested requirements, etc. These requirements were reviewed and generally accepted. There was, however, a discussion and proposed changes and clarifications on two features: (1) under item M requiring a \$200 service connection fee, the question raised was will this connection fee be required in addition to the \$2,500 paid for the new tap purchase. It was decided to limit this connection fee to those instances where a new subdivision is established where a new water main is installed. (2) On item 2B limiting the recovery of construction costs to a period of seven years from the date of final acceptance of the water system extension, this is intended to apply to any new water mains installed after this date. It was noted that there are two instances, i.e., Merlin Sullivan and Lundwall-Brown, where it was expected that any new hookups on these specific lines could pay on the basis of negotiations with the principals without a time limitation; hence, it is not intended that the seven-year rule apply to the Merlin Sullivan nor the Lundwall-Brown line. It was moved by Ray Beal, seconded by Dave Hudson, that these exceptions be accepted which was unanimously approved. In that the foregoing proposed agreement will undoubtedly affect or become a part of rules and regulations established by the Town Board, the items will be discussed with the Planning Commission or the Town Board.

It was reported that Frank Allen had registered a complaint incident to slime in the water coming to his property. George Foulds offered to flush the line ahead of the take off to Frank Allen's property at a time convenient to Allen. He has not heard from Allen in this regard.

Adjourned: 9:20 p.m.

Meeting of the Board of Directors of Leeds Domestic Waterusers Association, held Tuesday, April 21, 1981 at 8:15 p.m.

Present: President George Foulds, Dave Hudson and Mark Ludlow. Ray Beal came during the course of the meeting. Joe VanSeters was absent.

Minutes of the previous meeting were considered and were approved.

The financial report for the preceding period was considered and were approved on motion of George Foulds, seconded by Dave Hudson. The Secretary was instructed to renew the money market certificate which matures on April 23rd at whichever week carried the most favorable interest.

A brief discussion of the status of the annexation application on the Burrows property ensued. George Foulds noted that he was anticipating a meeting with the Burrows and the Lee interests and the Town Board to discuss the annexation matter and at that time the requirements of the Association will also be considered.

It was noted with favor that the lab reports on water samples are apparently now being mailed direct from Salt Lake City instead of through the Cedar City office and that the inorganic lab analysis has been received, with the water quality being indicated as satisfactory.

The Secretary was instructed to complete a form from the State Health Laboratory giving the name, address and principal contact of the Association.

George Foulds reported that he has requested Carl Wadsworth to commence the procedure to prove up on the McMullin water. This will be almost entirely paper work, as the present pump has sufficient capacity to produce the water authorized. George desires to install a pressure gauge on the discharge line at the well and he will buy the gauge and the necessary hardware to make this installation.

Additional meter boxes are needed and will be acquired, as will the fittings necessary to install the ^{city} ~~city~~ valve in the manhole adjacent to the concrete storage tank.

The problem of water on the floor in the LDWA equipment storage room beneath the cultural hall was mentioned, and it was noted that Paul McNutt has a gasoline powered pump which might be used to remove the water from the basement floor.

A date was made of May 5th for Dave Hudson and Mark Ludlow to be shown the water system by George Foulds and June Forsha.

The question was again considered as to the virtues of a submersible pump versus a shaft driven pump to be installed at the well when the larger capacity is necessary to prove up on the additional 0.50 cfs award, and the submersible pump was still greatly favored.

The newline to the Frank Allen property was again discussed and Ray Beal was assigned to inquire of Bill Hall or Russell Peine in the matter of a backhoe and digging the trench for the new line. It was felt that a trenching machine would be entirely inadequate to cope with the boulders which are sure to be encountered in this operation.

Adjourned: 9:00 p.m.

Minutes of the Meeting of the Board of Directors of Leeds Domestic Waterusers Association, Tuesday, May 19, 1981, at 8:00 p.m.

Present: President George Foulds, Dave Hudson and Mark Ludlow. Ray Beal was excused, account of being out of town.

1. The financial report for the preceding period was considered, and was approved. It was noted that the 90-day treasury bill was maturing, and after discussion the Secretary was instructed to turn the bill for an additional 90 days, in that there was a little additional monies available that a T-bill for \$15,000 mature value should be purchased.

The minutes of the preceding meeting were considered, and on motion of George Foulds, seconded by Mark Ludlow were approved as written.

The Joe VanSeters situation was discussed after the Secretary had reported that he seemed a little upset at having not been relieved of his responsibilities. It was generally felt advantageous to have a member of the Town Board also be a member of the LDWA board, and George Foulds advised that he will contact John Seiler, and if there is any problem there, Pete Carr to fill the VanSeters vacancy.

With regard to the Frank Allen project, it was noted that the first step in the project would be the installation of a shut-off valve at the Eastman property. Ray Beal advised that he contacted Bill Hall about the use of his backhoe for the trenching job and was advised that it would not be available.

The Burrows property annexation was updated and it was concluded that so far as LDWA is concerned it would be a mistake to install anything less than a 6" line from the Fawson corner to that property and it appeared to be the conclusion that at least for the time being the installation of one fire hydrant would be acceptable.

George Foulds reported that he and Dave Hudson had made an inspection trip over the system, and he volunteered to take Mark Ludlow at any time mutually convenient.

George Foulds gave a print of the valving system at the two steel tanks to Dave Hudson and Mark Ludlow for their information.

George Foulds reported that LDWA is using about 100,000 gallons of water a day and their share out of the spring is approximately 72,000 gallons. There was almost a certainty that there is a leak or several leaks somewhere in the system. The tap equivalent in a share of irrigation water was discussed and this matter will be resolved in conversation with Ross Savage or Bill Schweer. It was felt there was in the area of 7 to 9 culinary taps in a share of irrigation water. In that the fire department frequently uses water on their training nights, the possibility of having Herb Janson borrow a hydrant meter to measure water use on a training night was discussed. Then this could be added to the cumulative total of the household meters to come up with a more accurate figure in reconciling that with the mastermeter reading each month.

Various solutions to the problem of the rather sizable monthly charge for water for the church grounds were discussed. Among them were possible use of

the irrigation water the church owns, etc.

In the matter of proving up on the 0.50 cfs well right, George Foulds suggested that the installation of the larger pump be considered at the end of the summer when the possibility of needing the well water was passed. It was expected that the new larger pump would cost somewhere in excess of \$10,000.00.

It was noted that Clynn Davenport had made inquiry as to the possible use of the two shares of irrigation water owned by LDWA.

Adjourned: 9:30 p.m.

Meeting of the Board of Directors of the Leeds Domestic Waterusers Association, held Tuesday, June 23, 1981, at 8:00 p.m.

Present: President George Foulds, Mark Ludlow and John Seiler.

This was the initial meeting for John Seiler to be in attendance, having accepted the assignment of filling the unexpired term of Joe VanSeters, who resigned as a Board member.

The minutes of the previous meeting were considered, and on motion of George Foulds, seconded by John Seiler, were approved as written.

It was noted that Steve Madsen and his family were moving to Phoenix and that he is two months delinquent in payment of his water bill and many months delinquent in paying for garbage pickup. Various possibilities were discussed in how to handle the delinquency, including taking out the meter, billing the previous owner who sold the property to the Madsens, etc., but no conclusion was reached.

The financial report previously submitted was discussed and on motion of George Foulds, seconded by Mark Ludlow, was accepted as presented.

The water bill and its handling was discussed with regard to the church and it was felt that in order to somewhat equalize the payments the Board would be agreeable to establishing an average monthly payment (probably in the area of \$160.00) and then take care of any underpayment on the December bill each year. Mark Ludlow volunteered to discuss the matter with Bishop Stirling and advise.

In the matter of the water for the park, it was noted that the grass, for whatever reason, seems to be drying up. Mark Ludlow will discuss the matter with Don Fawson or Richard Pisarsky, as it was generally felt that the park is suffering for lack of water and that perhaps the timing devices were not set for it to be sprinkled sufficient to maintain growth.

In the matter of the application to the State Engineer by Orvin Neilson for the change of the point of diversion on some ground water rights held by him, to a well site in the general vicinity of the Association well, the secretary recalled a recent conversation with Ross Savage. Ross had talked briefly with Charles Brown, a Las Vegas contractor, who appears to be the holder of several hundred acres generally north of the town of Leeds. There is little question but that if the State Engineer acts favorably on the change of this point of diversion, the water would be used in some manner in connection with the development of part of Brown's property. It was recalled that the Association has filed a protest with the State Engineer, but no known response or action has as yet been taken in the matter. It was noted also that Brown had roughed out a road from the Leeds-Silver Reef road into the property, explaining to Ross Savage that he felt he had to show a little activity of some kind or other in order to stimulate possible interest on the part of prospective purchasers in the property.

The secretary reported a call he received from Attorney Tim Anderson, who represented the Burrows in the matter of the application for annexation of the 10 acres east of Leeds Estates Subdivision. Anderson reported that he felt the Burrows were giving consideration to having the annexation application withdrawn and handling the matter as best they could through the county. Anderson reported further, however, that they were in no great hurry for any action as it would be several years before they plan to put any of the property to use.

There was a discussion on a variety of matters with regard to the pumping of the well. It will be necessary to run the pump for 24 hours prior to taking any sample for radiological analysis. George Foulds noted that in this pumping process the water level in the well dropped by about one foot. He noted further that the temperature of the water was not particularly cold and it is conceivable that milder temperature water would have a bearing on the bacteriological factors in the water. It was the feeling that almost without question, it will be necessary to run the pump sometime during the summer to supply the needed water to maintain the proper level in the storage tanks.

Lorin Lee had made inquiry as to whether or not the Association would require separate metering for each household in the event of the building of condominiums in the town of Leeds, and he was given the answer that it would depend on the type of condominiums, whether they would be individually owned or possibly leased from a holding company or an association. It was felt that the question was strictly an exploratory matter.

The problem of maintaining the proper water level in the concrete fire tank was aired, as it appears that during the heavy water use the level in the fire tank is drawn down significantly. An effort was made to correct this condition by opening the 2" Baker valve but this created the hammering situation in the line to Bonanza Flat. George Foulds reported that he felt the need had arrived for the installation of the 3" Clayton valve which had been used by the Silver Reef District two summers ago to assist in correcting a pressure problem. George noted that it would be necessary to redesign a portion of the Clayton valve system in order to have it serve the new purpose and he showed a design drawing he had made for the installation of the 3" valve, which would operate in conjunction with the 2" Baker valve and would also include a 3/4" bypass from the primary water main direct into the concrete tank. This bypass would be controlled by a separate float valve, which would be adjusted to shut off just prior to the water level reaching the top of the overflow pipe. This Clayton valve could be installed at any time with the bypass and the necessary hardware to change its function could be installed when it was acquired. It was generally decided that this installation would take place within the next week or so, and Mark Ludlow volunteered to assist in the installation.

It was noted that the water level in the spring had dropped about 3 inches or so from the level of 116 inches from the measuring point last year. The Board members would be interested in knowing what the water level measurements were during the dry summer three years ago if such measurements were taken. Inquiry in this regard will be made.

It has been decided that part of the remodeling of the water main leading into Bonanza Flat would be the moving of the air bell from the manhole to a location in the vicinity of the Gifford residence, at which approximate point the hammering in the waterline takes place. This is a matter that can be taken care of at any convenient time.

The matter of delinquent accounts was again discussed, and it was felt that it would be desirable if some sort of penalty could be assessed in such instances. It was noted that John Palmer had advised previously that a flat charge for delinquency could not be made. The matter will be further discussed with him to see if some other approach could be used.

The secretary expressed the desirability of acquiring a printing electric calculator which could greatly simplify the preparation of waterbills, required re-

Meeting of June 23, 1981, continued.

ports and general accounting procedures, and asked if authority could be granted to make this purchase provided the Town Board would be willing to participate on a 50/50 basis. It was felt that a good calculator could be purchased at a cost of less than \$100.00 for each of the participants. John Seiler moved that the Association Board grant its approval to participate in such a purchase and it was unanimously approved.

Adjourned: 9:45 p.m..

Meeting of the Board of Directors of Leeds Domestic Waterusers Association,
July 21, 1981, at 8:00 p.m.

Present: President George Foulds, Mark Ludlow, Dave Hudson and John Seiler.

Present during part of the meeting were Lorin Lee and Roger New.

George Foulds reported his discussion of the proving up process of the McMullin water right acquisition and of the half second foot direct from the State Engineer. It is the feeling of the Association engineer, Steve Creamer, that there is a strong possibility of the State Engineer accepting the presently available data to clear both water rights, without having to increase the pump size on the well until the increased water production is actually necessary.

Roger New and Lorin Lee presented a rough sketch of the proposed plat and design of the property surrounding the Burrows parcel on the east and the north, in order for them to comply with some of the Leeds Town requirements. Of immediate concern was three proposed lots adjacent to the proposed street fronting the Burrows property and opposite the Burrows property, on which application for annexation might be made. The sketch also indicated 15 additional lots in the design, and possibly some commercial development of a laboratory and town houses. The immediate concern of Lee and New was that if they start on this proposal (commencing with the three lots) and continue as circumstances allow, would culinary water be available for the lots. They were advised that if the lots were accepted and annexed to the Town, the Association would be agreeable to accepting applications for water connections and they would be assigned as the properties came up on the waiting list, to be included in the 10 per year allocations along with other applicants. It was understood that those other than the Association would stand the cost of extending the water main of acceptable size and appurtenances (hydrants, etc.) This seemed to satisfy the immediate requirements of Lee and New.

The minutes of the previous meeting were presented. On motion of John Seiler, seconded by Dave Hudson, the minutes were accepted, with the exception of deletion of the word "west" from the description of direction from the Town of Leeds of a parcel of property being discussed.

The financial statement was presented, and on motion of John Seiler, seconded by Mark Ludlow, was accepted. The Secretary reported that the printing calculator authorized at the last Board meeting had been purchased and that the share of the Association and the Town would be a little more than \$90.00 each.

George Foulds reported that during the past month the gallonage indicated on the master meter was only 13% above the accumulation of the individual household meters, which he felt was acceptable and a great improvement over what the circumstances have been in the past.

George Foulds instructed the Secretary to anticipate receipt of a bill from Water Works Equipment in Salt Lake City covering purchase of some control equipment for application to the Clayton valve and when it is received, it should be paid.

The work done in the recent past at the manhole below the concrete tank was described by Messrs. Foulds, Seiler and Ludlow. While additional equipment is yet to be installed on the Clayton valve to make it function in its new role, George noted that with the ~~2 1/2~~^{3/4}" bypass pipe leading from the main above the control

valve direct into the tank, the immediate problem of maintaining water level in the tank seems to be alleviated, at least for the time being, but was sure that with the proper function of the two control valves now in place in the manhole, the system would even be better.

Noting that much time had been devoted by some of the members of the Board in taking care of this and other problems, Dave Hudson wondered if they were reimbursed for their time and expenses. On receiving a "thus far" negative reply, he moved that payment be made from Association resources for time and expenses of those participating. The motion was approved and George Foulds will give the Secretary notes on what has been done.

The two instances of delinquency in payment of water bills were discussed and decisions made in that regard. In the matter of the Steve Madsen problem, it was suggested the Secretary write to Mr. Houston, to whom it is understood the Madsen property has reverted, on the matter of the water bill, and also write to the law firm of Thompson, etc. on the matter of the delinquent garbage.

The Secretary asked if a charge for services outside the normal provided to persons involved with the Association should be established. It was decided that a \$10.00 charge be made in instances of re-issuance of water certificate, either for purpose of replacing one which is lost or the transfer of title, and a charge of \$15.00 for each action in the removal and reconnection of water meters relating to delinquent situation would be made, and the Secretary was instructed to prepare a notice to go out with the next water bills to this effect.

The case of the greatly increased water charges assessed to the church (now on the basis of water actually used) was again discussed. Mark Ludlow advised that he had talked to Bishop Stirling about the matter, and the Bishop was agreeable to establishing an average monthly charge, to be the same each month for 11 months and then make any adjustments on the twelfth month to correct any disparities. This change will be made commencing with the next billing period.

George Foulds reported that the laboratory reports of the last samples were returned, one indeterminate and the other unsatisfactory, and noted that there had been quite a delay (several days) in delivery of the samples to the laboratory. In the light of this additional samples were taken and two were mailed to the state lab at Salt Lake, two others were driven to the state approved lab at SUSC in Cedar City. Responses from these will probably dictate what, if any, further action might be required. It was noted that the sample from the Silver Reef District processed by the state lab was satisfactory.

Adjourned: 10:00 p.m.

Meeting of the Board of Directors of Leeds Domestic Waterusers Association, Tuesday, August 18, 1981, at 8:15 p.m.

Present: President George Foulds, John Seiler, Dave Hudson and Mark Ludlow

There was a brief discussion on the use to which the two shares of irrigation water owned by the Association could be put. It was recalled that Clynn Davenport had asked about using some or all of it on his garden but it was not known if he was actually using it. The subject came up as the result of an inquiry as to whether it could be used on the sorghum cane that the ward was growing. There seemed to be a preference that the ward be allowed to use it, and Mark Ludlow was to pass the word to Bishop Stirling, who could check the matter with Clynn Davenport and be governed accordingly.

The minutes of the previous meeting were discussed, and on motion of John Seiler, seconded by Dave Hudson, they were approved as corrected.

The financial report for the preceding period was presented and the need for funds for special projects was discussed. On motion of John Seiler, seconded by Dave Hudson, the financial report was approved.

After discussion, the Secretary was authorized to commence the issuance of the allotment of new taps during the month of September.

The situation involving the alleged interest of Mr. Keller in the McMullin property was reviewed. It seems to not actually be known for certain that he has purchased the property of Orvin Neilson and others, nor whether he really has an interest in the McMullin property. Discreet inquiries will be made as opportunities occur, to determine what Keller's desires might actually be.

The situation of John Williams of the State Board of Health office in Salt Lake and Steve Labrum of the St. George office, taking water samples was reviewed. It was noted that some of the samples were bad and others indeterminate. A second sampling done by local Board members was taken to Cedar City and some which had previously been bad came out satisfactory. While it is anticipated that letters will be forthcoming on the bad samples, it is felt that there is a good case for the Association whereby again sterilizing the water system should not be necessary.

George Foulds reported that the daily average use of water during the month of June was 121,775 gallons. While in previous years it appeared that the month of June was the high use, this year, because of the excessive drought and heat, July's daily average use was 123,445 gallons which exceeded the month of June.

It was reported that a new valve was installed which would control the water into the Blanche Eastman property. It was also noted the location of an existing valve located on Ross Savage's property which was in the 2" line and could shut off the water going to the Savage, Goddard, Eastman and Allen residences. This valve is not shown anywhere on the drawings of the water system and it was suggested that it be so designated.

On the matter of proving up on the McMullin and the State-awarded well rights, George Foulds signed the letter yesterday at the office of Creamer & Noble. This

letter has been prepared to cover both awards, the 13+ acres from McMullins and the 0.50 cfs from the State. No one in authority was available at the engineer's office to discuss the matter.

Roger New had raised the question about a rather definite commitment on the availability of culinary taps which could be assigned to the proposed annexation property, not only involving the Burrows but also Roger New's and Lorin Lee's lots to be included. The Secretary informed Roger that he felt that at the meeting of the Board, assurances were given that the taps would be available when the property was actually annexed and the other requirements so far as the Town and its ordinances were satisfied.

Adjourned: 9:10 p.m.

Meeting of the Board of Directors of Leeds Domestic Waterusers Association,
Wednesday, August 26, 1981, at 8:45 p.m. at the Fire House.

Present: President George Foulds, John Seiler, Dave Hudson, Mark Ludlow and
Ray Beal.

This "emergency" meeting was called, due to receipt of a registered letter from Larry Mize of the Utah Board of Health relative to the unsatisfactory water samples and the arrangements to be made to handle the various requirements pointed out in Mr. Mize's letter in order that the Association could retain the "approved" status of the water system. The Secretary was instructed to write a letter to Mr. Mize, with a copy to Mr. Steve Labrum, advising that plans are being made to re-sterilize the system at a point at which the water is known to be satisfactory, that the necessary supplies of powdered chlorine will be ordered, and the whole project will be coordinated through Steve Labrum.

The size of the crew necessary to carry out the disinfection was discussed and it was felt that three men could handle the charging of the system with the chlorine and perhaps two men could handle the flushing of the system the following day. The water users will be notified when the plans are definite and the dates established, so that culinary water can be drawn in advance of the disinfection process. It was tentatively decided that the charging of the system could best be done on a Sunday and the flushing could be done on Monday.

It was felt that eventually there would have to be some work done to cut off completely the old line from the steel tanks to the valve box and to take care of the other potential problem point where the old pipe ends near the Rex Marx residence.

Adjourned: 9:45 p.m.

Meeting of the Board of Directors of the Leeds Domestic Waterusers Association, Tuesday, September 15, 1981, at 8:15 p.m.

Present: President George Foulds, John Seiler, Ray Beal, Dave Hudson and Mark Ludlow

George Foulds reported the results of the last lab reports on water samples, indicating that two out of the six submitted for the Association were good and the sample from Silver Reef was also good.

Minutes of the meetings on August 18 and August 26 were considered, and on motion of Mark Ludlow, seconded by Dave Hudson, were approved as written.

The secretary reported that the semi-annual payment to McMullins had been made and that the Treasury Bill had in part been turned in a maturity amount of \$10,000 for an additional 90 days. It was noted that the Treasury Bill will mature at about the time the loan payments to Water Resources and Farmers Home will become due.

The financial report from the preceding period was presented, and on motion of John Seiler, seconded by Mark Ludlow, was approved.

The complaint received from Robert Woods about the alleged excessive billing was discussed, and it was generally felt that the water use indicated by the meter was correct and that undoubtedly Robert Woods was not aware of the irrigation of trees from culinary water that was being done by his brother. George Foulds indicated they would recheck the meter and let the secretary know the result, after which the secretary is to write a letter to Woods explaining.

At the suggestion of Mark Ludlow, it was unanimously concluded that the time sprinkler system on the town park grass could be substantially reduced due to the approaching cool weather.

George Foulds reported on the activities of Board members in the meeting with Steve Labrum and the ensuing program of water sampling, line flushing, radiological sampling, and de-activating the bypass line (the original line) from below the steel tank into the meter box at the Silver Reef culdesac. All of the proposed work has been accomplished. In view of the labor involved and the traveling to Cedar City to deliver the water samples to the laboratory, it was moved by Mark Ludlow that those involved be paid at the rate of \$6.00 per hour and be compensated for use of their personal automobile at the rate of 20¢ per mile. This was seconded by Ray Beal and unanimously approved. The secretary advised of the need for written detail to back up the issuance of the checks in payment for labor and mileage.

The matter of whether or not to shut off the water at the nursery was discussed pro and con, and it was unanimously decided that at least for the time being the service would remain active, in that payment for the water used seemed to be assured.

On inquiry, the secretary reported that the offers for water connections have not yet gone forth, in that it was hoped that the Burrows annexation matter could be resolved in the interim and be included in this year's allocation.

Adjourned: 9:15 p.m.

Meeting of the Board of Directors of Leeds Domestic Waterusers Association, held Tuesday, October 20, 1981, at 8:00 p.m.

Present: President George Foulds, John Seiler, Mark Ludlow, Dave Hudson and Ray Beal.

The minutes of the previous meeting were considered, and on motion of John Seiler, seconded by Ray Beal, were approved as written.

The financial report for the preceding period was presented, and on motion of John Seiler, seconded by Mark Ludlow, was approved. The Secretary reported that the Treasury Bill had been turned for an additional 90 days, investing \$9631.10 (including the bank charge) for a \$10,000.00 note maturity. The Secretary reported that the money market certificate of \$13,608.25 plus interest would mature on October 28th. After a brief discussion by the Board, the Secretary was asked to turn the entire amount for an additional period of six months.

The possibility of Ensign Griffiths moving from Leeds was discussed, and it was noted that in this event Veannetta Laub felt that she could handle the meter reading if the Board so desired. There was a question, however, as to the actuality of Ensign's departure.

Notice was received of the hearing on the Orvin Neilson change of point of diversion application, to be held in the commissioner's chambers at the county courthouse at 9:30 a.m. on October 29th. The Board will be represented at that hearing.

Following is a record of activities beginning September 16th through October 19th in date order:

September 16--took samples at the spring, Silver Reef splitter box and fire tank, and second radiological sample at the well; shut off pump; water temperature at tank 66°, at well 65°.

September 18--called Cedar City, samples not valid because of electrical failure.

September 19--flushed three hydrants at once on the east side, ran 70,000 gallons through.

September 21--took samples again; water temperatures--spring 48°, splitter box 57°, fire tank 64°, Seilers 76°.

September 22--report spring OK, splitter box 4 coliforms, fire tank OK, Foulds OK, Seilers 2 coliforms, garage 1 coliform, hydrant OK.

September 23--inspected breather boxes and air release vents; checked mileage from spring to each of the breather boxes; #3 air vent cover was broken.

September 25--replaced broken vent cover and put a new lock on #4 breather box.

September 28--replaced vent and installed a new shut off valve on #3, and installed locked on #1 and #2 breather boxes so all breather boxes are now keyed alike; sampled spring and breather boxes.

October 4--flushed hydrant at Gartons; replaced meter at Konolds and Eastmans and pulled the meter at the park.

October 8--repaired the park meter.

October 10--flushed hydrant at Bryants, Mel Greens, Browns and Jansons; at the breather box below the concrete tank put in 32 ounces of chlorine powder.

October 12--took samples.

October 13--reports spring OK, splitter OK, fire tank 5 coliforms, Seiler OK, Foulds 1 coliform, garage 6 coliforms.

October 19--flushed hydrants at Bryants, Walshes, Jansons, 30,000 gallons; tomorrow will take samples.

The summer time temperatures of the water are a matter of some concern and it is felt that when resources are available to do it, the covering of the fire tank completely with soil (as was initially intended) will have a favorable bearing on the problem.

Ray Beal advised that Joe VanSeters had made a special point of complaining to him of the washout in front of his driveway at the time the water mains were being flushed through the hydrant at Clara Gartons. He seemed to be considerably upset but apparently the problem is solved, as George Foulds and John Seiler had already taken a truckload of material to fill in the washed place adjacent to the VanSeters residence.

Adjourned: 9:00 p.m.

Meeting of Board of Directors of Leeds Domestic Waterusers Association, held Tuesday, November 17, 1981, at 8:00 p.m.

Present: President George Foulds, Mark Ludlow, John Seiler, Ray Beal and Dave Hudson.

The minutes of the previous meeting were considered, and on motion of John Seiler, seconded by Mark Ludlow, were approved as written.

Mark Ludlow inquired as to the result of the hearing on Orvin Neilson's application to the State Engineer for change in point of diversion for two parcels of water. It was reported that because of scheduling conflicts, no one from the Board was able to attend the hearing. It was felt, however, that there would be some notice given by the State Engineer as to the outcome.

The Secretary reported that though six culinary connection offerings had been mailed and the time for earnest money payment has passed, there has been no response from any of the applicants. It was felt that it might be wise to send a follow up and request a specific answer in return as to the intentions of the applicants, so that any cancellation or removal of a name from the list could not be charged to misunderstanding.

The financial report for the preceding period was presented, and on motion of John Seiler, seconded by Dave Hudson, was approved.

Following is a record of activities reported, beginning October 21 through November 16th:

October 21--spring depth 123½" (last year it was 121"); took samples: spring, 0 coliforms; splitter box, 0; fire tank, 2; Seilers, 0; Foulds, 3; Ludlows, 2.

October 24--flushed steel tank out of the drain, overflowed concrete tank for one hour, drained concrete tank approximately 12,000 gallons through drain valve; 2½ lb. chlorine inserted in master meter.

October 26--took samples: spring, 0; splitter box, 0; fire tank, 0; steel tank, 1; Seiler, 0; Foulds, 0; Ludlows, 0; at 4:00 p.m. met with Murray Webb, Steve Creamer, John Seiler, June Forsha, and George Foulds.

October 30--dug out and removed plug at steel tanks and installed a length of pipe in preparation for draining the tanks.

October 31--drained the 30,000 and 60,000 gallon tanks; started the pump; after the tanks were drained down, put in chlorine and allowed the tanks to fill; checked flow of spring (118 gallons a minute).

November 1--started draining the tanks; shut off pump at 2:30 p.m.

November 2--took samples, everything checked 0 coliforms.

November 9--took samples, Seilers, Foulds and Ludlows, 0.

November 10--4" cross over at the master meter sprung a leak at a welded ell. Put on a temporary repair.

November 14--replaced the cross over pipe in the meter pit.

November 16--took samples: Seilers, Foulds, Ludlows, 0.

Have now had four weeks in a row of 0 samples.

In the process of draining the steel tanks for disinfection, it was noted that the interiors are corroded, the 60,000 gallon tank is in particularly bad shape with deep rust. With the plumbing that is now in place, there is no way that the tanks can be separated one from the other, which would be necessary before

any interior maintenance work can be done. George Foulds had prepared a drawing detailing a new plumbing plan which, through the installation of some 6" pipe with fittings and valves, would make it possible to isolate either tank. It would be impossible to estimate the cost of such a change or modification but it was decided that the work must be done in order to permit proper sandblasting and repainting of the insides of both tanks, with first emphasis to be placed on the 60,000 gallon tank. Because of the nature of the maintenance, it would be necessary that the sandblasting and painting be done by professionals properly equipped with equipment, including breathing apparatus. It was felt, however, that if the trenching for the new plumbing could be done by a backhoe of the required size, that the actual piping and valving could be done with local talent, which would undoubtedly save substantially. Contacts will be made regarding the various facets of this needed work and the matter will be further considered at future meetings. It was felt that there was some urgency to get the job done, particularly as regards the 60,000 gallon tank.

It was announced that there was a "cross connection" workshop to be conducted by the State Board of Health with their own and imported talent and there is a \$50.00 tuition for this two-day meeting in Cedar City on November 18. Also there will be a safe drinking water work shop scheduled for December 11 at Cedar City also. George Foulds asked that he be advised if any of the Board members want to attend either or both of these workshops so that registration forms could be sent in.

Messrs. Foulds, Seiler and Forsha gave brief detail of the contact made by Murray Webb and Steve Creamer, exploring the possibility of getting culinary water from either Silver Reef or LDWA to the Dixie Cove Estates property in the Harrisburg area. Mr. Bain, the developer of the area, has a well right but the water from the well will not pass Board of Health standards on potability. The water can be processed by the principle of reverse osmosis and make it potable (lowering the mineral content) but the process is exceedingly expensive to install and to operate. The proposal is to transfer approximately .38 cfs (probably an irrigation right) to the LDWA and they (LDWA) would allocate sufficient culinary water at 40,000 gallons per month per household for an eventual of approximately 18 taps, with Bain to pay for all of the necessary piping (complete installation). It would be the tentative plan to run the water directly from the concrete tank south in the vicinity of LDWA's acreage, the Neilson property, the Color Country development and on south to the Dixie Cove area. It was reported that there was a stated interest on behalf of the Color Country people to also become participants, probably through the transfer of additional well rights. It was pointed out that by reason of the present By-Laws of LDWA there is a prohibition against furnishing water to any person or property outside of the existing town limits of Leeds, and before this prohibition could be dealt with, a rather substantial annexation process would be necessary. It was also felt that if this matter went through, Mr. Bain would be willing to run a connection from the lower end of the new main going directly south from the concrete tank to the end of the pipeline on the south end of Main Street, which would allow a circulating situation and would prevent the problems of stagnation at dead-ends. Messrs. Webb and Creamer were advised that no decision on this matter could be made, as it would be necessary to not only agree among the members of the Board that it would be beneficial, but also get agreement from the stockholders and have the Leeds Town government also get involved and be agreeable.

Meeting of Board of Directors, Leeds Domestic Waterusers Association, November 17, 1981 continued.

They were further advised that they should prepare a written proposal, showing a valid plat of the Dixie Cove Estates program and the details showing the proposed plan for installation of the line (water main), detailing everything that would be new in connection with the matter. This is to include pipe sizes, valving, in addition to the amount of water right being offered for transfer, etc. Those present were assured that the proposal would be forthcoming in the reasonable near future to be considered by those necessary.

Adjourned: 10:00 p.m.

Meeting of the Board of Directors of Leeds Domestic Waterusers Association, held Tuesday, December 15, 1981, at 9:00 p.m.

Present: President George Foulds, John Seiler, Ray Beal and Dave Hudson

The financial report for the preceding period was presented, and on motion of Dave Hudson, seconded by John Seiler, was accepted as prepared.

The minutes of the previous meeting were considered, and on motion of John Seiler, seconded by Dave Hudson, were approved as written.

The Secretary reported that he had contacted Creamer & Noble on the matter of their overlooking submitting the paper work to the State Engineer relative to proving up on the .50 cfs water right. The paper work on this allocation has now gone to the State Engineer.

The Richard Pisarsky home is being rented to Randy Bowler, the son of Lorna Muir. They have been advised that there is a balance owed for water that will need to be paid before the water can again be turned on. It was indicated that this amount will be paid.

In conversation with Vere McMullin, the Secretary advised that Vere informed him that he intended to buy the water connection offered him but he thought it would be more convenient to wait until the next payment on the water right and property is made. He also advised that if there is an interest in acquiring some water for the Association property being purchased from the McMullins, that he (Vere) would consider selling some of his irrigation right. He isn't trying to dispose of the water but indicated if such an arrangement would assist in the sale of the property, he would talk about it directly to any proposed purchaser. John Seiler noted that Vere had told him the same thing many months ago.

The bill from Creamer & Noble for their services in proving up on the water rights, in the amount of \$412.00, was approved for payment.

In connection with the property which is being considered for annexation, lying east of and adjacent to the Leeds Estates subdivision, John Seiler reported that Lorin Lee has recently had several contractors out to the property to get estimates on costs of extending the water line and the road.

The following is the record of activities during the month of December: December 7--took water samples at Seilers and Ludlows, both OK; December 14--uncovered line at steel tank, it is cast iron; December 15--took sample at postoffice (previous sample by Southwest District Health had been indeterminate), it came back OK.

George Foulds gave an estimate of the approximate costs of correcting the plumbing problems at the steel tanks as being \$5,710.00. This would include not only the cost of materials, but also the cost of excavation--backhoe, etc. It was felt that if possible this work could be started during January, a period when water use is lowest and where total capacity of storage would not be an important factor. This action was put in the form of a motion of Ray Beal, seconded by Dave Hudson, and unanimously approved.

The secretary reported no responses had as yet been received from the six tap offers made, and he was instructed to send tracers asking for response on a yes or no basis so there could be no misunderstanding. A self-addressed return envelop was to be included.

Adjourned: 10:00 p.m.