

Leeds Domestic Waterusers Assn.

P.O. Box 460627

Leeds, Ut 84746-0627

2/4/90

7:34 PM

"JANUARY 12th"

Attending meeting: Eugene Hansen, Fred Friese, Sandra Browning and Don Goddard. Excused was Susan Savage and Russell Peine was out of town working.

President Gene Hansen expressed his concern as to whether three was a quorum to conduct business. Don Goddard checked the by-laws and found that three was adequate to conduct business.

Prayer by Fred Friese.

MINUTES; Discussed by board members and approved by Fred Friese.

WATER PROBLEMS: Fred Friese was alerted to the fact that water was running into the street at the Robert Woods home. Water had been running for quite sometime. Apparently the water had been left on for quite a while.

Fred said that Mr. Woods would be down around the 15th of the month and he would talk to him and try to work out a solution to the large water bill.

A pipe broke at Erwin Davenport's home and he also has an overage. Don expressed the thought that the owner knew of the broken pipe and would stand the overage he had to pay.

Gene also stated that the new meter at Douglass Burt's place is not working all and another meter needs to be installed. Gene said that he will install the new meter and then call Sandra and give her the new reading.

Gene caught Carlge Stirling and asked him to see that the holding tank will be ready this summer so that this water can be used on the church lawn instead of culinary water. (The Church has two shares of water from the ditch.)

DELINQUENT ACCOUNTS: Laurence Hardy's account was billed for back water use and connect and disconnect and they have paid this amount without question.

Douglass Freeman has been sent a registered letter through the Post Office and they did sign for this last billing. They were instructed that if bill is not paid in two week that the water will be turned off.

Don asked if the ditch (that went through Horst Prison yard) was completed. And Fred said that it was not finished as of yet. There are some rocky places that need to be fixed. Gene mentioned again that a paper, from Horst Prison, was a must to allow passage of ditch through his yard.

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Don wondered what was found out about a liability insurance for the water company. Susan was not there to report her findings. Sandra had contacted the Leavitt Group about their fees and found it would cost around \$1000.00 a year with a coverage up to \$300,000.00. She felt that a better solution would be to contact the Rural Water Association and see if they can offer a better plan. Don wondered if there was a bond to cover the board members. Gene said that there was a bond on the Secretary only. Gene said that he would find a phone number for Ken Orton and we would get in touch with him and see if they have a better plan for liability insurance.

FINANCIAL REPORT: The financial statement was passed around and discussed. Also the CD'S. Don approved the financial statement and Fred seconded the motion. Don wants to find out if the 32 day CD's are a better deal than the 60 or 90 day notes. Jerry will look into it any report.

Dennis Klein's water was shut off but he was notified that he is still responsible for the monthly payment.

Mrs. Stan Perry called Gene and said that she wanted her meter put in for the new home. Gene told her to have Russell Peine dig the hole and if the city considers them a single home owner then the water company will refund her money. She said that she would pay for the work done. (Stan has three shares.) We can not stop them from getting their water shares. If anyone should stop them it has to be the City of Leeds.

Gerald Stoker said that we should have twice the storage that Silver Reef has and that is our only answer. Also do not run your water tanks over. Any water you put in the irrigation ditch is gone. With the rejudication, in practically every town and county, the people are loosing about 10% of their water. The way the water company is set up is that those individuals (that are going to have some of their shares taken away from them) can deed those shares over to the water company. This can be done by donation or a payment. Gradually you will be able to build up the company shares.

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While Gene was in Salt Lake City he checked with a company to sand blast ,seal, and put an inch and one half of coating on the cement tank.

The cost was \$8900.00. He said that he is going to check with the Stout company to see how their price would compare..

The most economical way probably will be the dirt fill in but first the dirt must be tested to make sure there are no heavy metals in it. Glenn Beal said that he thought the dirt across from him was contaminated. We need to find which piles of dirt are available and how much we can have and then Fred said that we need a soil composit sample to be taken to the Soil Conservation Testing lab to make sure it is alright. Don felt a letter for permission to use the dirt would be a good idea. Susan needs to make arrangements to have someone come out and have soil tested.

This is January and by next meeting the board needs to go through minutes and make a list of things we have accomplished and things we plan to do and jot them down for the annual share holders meeting.

One of the items that we need to take up with the share holder is the cost of a new or a used tank to give more storage. We also need permission to get a loan to add a tank.

Fred expressed the need to gear up for a water shortage. Even if we get more moisture.

The Annual Share holders meeting will be held the First Friday in March. The financial statement needs to be a 13 month report. All information should include 13 months.

Sandra gave the report on the Treasury notes. I contacted Sharon at Dixie State Bank about the Treasury Notes. They are available in 3, 6 month and one year. They must be redone at maturity and will not roll over. Each Monday an auction is held and the interest rate is determined by the amount of tenders submitted and interest rate. For the year note an auction is held every 4th Thursday and in either case the bid must be submitted by the bank to the Federal Reserve Bank. (A week ahead).

An account must be opened and amount deposited (10,000.00) . There is a \$15.00 fee for the service from the bank.. The minimum is \$10,000 note. The amount put in Treasury note is \$10,000 minus interest so at maturity you have 10,000. Any bank can provide this service.

Susan talked with Mr. Palmer and he said that the agreement with Silver Reef about the water arrangement was a proper document and that since the situation has changed a revision is in reason.

It was moved and seconded that the meeting be adjourned. (Fred made the motion and Don Seconded it.)

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L.D.W.A. MONTHLY MEETING 9TH FEBRUARY 7:30 P.M.
CONDUCTING: PRESIDENT EUGENE HANSEN

PRESENT: Gene Hansen, Don Goddard, Susan Savage, Russell Peine, Sandra Browning, Loren Lee, Alberta Lee, and Perry Harritt.

PRAYER: Susan Savage

MINUTES : Corrections on old minutes (should read, "Discussed by board members and was moved by ~~Gene~~ ^{Russ} to approve the minutes and second by Don.

Susan expressed her opinion that the delinquent account names and amount due to the L.D.W.A. should not be recorded in the minutes. Susan made a motion that the delinquent account names and amounts not be put in the minutes. Don moved to amend that the delinquent names and amounts be put into the financial report each month. And Russell seconded it. The board voted in the affirmative on the amendment. Then they voted on the motion as it was amended. The board all voted to approve the amended motion.

Gene asked if there were any other changes or additions to the minutes. Susan moved to approve the minutes and Don seconded the motion.

Gene expressed his concern about the water overages that have occurred because of leaking and broken lines. And wondered what the board felt about having Kelly and Steve Johnson read the meters during the winter months to keep a closer check on the water. Board felt it should remain the same for the time being.

FINANCIAL STATEMENT: Financial report was passed out to board members. The bank interest figures were not available in time to be sent out to members with the minutes. Don asked if report could be obtained earlier and Sandra said it could if interest was not added on to report. Members could add it to their report at the meeting.

Loren Lee attended the water meeting to see if Water company would exchange some water rights for cost of tap fee. This needs to be legally written up. He asked board to think about it and board said that they felt a conclusion could be reached by April 1st and would get back with him. (In the meantime the board will check into surrounding areas and see how other towns handle situations of this type.)

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Perry Harritt was welcomed to the water meeting by Gene Hansen. And was asked if he had any thing to bring up. He said he just wanted to attend and see how the board functioned.

Russell Peine expressed his concern for the lack of water storage and that something needs to be done, to enlarge our storage capacity.

Cement retaining wall
Gene told the board that the Salt Lake City based company he checked with to sandblast, seal, and coat the cement tank has come down to look at the job and came down from \$8900.00 to \$6995.00. Craig bid \$3800.00 to put ~~fill~~ dirt around tank. On the street side and the ditch side he would put dirt to come up two feet wide on the cement and six feet high. (To put the rebar and everything else.) It is roughly \$4000.00 plus the dirt. Russ said that it could cost us an additional \$3000.00 for the dirt. It might be less if we utilize the dirt down at Glen Beal's if it is not contaminated.

It was also recommended that we use a 1 1/2 inch Urethane coating on the tank. It was recommended to use white but the board felt a light color to be used but not white. This gives a R-11 rating on insulation.

Russell felt that it might be better to go the Urethane coating instead of the dirt for there would be some erosion with the heavy rains on the dirt. Also when you put the barrier wall up you have a liability problem. Kids can get up on the tank so much easier. A guard rail would be necessary, also reflectors for the traffic. A fence might be a necessity later.

Gene said that the Salt Lake Company put the Urethane coating on a tank twelve miles west of Santa Clara at a mining operation called Hecla, if any of the board members would like to see how it was done.

Don made a motion that we approve the application of Beryl Primer, 3 CF Polyurethane Foam, elastomeric acrylic coating pending a conversation with Ken Orton and Hecla Mine Co. to see if they know anything about it. If they say no then we would not go ahead with it. All Board of Directors approved motion and Russell Peine Seconded the motion

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Gene reported about the information he got on storage tanks. Reynold Stout said that there were two 400,000 gallon bolted storage tanks up in Vernal, Utah. Each are 54 feet across the top and 24 feet high. The cost is \$75,000.00 each assembled on the place and sand blasted also painted. This will be twice as tall as the green tanks we have already. They could be put down the hill a ways or a hole could be dug to make the tanks set down to the approximate height of the other tanks. The BLM could be contacted to make arrangements to put the tank up by the green tanks for better water pressure. There is another tank that is 42 feet across and 24 feet tall with no roof and no floor. He will provide new steel for this tank and build the new floor, assemble and paint for \$54,000.00 (This is a 250,000 gallon tank.) Russ asked if this included the pad preparation. Gene said that Reynold did not mention the pad preparation. It must be separate. There are pictures of these tanks that the board can see if interested.

Don asked how the board would pay for one of these tanks. Gene said that we could use the CD money and maybe get a loan from the Rural Water Company as we did for the last tank. A new tank would be one dollar a gallon. These tanks from the Stouts are used tanks. Don asked what a similar cement tank would cost. Also what would site preparation cost. Russ said that site preparation cost would depend on where the new tank was placed. Minimum of \$1000.00 cost for site preparation was Russ's guess. This includes pipe and pea gravel, also the ring around the base. Gerald Stoker recommended that we double our water storage which would be an additional 400,000 water tank.

Gene estimated that there was at least 295,000 gallons last month spilled out of the tanks into the ditch that could be used by the water company if we had another water tank.

Sandra was asked to call Ken Orton and see what the procedure is to obtain a loan interest free from the Rural Water Association by Gene. (approximately \$50,000.00 to \$65,000.00 loan.)

Susan was asked to look into the price the water company paid for the cement take when it was bought and installed. She would have to go back through the minutes and find out this information.

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Gene will check with the Forest Service and see if the green storage tanks are on their ground and if so check to see if another tank could be placed by these tanks. ~~It may be BLM Land.~~ *Forrest Service Land.*

Russ will find out what it will costs to put in a cement tank now. To have a price to compare with steel tanks. So far the best deal is the 400,000 gallon tank.

Don Goddard said he would go to the meeting at the Dixie Center (Training seminar and work shop to represent the Water Company. Given by the Rural Water Association. Sandra was given the form to fill out and to send in with a check for the admission cost.

Susan expressed the fact that she would feel a little safer if part of our money is invested in another bank. We did receive a letter from the Williamsburg bank that the loan manager would like to talk to the water company about our money. Don said that he would go in and talk to the bank and report his findings to the board. Don will also check with Lane Wilckens for a bank he feels is secure to put CD's in.

Gene expressed that we need to hold another meeting to organize ourselves for the Stockholders meeting to be held next month after everyone has completed their assignments. The stockholder's meeting will be held on the third Tuesday of March. Which is the 20th of March at 8:00 p.m.

The board agreed to pay Jerry Browning \$100.00 for work done to create a computer program for the water company to compute the amount of water used for each billing.

Don made the motion the meeting be adjourned, board agreed and Russ seconded it.

The meeting was adjourned.

L.D.W.A. ANNUAL SHAREHOLDERS MEETING

20 March 1990

Conducting:
Prayer:
Minutes:
Financial Report:
New Computer Billing System:
Business:

President Eugene Hansen
Ray Beal
Sandra Browning
Don Goddard
Sandra Browning

- 7,895.00
- A. Contract let for the spray coating insulation of our cement tank work to start soon -- Urethane Company in Salt Lake.
 - B. Gerald Stoker's strong recommendation to double the storage capacity of our system to eliminate waste and to give us greater surge capacity.
 - 1. We must amend our existing Conditional Use Permit to include another tank. The procedure will take approximately 60 days.
 - 2. We have one bid from Stout Construction for a used 400,000 gal. tank for \$75,000. Russ Peine is looking into a Calif. Co. for other bids.
 - 3. We will have 60 days to find our lowest interest rates, etc. for financing.
 - C. The need of Insurance and Liability Coverage for L.D.W.A. - ✓
 - D. The preparation of an emergency procedure document in case of disaster. ✓
 - ~~E.~~ We still have need for a storage shed for spare parts and emergency supplies.
 - ~~F.~~ Consideration for a shed to house the spring cover, protection from the elements, as well as vandals.
 - G. There is a new law requiring the installation of double action check valves or back-flow preventers at each tap.
 - 1. L.D.W.A. must have started this procedure by April 1st and to be completed by April, 1995 - 5 years.
 - 2. Also to include a 10% routine inspection yearly.
 - 4,140.00 → 3. Cost of the adaptor or retrofit to our old system is \$36.00 each.
 - 4. And with the purchase of new yokes with the adaptors increases the cost \$26.43.
 - H. The property in the Silver Valley area is 16 acres.
 - 12,035.00 a. Deed this to the town of Leeds for \$1.00 with the stipulation that should they sell it, all monies will go to L.D.W.A. (Which will save \$400.00 per year in taxes.
 - b. To trade a portion or part of it to the School Board for the property around the Town Hall.
 - I. We still need water. Readjudication - Quote Gerald Stoker:
 - 1. "Transfer your irrigation share or shares to keep from losing them to L.D.W.A.
 - 2. L.D.W.A. file for transfer of shares to be held in trust for the people of Leeds." (End of Quote.)
 - 3. Last year we ran our well pump 3 months, 3 hours per day to maintain levels in our tanks. Plus the cost of pumping.
 - 4. We have the two shares of L.D.W.A. water on the Town Hall lawn.
 - 5. The Church is working to get their shares on the Ward lawn.
 - 6. We are also in the process of additional storage, or water rights. If we have a few drought years at some point in time (soon), we will be out of water and will have to impose a building moratorium.

J. Delinquent Bills.

Nominations and elections of new Board Members.

Thank all for support.

Adjourn

Brief meeting with new Board Members.

FACTS SHEET

EVENTS AND HAPPENINGS OF 1989:

1. SANDRA BROWNING REPLACED LOUISE STIRLING AS OUR NEW SECRETARY.
2. THE MASTER METER IS NOW BACK IN SERVICE.
3. THE 30,000 GALLON TANK WAS REPAINTED AND PUT BACK IN SERVICE. (THIS WAS UNDER THE WARANTEE — NO ADDITIONAL COST.)
4. THE DAMAGE TO THE WELL HOUSE WAS REPAIRED, AND GLEN DODGE PAINTED SOME FEDERAL REGULATIONS SIGNS WHICH WERE POSTED TO HELP PREVENT ANY FURTHER DAMAGE BY VANDALS.
5. WE NO LONGER SHARE A SAFETY DEPOSIT BOX WITH LEEDS. WE HAVE OUR OWN.
6. THE LEVEL CONTROLS ON OUR CEMENT TANK HAVE ALL BEEN SERVICED AND ARE BACK IN SERVICE.
7. INVESTIGATION OF THE BLUE SPRINGS AREA THAT THE TOWN OF LEEDS FILED ON IN 1970 WAS FELT TO BE TOO COSTLY TO DEVELOP AT THIS TIME.
8. THE HAROLD STIRLING PROPERTY THAT IS OR WAS OWNED AROUND THE SPRING IS NOW INVOLVED WITH A TRADE WITH THE FOREST SERVICE IN ANOTHER AREA, SO WE ARE NOT PURSUING THE PURCHASE OF THIS PROPERTY.
9. THE CLEANING OF THE SILVER REEF TANK NECESSITATED A ONE-SHOT CHLORINATING OF OUR SYSTEM AT THAT TIME.

ANNUAL L.D.W.A. SHAREHOLDER'S MEETING held at 8:00 p.m. 20th March 1990

Handouts consisting of an agenda, financial statement, and a fact sheet were passed out to the shareholders that attended the meeting.

All board members were present and accounted for.

CONDUCTING: President Eugene Hansen

PRAYER: Ray Beal

Minutes were read of the shareholders meeting of 1989 by Sandra Browning. Pres. Gene Hansen asked if there was any additions or corrections to the minutes and Russell Peine said that the reference made to him seconding the motion to adjourn the meeting did not include his last name and that should be added.

FINANCIAL REPORT: Don Goddard explained the financial report that was earlier passed out the shareholders. The total amount in savings and checking accounts comes to \$43,244.19. Don expressed that we have quite a large sum of money but on the other hand, we need another water tank for storage and the cement tank needs a urethane coat for better insulation. After some discussion Bill Schweer moved to approve the minutes and the financial report. Wilma Beal seconded the motion and all approved.

BUSINESS:

Gene told the shareholders that a contract was accepted by the board members for a Salt Lake Company to coat the cement tank with Urethane. The coating was less expensive than the use of soil in the long run.

Gene also told members that Gerald Stoker strongly recommended that the water company should double its water storage capacity to eliminate waste and help give greater surge capacity.

To accomplish this goal, we must amend our existing Conditional Use Permit to include another tank. And find a tank. We have a bid from Stout Construction for a 400,000 gallon tank for \$75,000. Russell Peine is looking at other companies for other bids. We have 60 days to find lowest rates of interest for financing.

Stan Roberts asked if the board had checked on the underground tanks (made of synthetic materials such as fiberglass). Gene said they have not, but would do so. Russell Peine said that steel tanks are cheaper than cement tanks and that cement tanks have a tendency to leak. A Steel tank does not have a build up of algae as a cement tank does.

Don Goddard told the shareholders that the water company has a great need for Liability Coverage. As more people move into the area and we acquire more tanks, the chances of an accident increases. Stan Robert said that the City of Leeds is insured with the Leavitt Company by a Group called "Olympus" and they were very reasonable compared to other companies. Travis Black told Don Goddard at the Dixie Center at a Water Convention, that board members can be criminally responsible if something happens to a water system. Don also mentioned that at this meeting it was urged that each water company prepare a emergency procedure document in case of disaster.

Gene said that we still need a storage shed for parts and supplies. Also the board is considering a shed to cover the spring, and protect it from the elements, as well as vandals. Don Goddard felt that at least a cement block should be considered.

Ray Beal said that locks on the man hole covers were broken off when they were checking the system. Don Goddard said that it is now a Federal offense to damage anything that has anything to do with a water system. Signs are also available to discourage vandals.

Quite a bit of damage was done at our well house and board members had to go up fix it.

Gene called to the shareholder's attention that there was a new law requiring the installation of double action check valves or back-flow preventers at each tap. We must start by April 1st. and have to be completed by April, 1995 (5 years). Also a 10% routine inspection is required yearly. The cost of the adaptor or retrofit to our old system is \$36.00 each and the purchase of new yokes with the adaptors increases the cost \$26.43.

Gene told shareholders that the board has been looking into a trade with the City of Leeds for the Silver Valley 16 acres that the water company owns. This would be done by selling the land to the city for \$1.00 with the stipulation that should they sell it, all monies will go to L.D.W.A. (Which will save \$400.00 a year in taxes. Or we are also considering a trade with the School Board for the property around the Town Hall.

Our greatest concern in 1989 was water. Gerald Stoker said that with the Readjudication, many people who are not using their water will loose it. Gene told the shareholders that if they might loose their water, they can transfer the irrigation share or shares to the L.D.W.A. The L.D.W.A. will file for transfer of shares to be held in trust for the people of Leeds. Gene mentioned that the well pump was used 3 months this last summer 3 hours a day to provide the water for our members.

The Leeds ward owns 2 1/2 hours of water and plan to use it on the church lawns.

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Gerald Stoker has a list of people with wells in the area and the water company plans to see if there is anyway we can save the water for the Leeds area.

Stan Roberts asked how deep we are in the well and Gene said he plans to take a measurement to find out. Around 40 feet.

The shareholders were told that if an account is delinquent that we can and will turn off the water if necessary.

The time was turned over to Fred Friese for the election of new board members. Glen Dodge was asked to write the nomination on the blackboard.

Those nominated:

Don Goddard	Douglass Burt
Russell Peine	Glen Dodge
Susan Savage	

Wilma Beal made a motion that nominations cease and Evelyn McMullin seconded the motion.

Nominations were closed and the balloting took place. Connie Peine and Sandra Browning were asked to open and count the ballots. Stan Roberts and Ray Beal were witnesses to the proceedings.

Connie Peine posted the results:

Don Goddard	20
Russell Peine	18
Susan Savage	14
Glen Dodge	8
Doug Burt	6

22 members voted in the election

President Gene Hansen adjourned the meeting.

SPECIAL MEETING WITH NEW BOARD MEMBERS

Fred Friese nominated Gene Hansen as the President of the water board and Russell Peine seconded the motion. Russell Peine moved that Don Goddard assist Gene. All approved. Don Goddard made a motion to adjourn and all agreed.

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LDWUA MONTHLY MEETING - Monday, Mar 9th, 1990

ATTENDING MEETING: Don Goddard, Russell Peine, Fred Friese, Sandra Browning, and Susan Savage. Loren and Alberta Lee.

CONDUCTING: Don Goddard (Gene Hansen was out of town on business.)

PRAYER: RUSSELL PEINE

The minutes were discussed and three corrections made.

Russell explained to Fred Friese that Gene had received a bid from a Salt Lake City based company to sandblast, seal, and coat the cement tank with Urethane for \$6995.00. Also that unless Ken Orton or the Hecla Mine Co. has some negative comments about the urethane coating, that the board would go ahead and have this work done.

Russell Peine made a motion to accept the minutes as corrected, and Fred Friese seconded the motion.

FINANCIAL STATEMENT: Don Goddard asked why we had such a large misc. income. Sandra Browning told Don that a tap had been sold. The delinquent accounts were also discussed. Fred Friese made a motion to accept the financial report and Russell Peine seconded the motion.

Sandra Browning showed the board the new computer program that Jerry Browning installed for the water company that shows each account, the amount of water used each month.

ANNUAL SHAREHOLDERS MEETING:

Gene Hansen made up an agenda that he felt needed to be discussed at the shareholders meeting on March 20th, 1990. Assignments were made to be given that night. Sandra Browning was given the assignment to read minutes from last year and explain that the billing is now on computer. Don Goddard was given the financial statement to talk about. Fred Friese was in charge of the election.

The Agenda includes:

Water company has contracted a Salt Lake company to coat cement tank with urethane.

The need to double our water storage (100,000 gallons).

Liability insurance is another cost that must be considered.

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The need for Liability coverage for L.D.W.A.
Emergency procedure document needed in case of disaster.
Storage shed needed for parts and emergency supplies.
A 28 foot trailer would be a good size. Inventory needs to be taken.
Cover for springs for protection.
New Law requiring installation of double action check valves or back-flow preventers at each tap.
The property in Silver Valley area of 16 acres.
Concern for water shortage.
Delinquent bills

Russell Peine reported on the information he found about tanks that are available. Don mentioned that Gene said that Stouts have two 400,000 gallon tank for \$75,000. Russell remarked that he checked with Lynn Goodfellow and found that he was not in the tank business anymore. Also Russell met with Glenn Gubler in St. George and he said that there was a very professional company in California called the San Luis Tank Company. They put in an average of 50 tanks a year. So far Russ has no price or availability of a tank. He will pursue it.

The Mayor of Leeds received a letter from the Board of Division of Water Resources concern, about the availability of water and Russell Peine read it to the water company. They said that they had funding and would work with city to help try to prevent water shortage. Contact Steve Wilde for assistance.

Sandra said that she has already contacted Steve Wilde and that he is sending an application for a loan. Also Don Goddard said that Steve spoke at the Rural Water Convention he attended and Steve mention that monies were available from 0 to 5 percent interest depending on the organization.

Also 15% to 20% is required for a down payment. So that means we will have to come up with money up front. Russell said he felt that it was important to enlarge our tank capacity for water storage. Don felt that we should talk to shareholders at the annual meeting about the urgency of water storage. Russell felt that we should have all information together to present at that time to the shareholders. Don also felt that an increase of revenue might be necessary not only for the tank but also for the double action check valves or back-flow preventers required by a new law. This must be done to each tap in five years. Also a routine inspection is required yearly.

Don Goddard reported that at the Rural Water Meeting he attended at the Dixie Center that Keith Scholzen of Scholzens Products is putting on computer the needs of the individual water companies. Also there is a coupler that connects plastic to metal or

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metal to metal (coupler will fit different sizes of pipe.) and that the company should get some in case of an emergency.

It was suggested that the water company have an emergency plan in case of a disaster. Also Liability insurance is a must. Board members can be held criminally and civilly responsible for anything that happens to the water system. Susan Savage has some leads on a insurance company that has a liability policy that might be workable for us. She will look into it more closely and report at the next water meeting.

Don mentioned that Silver Reef wants us to go in on a master meter to double check the amount of water flow. The board felt that they need to discuss this more before any decision be made.

Don said that he and Gene were up at the Spring and felt that a cement block would be a good idea or a shed to cover the spring to protect it from the elements as well as vandals.

Don said that vandals have done quite a bit of damage at the well house and that has been repaired.

Board discussed that Charlie Jones may need a pressure regulator to evenout the water flow. Gene is going to talk to him and suggest this solution and that it is his responsibility to have a pressure regulator installed if there is still a problem.

When the city had walks put in Steve Johnson's meter was cemented over and the company will come back and uncover it.

Blue Springs may be to costly for a water source but Don felt that several board members need to go up there and dig down a short distance and see just how much water they find. Especially if there continues to be a water shortage.

Russell said that there is an artesian well that Merlin Sullivan claims that can be considered a water source. (It is North of Loren Lee's place.)

At the end of the Shareholders meeting the election will be held. Fred Friese is in charge. Only share holders can vote. one vote for one tap holder.

Loren and Alberta Lee were in attendance to see if the board has come to any conclusion about his proposal. Don said that the board has been given assignments and research is being done. But no decisions have been made. We plan to have an answer by the April meeting.

Fred Friese said that he talked to Bob Woods about the overage in water from leaking lines. Don said that when a tap was turned on it is the homeowners responsibility. At the next board meeting the amount of overage needs to be presented.

Fred Friese made a motion to adjourn the meeting and Susan Savage seconded the motion and all agreed.

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L.D.W.A. MONTHLY MEETING FRIDAY - APRIL 13TH, 1990 7:30 p.m.

CONDUCTING: DON GODDARD

PRESENT: Don Goddard, Susan Savage, Russell Peine, Fred Friese, Sandra Browning, Mayor Stan Roberts, Loren Lee, & Alberta Lee.

PRAYER: FRED FRIESE

EUGENE HANSEN WAS OUT OF TOWN.

MINUTES: Don asked if there were any corrections to the minutes. One correction was the well is being pumped at the level of 240 feet instead of 40 feet. Don asked if there was a motion to approve the minutes. Fred Friese made the motion to approve the minutes and Susan Savage seconded the motion, all approved.

FINANCIAL REPORT: Don asked Sandra if the 10,000 CD was being taken care of. She said that it matures Monday and asked which bank the board wanted to put it in. After a short discussion the board felt that First Security Bank was the most stable. Also Lane Wilcken recommended that we use First Security also. Susan made a motion to approve the financial statement and it was seconded by Russell Peine. All approved.

LIABILITY INSURANCE: Don talked to John Roberts at the Leavitt Agency in St. George and he was going to look for some carriers for us. Mr. Roberts suggested that we would need at least 300,000 coverage. Don felt that we should have one million dollar coverage. We could have a \$5000.00 deductible insurance for a more reasonable premium.

METER PROBLEMS: (from Gene Hansens notes)

Dolores Dicks, Richard Nylund, and Woody Fillmore all have faulty meters and Gene Hansen suggested a work party was needed to check them out. Some had huge overages and some seemed to run backwards. Shane Sullivan's meter needs to be built up about 18 inches. Susan was asked organization the work to be done so board members will not do some checking twice.

Don suggested that the board members go out in two's to check bad meters.

FINANCES FOR THE TANK: Representatives from the Forest Service are coming up to take a look at the spot that we plan to put the new tank. Mayor Roberts said that he received a call from Nicole Young of Five Counties about financing. He wondered if we would like him to check on monies for the tank when she contacted him. He said that Ivins is getting 900,000 dollars from "Farm Home Administration".

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5/8/90

8:51 AM

Don said that Farm Home Administration and Bureau of Water Resources both have two lending agencies and both have the same interest rate from 0 to 5 percent pending on what kind of an organization you happen to be, Community or private water companies. Mayor Stan Roberts said that he will get in touch with Nicole Young Monday and find out what she has available.

LOREN AND ALBERTA LEE: The Lees would like to put water into our water system now so they won't lose it and the water will be ready for use when they are ready to subdivide.

Don said that some of the board members had questions and he turned the time over to them for discussion. Fred Friese said that the board found that the Lees have much more water than they stated. Loren Lee said that the records were old applications and not water rights. After much debate Don asked Loren to check with Gerald Stoker and find out if some of these applications were accepted and water rights issued. Then when Loren finds out where he stands and is ready to talk, the board will meet with him and come to an agreement. This would be a special meeting called if desired or our next monthly meet. If Loren has the water rights as is indicated by the information we received, it would be a very simple matter to work out the water exchange for present land and also dissolve ill feelings from the last subdivision in town. (Loren has 7.4 acre foot of water on the land that he wants to subdivide later on. The water has been approved and the Lees need to drill a well by Nov or they will lose the water. That is why the Lees want to deed the water over to the water company.) Don also stated that he would feel better if the full board was present.

Don asked Mayor Roberts how long the ruling has been in effect that the contractor must furnish water for his development. Mayor Roberts said that this has been in effect for many years. Susan said that she would look it up to give us an amount in years.

Don stated that Gerald Stoker gave the Leeds ward the go ahead to use their irrigation water in a pond and water lawn from pond. Thus saving much of the culinary water for the town.

STORAGE SHEDS: The water company needs to find storage shed. Ray Beal was looking into a shed from the state. But he said that the state decided to use it and it is not for sale. Mayor Roberts said Stan Perry has a trailer that he might sell and we should talk to him. We need at least a 28 to 30 ft shed or trailer to store pipe lengths in.

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PILOT VALVE: Ken Orton replaced a pilot valve (level control) on the cement tank and it is still not working correctly and Don felt that we need to have Ken come back down and find problem.

BROKEN LINE: We had a line break up in Bonanza Flat by Wayne Hood's back yard by Washburns place. Fred Freise went up and helped Russ Peine fix the line and went into his knees in mud. Apparently the line had been cracked for quite some time. After the line was fixed the Hoods and Washburns both said they had never had such good water pressure. Doug Burt's meter was bad so a new meter was put in and when the meter was replaced a back flow adapter was built into the yoke. (All meters must have them within 5 years.) Don asked Sandra, if there was a way on the computer to indicate when a backflow adapter was installed. Since all need to have this work done and we need a record of this when completed. Doug Burt is the first one done. Sandra said it could be done.

Apparently there was a question as to the effect of the Washington Pump on the water supply in the Leeds area. (To see if they are draining our spring.) Gerald Stoker said that an injunction through the courts to shut down the pump would take 20 years. And that do not even mention the legal fees.

The well on Merlin Sullivan's land is just running free and needs to be capped off. The should be brought to Gerald Stoker's attention.

We are entitled with the Reef to .21 second foot from the Spring and we are only getting one fourth that amount. The meter that we put in with the Reef above the Reef's tank indicate that we are getting several thousand gallons a day less that we are supposed to get. Carlyle Stirling and Merlin Sullivan both have said that part of the water drinking water belongs to the irrigation system. And that is why, down below the spring that part of the water goes into the stream. Don feels that we need to turn that spigot off because are not getting our .21 second foot of water. If we get more than .21 second foot of water down that pipe, then the overflow goes to them. The priority is the culinary water.

NEW METER: As of 4-10-90 at 10:00 a.m. the new meter read 91,800 gallons. Above Silver Reef. Our Share of cost of the meter was \$530.00.

Mayor Stan Roberts said that he would contact Bruce Poulson of Farm Home to findout if a loan available and get the information. Then report to us.

Also Mayor Roberts suggested that we look into a Revenue Bond before we take on any other loaning company.

Susan Savage made a motion to adjourn and Fred Friese seconded the motion and all approved.

Sandra

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6/4/90 8:34 AM

May 18, 1990

Leeds Domestic Waterusers Association

Those present: Pres. Gene Hansen, Don Goddard, Susan Savage, Fred Friese, Russ Peine, and Sandra Browning.

Opening Prayer: Gene Hansen

Minutes and Financial Statement were both discussed and approved.

Several concerned town members attended the monthly LDWA meeting. They were interested on how the water company stands on subdividing in town and also they were interested in obtaining a water tap for Scott and Tana Hayes. The water company assured the towns people that a tap would be located for the Hayes. Don Goddard volunteered to locate a tap from a water member.

Gene ask Sandra Browning about information about the loan for the new tank. Sandra explained that the application was sent up to Cedar City for Mr. Urie to accept and then the application will be presented to State Board of Water Resources at their next meeting which will be held on June 15th. We should have a reply shortly after this meeting. Twenty five percent down is the amount that we will have to come up with for the loan. So we will need come up with \$16,000.00.

Fred Friese made the motion that we persue the 500,000 gallon tank (five foot lower than other tank we were looking at.) For \$72,000.00 from Stout's. Don Goddard seconded the motion and the all approved. Pending that we get the funding.

Don suggested that we inquire of Stout's about a ladder to climb the tank that will be short enough so that young people will not be tempted to climb on tank. Gene will check with Stout's.

Don asked Russ if \$3000.00 would be enough money to put in pad and preparation work. Russ said it was hard to determine. He felt that the \$3000.00 would be in the bail park.

Russell Peine asked about the receiving an okay from the Forest Service to add another tank. And Gene explained that we have amended our Conditional Use Permit with the Forest Service. And Forest Service is checking with the environmental people to make sure that there is not problem with them. We should have a reply soon.

Next on the agenda was the Liability Insurance. An insurance man was to come talk to us and they did not show up and we have not received any information in the mail.

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Don Goddard Suggested that share holders be asked to conserve water on the next billing. Have them water every other day and not on Sundays. We are using more water than the Spring can produce so the well pump is being used. Gene felt the ~~Spring~~ ^{well} that Merlin Sullivan has should be

plugged off with tap and elbow so people can get a drink but wont run all the time. Because it is flowing all the time and is lowering the water table.

Gerald Stoker told Gene that we should be getting 4.15 on the irrigation water and 1.0 cubic foot on the culinary water. And we are not getting the water we are entitled to receive. (Gerald Stoker is the area engineer for the State)

On the Blue Spring that the Leeds Water Company filed on is one third foot of water and if we could get that much it would be worth going after. Several board members plan to ride over to the springs and see the availability of water. It is on Forest Service land. Also Italian Springs will be checked out also. A geologist could be hired to go and get his input. If enough water is found a pipeline could be installed. At \$4.00 a foot for pipe the project could cost \$50,000.00. But would be worth it if ample water is there.

Gene and Don both feel that a budget committee needs to be set up for the additional expenses that are coming up.

When Russ Peine was digging a trench for Glen Morgan on Silver Reef our water lines were broken twice that went through his property. The previous owner filed an easement to okay lines going through his property. But it was not filed in Utah. Connie Peine said this is in the process of being done also the easement through Horst Prison land is being filed. (This is ~~irrigation~~ ^{culinary} water and not culinary in the line through Glen Morgan's land.)

Don made a motion that we have a meeting with Silver Reef and discuss the need to share more evenly the cost of the water. Now we are being charged 80% of cost and they are being charged 20% even though they receive 10 cubic feet of water and we receive 11. Russ seconded the motion. All approved to meet with the Reef. Gene will make the arrangement with the Silver Reef.

Scott and Tana Hayes came to the meeting to obtain a water tap. Gene explained that the Perry's are considered subdividers and should furnish water for the Hayes. Bill Foster who is on the planning commission for the town said that the town is changing the ordinance. Gene explained that is fine, but Mr. Perry is still considered a subdivider by the law, until it is changed. After much consideration Russ Peine made a motion to find a tap for the Hayes from existing owners. Don seconded the motion and all approved. Don will help find the tap. And a list of multiple taps is needed.

Connie Peine suggested that if the town has an updated ordinance that the water company needs to update their ordinances also. If there are additional fees then that should be added in. Mr Foster said that the way the law is now, it creating a problem for the inter city and people are unable to sell their land because water is not available. The water is held in trust for the people in the City of Leeds.

Don Goddard expressed the idea that irrigation water can be transfered for culinary water and then subdividers can use this water to sell their property.

Susan expressed the thought if one person is allowed to break the existing ordinance then what is to stop other to do the same thing. As long as the ordinance is in effect it should be upheld. If the ordinance is a bad ordinance then it should be changed.

Gene expressed the fact that the cemetery meter has a large amount of water overage. The meter has a leak or the meter is a bad.

~~Gene~~ ^{Russ} made a motion to adjourn and Don Seconded and all approved.

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7/6/90

7:22 AM

June 8th 1990

L.D.W.A. Monthly water meeting

Those present: President Eugene Hansen, Don Goddard, Susan Savage, and Sandra Browning.

OPENING PRAYER: Susan Savage

The minutes were discussed and Don moved to approve the minutes as they were corrected. Susan Savage seconded. All approved.

The Financial statement was discussed and Don asked for a monthly statement as well as a year to date statement. Don moved that the financial statement be approved and Susan seconded. All approved.

Gene explained that Keith Scholzen went up to the tank to work on the new meter and removed the top off the meter and June Forsha was afraid that the line may have gotten contaminated so he put chlorine in the line to purify it.

up above West of tank to new meter

BAD METERS Carlyle Stirling's glass on his meter is broken and should be replaced. Also the meter was not registering gallons. The City has not dug up the meter that the concreteman covered when the sidewalks were put in.

Gene and Don decided to go over to Deloris Dicks and put in a new meter because it is registering thousands of gallons of water. And could not possible be correct.

The cemetery water meter is also registering thousands of gallon and must be replaced.

Bill Schweer put in his own back flow preventer and will be put in the records with two crosses to designate he did his own work. Doug Burt was installed by the water company and so one cross will be used.

Margaret Armstrong has three taps and instead of using them evenly, she has overages on one and the others were not used much. It might pay her to disconnect one and pay the ten dollars. Then evenly use the two taps that are left.

Gene said that he has been working on the delinquent accounts and he did collect some money also others have promised to pay shortly.

Gene suggested that a safety seal could be used to shut off water of delinquent accounts. Don said that a lock could be used just as easily and the people could not remove the padlock. Don felt that a fee should be charged if lock was used.

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7:22 AM

In St. George on the 12th of July at 7p.m. there is going to be a Well Head Protection meeting in the council chambers at 197 East Main. *Wednesday -*

This morning, five men rode to Blue Springs and another springs close by to investigate the feasibility of piping water back to town and at this time it was decided that there was not enough water to warrant piping it back. The five who participated were Gene Hansen, Don Goddard, Woody Fillmore, Doug Burt, and Carlyle Stirling.

Gene asked Susan to find out what it would take to record with a title company our easement across Mr. Morgan's property up on Silver Reef.

We need to let him know that is was recorded in California but not in Utah and that we do not have a easement document but are in the process of getting this done.

When Roy Brewer comes back next month the board would like him to but a timer on the ~~tank~~ ^{plum} so Don and Gene

won't have to run up to check the tank several times a day.

Also Reynold Stout said that if he puts in the new tank, he will put a ladder and a gauge to tell the actual footage of water in the tank.

Don moved to adjourn the meeting and Susan seconded the motion and all approved.

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The money owed the water company on the Dennis Klein home was paid to the city and we will be getting a check shortly. It was paid by the ~~Realty~~ *little* Company.

Also the City is not using the water company's, two water shares on the park because of the work being done, so the shares were sub leased to Fred Friese and Doug Burt for \$50.00 each and we should be getting that money also. Stan Roberts will see that it is paid to us.

Gene asked the board how we are going to recover the money it cost the water company to run the water lines to the Stan Perry home. And will we have to pay for Scott Hayes water lines to the meter also? Don Said that Eldon Stirling was willing to help put in the line to Scott's meter.

Susan Savage suggested that we add an impact fee in addition to the initial \$2500.00 tap fee if more money is needed to hookup new homes. Don said that this could be incorporated in the new mini subdivision law that the city is putting into effect.

Gene asked Susan to research the minutes and see when the water company changed the tap fee from \$500.00 to \$2500.00 and what the money was to be used for. Gene felt that the \$2500.00 was just to be used to help to pay off the loan to Vere McMullin and the fee was not necessarily to add new lines and hook up a tap.

Don Said that he felt that there should be something in the Mini Subdivision that states our policy on water availability. The water company needs to meet next month with a full quorum and decide. And then put it in writing.

The bill that we received from Silver Reef for the meter and other charges should not be paid until the meter is fixed and reinstalled and we meet with Silver Reef and work out the way we are being billed.

We need to sit down as a board and decide what we want before we meet.

Gene asked if we had heard from any of the insurance companies that we sent letters too. Sandra said that nothing has been received as of yet.

The application for the loan for the new water tank will not be considered by the Board of Water Resources until the 15th of June.

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8/5/90

10:33 PM

Leeds Domestic Waterusers association monthly meeting
July 6th, 1990

Those present: Pres. Eugene Hansen, Don Goddard, Fred Friese, Susan Savage, Doug Burt, Carl Seierup, and Ray Beal.

Opening Prayer : Don Goddard

President Gene asked Don Goddard to attend the Well Head Protection Meeting to be held on the 16th of July at 7p.m. in St. George on main street for the water companies in the area and Don agreed to go.

BAD METERS:

Two meters were changed in the past month and they were Dolores Dicks and Carlyle Stirlings. Gene talked to Margaret Armstrong during last month and suggested that she disconnect one of her taps for she does not use the minimum on two of the meters but on the one she uses much more. But she explained that she will use them as they are, because one is a rental and one is used by her relatives. So she will just have to pay the overage.

Doug Burt's meter was changed also. Wayne Hood's Valve on his meter is still leaking and needs to be checked.

DELINQUENT ACCOUNTS:

Gene explained that the title company, upon selling the Dennis Klein home, paid the back water bill. A bill was sent to Vic Roy and Doug Freeman for Doug's bill.

Gene also asked Susan if she had researched the back minutes and found out just what the money paid for a water tap provided for the payee. Susan said that she is still researching this.

Gene asked Susan if she found out anything about filing the easement to cross Morgan's property and she said that she was told to hold off because Thirl Butler talked to Mr. Morgan and he is coming up sometime this month.

Then a member of the water board can talk to him at that time. Don felt that we should contact him and make sure that Mr. Morgan knows about and approves the easement. Then we need to file it.

Minutes:

Gene mentioned that Roy Brewer is going to put a timer on the well pump and not on the tank. And this needs to be corrected in the minutes. Also Don observed an error in the punctuation and that was acknowledged and will be corrected.

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Don moved to approve the minutes and Susan seconded and all approved.

Gene expressed the fact that Stan Perry still owes the water company for the hookup of his new home and will not pay for it, because the town council made a new law that went into effect after the Perry's built their home. Don made a motion that the Water board members and the town council meet together and discuss this problem and also the water company can set up new requirement for water in the mini-subdivision law. Fred seconded and all approved.

CEMETERY WATER METER: Carl Seierup explained that the cemetery meter is not faulty and he has checked it out and it runs perfectly. The only explanation is that someone has been stealing the water. There has been tire tread marks and the ground is all dug up. Carl shuts off the water at the meter when he leave the area and it is not turned on again until he returns to work. He would like the water company to acknowledge that the water was stolen and credit the cemetery the overage. Carl, in the meantime, will monitor each week to make sure that no extra is being used. He only has \$1000.00 a year budget. He is doing this job voluntarily and would appreciate what little he gets to be used for tools and supplies.

Don suggested that we let it go through the summer (Through August) and let Carl monitor the meter and if this Fall there are no overages then we will drop the overages. Don made a motion that we let the overages go until the September meeting and if there are no overages then we will drop all overage fees. Fred Seconded and all approved.

Carl also asked that the meter at his place be changed. There was water leaking in the meter box. Gene said that the work party will check his meter and change it if need be.

LIABILITY INSURANCE: The Leavitt Insurance company gave us a quote for the liability for about \$3500.00. And this would be for \$1000.00 deductible. But Don was not sure if the coverage was just for association and building or if it also included the board members (which is what we are looking for.) We will work on this and report as we get information.

NEW TANK:

The Conditional Use Permit (the Forest Service and the Environmental has okayed the new tank). The permit is now up to Cedar City and being signed by the Forest Service head and should be back here in a couple of days. The only problem could be that Five "M" still owns the mineral rights to the land and they might want an easement filed so they can have an access to mines in the area.

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If we get approval for the new tank at the August meeting of the Rural water association then at that time we must submit an engineer drawing of the proposed tank and installation. Also what ever collateral we are going to use and all the legal work done. This all needs to be done before approval so we will be ready when it come. Doug Burt suggested that Stout's do our engineer drawing or at least ask him for a suggestion. Gene talked to Reynold Stout and he said that the dimensions of the tank are 34 foot high with a diameter of 50 feet.

Susan and Don had a meeting with Mr Urie and Mr. Cox and Mr. Urie said that the proposal for our tank would be in August's meeting. Mr. Cox thought it would take longer to send the paper work to all members and it might take longer. Mr. Urie felt August was sufficient time. Don felt that if he talked to Mr. Urie, that perhaps this could be speeded along somewhat.

Gene explained that Mr. Stout will put a ladder on the side and also a float and a target board on the outside to register the amount of water in the tank. These items will be included in the original price of tank.

The Board of Health recommendation 400 gallons per tap for inside use only. And 5,000 gallons per month for outside use. Also 60,000 gallons for fire safety per month. So we are at the minimum right now.

Don Suggested that we compose and send out a questionnaire telling the water association members the need we have for another tank and if they will accept a rate increase to pay for tank. The questionnaires will be sent out in the July billing. (A yes and no poll plus a need for a rate increase.)

SILVER REEF:

All expenses that we share with Silver Reef is on a per capita basis and so even though they receive nearly the same amount of water as we do, they only pay for 20% of the cost. John Palmer, the lawyer, said that a better way to go is Per use.

Susan talked with John Palmer on the phone about our problem with Silver Reef and he said that per capita is the least workable term to use. A better way to satisfy both parties would be per use as far as water is concerned.

Also he suggested that we try several different ways to overcome the problem. First select the right person to contact Silver Reef to talk with them. It would be better if this person is one who was there when the original agreement was made. In this way he would know why basic ideas were selected. Gene said that Bill Schweer, and Don Fawson would be good to meet with the Silver Reef Board. The second requirement is to send someone who does not get up set easily. Thirdly, have the two board meet together. The board members decided to send several members up to meet with June

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Forsha with some board members and discuss the problem first of all and then see just what happens before we do anything else.

Don Goddard said that if we in Leeds need to restrict our water use then the people in Silver Reef need to watch their use also.

Also Susan asked John Palmer about the mini-ordinance in the city of Leeds and he suggested that the Water company decide what policy they want to set up in the ordinance for restricting water. Susan suggested that we limit the amount of taps sold to a mini-subdivision in a years time. Also selling of a tap only as the water is available.

Gene suggested that the rates be raised to \$16.00 a month with \$1.00 a gallon for the first 5,000 gallons and then there after, \$2.00 a gallon over 45,000 gallons.

Fred moved that \$16.00, plus the same overages as Gene suggested, would be enough to pay the loan payment plus put some money in savings for emergencies. Don seconded and all approved.

Gene stated that the by-laws say that a rate increase is not allowed until the end of the year. So the increase will not be put into effect until January 1991.

Fred Freise expressed the feeling that the meters need to be read with more accuracy. If there is a problem then they should be reread. Fred was assigned to talk to Kelly and Steve and ask them to be more careful.

Don wrote a letter to be included in the billings about rationing water but it was decided to watch a month to see if there is a need to rationing.

Fred Friese moved to adjourn and Susan Savage seconded and all agreed.

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8:25 AM

Leeds Domestic Waterusers Assn. monthly meeting, August 10th, 1990

Those in attendance: Don Goddard, Russell Peine, Susan Savage, Fred Friese, Glen and Glenna Dodge, and Mrs. Stan Perry.

Conducting: Don Goddard (President Gene Hansen was out of town.)

Prayer: Russell Peine

Minutes: The minutes were discussed and Don asked for a motion to approve the minutes and Susan Savage made the motion and Russell Peine seconded the motion and all approved.

Financial Statement: Financial statement was discussed and Fred Friese made a motion to approve the Financial Statement , Susan Savage seconded and all approved.

Don Goddard expressed to the board members that work on the new tank is progressing. And we will need to come up with the down payment of approximately \$25,000.00, for the loan on the tank. Sandra Browning was asked to check the three CD's the the water company has with Williamsburg Bank and First Security and find out the due dates. One is a 30 day CD at Williamsburg Bank so it should not be hard to get to when the time comes.

Don Goddard also showed the board a new financial statement that Jerry Browning made for the water company and instructed Sandra Browning to make copies for board because he felt it was a good one. It pictures the financial transactions for the month.

Don said that Gene told him that he found in the minutes where the \$2500.00 tap fee was only for the tap and did not cover the installation. But when Don went through the materials that Gene gave him, this information was not included. The \$2500.00 fee for the tap was supposed to pay for a loan. Did not include the impact fee.

Susan Savage expressed that she has not found anything in the back minutes that stated what the \$2500.00 tap fee was for. But Bill Schweer expressed to Susan that he also was under the impression that the \$2500.00 was a means to pay the loan they had at that time and did not change the way that the water company dealt with potential water customer's installation. For example, at the time the Lundas ^{v. 115} (Mei

Green property now) put in his water line, this was paid by owner of property or at least they paid half and the water company paid the other half because of the long distance to be covered. . Mr. Schweer said that the water company normally put in the meter and one length of pipe and the property owner put in the rest.

Mrs. Stan Perry expressed to the board that the water line was on their side of the street when they bought the land. Because of this, she does not feel they should have to pay for the line being moved.

Fred Friese expressed to Mrs. Perry that the water tap they bought cost \$2500.00 and the value of the tap remains there and they could sell the tap for the full amount at any time. They would not have to deduct the installation fee from the tap price.

Russell Peine also explained that the old line that was running down the Perry's side of the street was a 2 inch line and was updated to a 6 inch line for fire safety for the town of Leeds and without this improvement the towns people would be paying double the payments for fire insurance.

Don Goddard expressed to her that until they find the purpose of the \$2500.00, the board was not ready to make a ruling. Also the board needs to research and make a ruling on the commercial rates that should be charged.

BAD METERS: There is a leak on the Harry W. Hanley side of the meter, which Wayne Hood found. He turned Mr. Hanley water off so there would be no damage. Sandra Browning was asked to send a letter to Mr. Hanley and tell him of the problem. Mr. Hanley needs to fix this leak at his own expense.

NEW TANK: Bush and Gudgell have been hired to be the engineers for the new tank and the person who is handling it is Ron Whitehead. There were two men surveying the area today. Bush and Gudgell sent one of their men to the meeting with the Water Resource Board, that Gene Hansen attended last Thursday. Also Gene said that he talked to the Stout Company and the tank is being cut up within the next two weeks. We are trying to get all of this done so we will have a place to put the tank as soon as it is ready. We received official word today, in writing, that our application has been okayed for our loan. We do have some finish up work to do like talk to the Health Department and and get some information from Mr. Palmer. The Water Resource Board also voted to give us our money at zero percent interest. But we still need to come up with our down payment. The new tank is 520,000 gallons at a price of around \$70,000.00 plus installation.

Russell stated that the tops of each tank must be even so we would not loose our water pressure. The overflow must be the same in each tank. Our intent is to have the tank in by late Fall or early Spring.

Gene put on the agenda that a meeting must be set up with the Silver Reef Board to help solve difference that exist.

COMMERCIAL RATES: Susan Savage mentioned that the board had already set commercial rates for businesses and she did not know if they were being used but she will research this out and see if we are following the rates that were set up.

WORK PARTY: Volunteers are needed to cut weeds around the Spring. Russ can go after 6 p. m. Those who can go are Russell Peine, Susan Savage, and Don Goddard.

STORAGE SHED: We need a storage shed. Russell Peine said that people are eliminating 40 foot trailers and are going to 45 foot ones. We may be able to find one fairly reasonable. Gray Larkin may have one to sell. Don said he felt that 40 feet was to long and that we should see if Ray Beal could find us a shorter one.

Gene had a suggestion about taxes on the agenda, that we give the land that we own over on Connley field to the town so we won't have to pay taxes. Also the land around the water tanks but Don felt that the \$16,000.00 that the land is worth should not be given to the town. We are using it as an asset. The board felt that idea needs more discussion.

LIAIBILITY INSURANCE: Don Goddard felt we need to set up an appointment for the next board meeting with an Insurance company to explain the liability insurance coverage and costs.

The coliform count in the last water sample taken up to Cedar to be tested was to high and another sample had to be taken up to recheck. If it is not better, then chlorine will need to be put in the water supply.

Susan moved to adjourn and Fred Friese Seconded and all approved. The meeting was adjourned promptly at 8:45 p.m.

Oct. 1990
Leeds Domestic Waterusers Assn.
P.O. Box 460627
Leeds, Ut 84746-0627
11/5/90 9:03 AM

October 12th, 1990

In attendance: President Eugene Hansen, Don Goddard, Fred Friese, Sandra Browning, Susan Savage, & Carl Seierup.

MINUTES: Minutes were discussed and corrections were made then Don made a motion to approve the minutes. Fred Friese Seconded the motion, all approved.

FINANCIAL STATEMENT: Financial statement was also discussed and corrections were made and Fred Friese made a motion to approve the financial statement and Don seconded motion and all approved.

CEMETERY WATER SUMMARY: Carl Seierup brought all of his records for the summer to show the board members that he did not use any excess water. Therefore, what ever happened to cause an excess at the beginning of the summer was either a meter problem or someone was using the cemeteries water. Don moved that we wave the overage for the first two months of the summer, April and May, for the Cemetery. Fred Friese seconded the motion and all approved.

Bad Water: Glenn and Wilma Beal have hammering and sediment in their water line. Gene stated that there is no diagram of the water line to the Beal's home for board members to find a flush valve to eliminate the sand in the line. Gene and Don both stated that the board members need to get with Bill Hall and Glenn Beal and find out exactly where the valve is and flush it out.

COMMERCIAL RATES: Thad Utley told Gene that he was coming to the water meeting he is being charged more than what he uses in his R.V. park. Mr. Utley did not show up at the meeting. Gene said that Susan Savage and Russ Peine were assigned to search out what neighboring communities are charging for commercial rates. We need to set up a fair rate for our businesses here in town.

BAD WATER SAMPLE: We had to send two water samples to Cedar City since we had coliforms in the water sample last month. Both water samples came back good. So the work that was done up at the Spring did the trick. There was a ^{vent} ~~water line~~ with a crack in it that could have caused foreign objects to get into the water line.

CHECK VALVES: Gene told the board members that we have five years to implement the check valves. Twenty percent a year. Eldon Stirling will help us put in the check valves. He receives \$8.00 an hour. Don said that this Fall the board members will be

able to change some check valves. Fred asked how long it would take to replace the valves and Don said that if there was no problem that replacement would take 15 minutes, but if any problems arise then it could take several hours.

INSURANCE: Gene asked Sandra if the quotes from the insurance company has come back yet. And she said that there has not been a reply so far.

SPRING: Gene asked Fred and Susan if their assignment of removing the trash from the spring area been taken care of. Fred said that he got one load of limbs but an ax or a chain saw must be used to cut large pieces to be hauled out.

BUDGET: The budget committee was assigned by Gene. The committee members on budget committee are Don Goddard, Susan Savage, and Fred Friese. Sandra was assigned to check to see if there was a budget from years past that could be used as a sample.

HOOKUP: Gene and Don both stated that the By-Laws (on page 1) state that customer must pay for their own connection and monthly service fees.

Shareholder is a person who has bought a tap.

LETTER TO SILVER REEF: Gene presented to the board a letter that board members compiled to be sent to Silver Reef. This letter will be taken to the Water Company's Lawyer, Mr. Palmer, to make sure all is legal. The letter expresses the fact that the current agreement with the Silver Reef is not acceptable and changes need to be made. The letter will be sent to June Forsha and he will meet with his board and then both boards will meet and make a workable program.

METERS: Don suggested that a note be put in next months water billing to the shareholders to winterize their own meters and if there is a problem with this that they should call a board member and someone will be sent to help them accomplish this.

TANK: We have now complied with all the requirements for the installation of the new water tank. (Except with the Board of Health, and that can not be done until tank is in. Gene showed the board members the contract for the tank. The contract is \$72,000.00 for the tank, \$4500 for the bonding fee, \$4000.00 for the line (putting them in and out.) \$1500.00 for pad preparation. \$500.00 for the pea gravel. Don asked why the contract states \$74,000.00 for the tank when we approved that tank for \$72,000.00. After much conversation, Gene said that he will ask Reynold Stout why the amount was \$2,000.00 more. Don said that Gene needs to get with Bush and Gudgeon and make sure that the contract is corrected before anyone signs the contract. Gene also said that the board decided against a ladder in the tank but a crawlhole will be put at the bottom of the tank so if the need arises to go into the tank. *manhole cover*

Board members felt that Russell Peine should do all the preparation for the tank because he is familiar with area and will do the best job for us.

Don moved to adjourn the meeting and Fred Friese seconded and all approved.

Fred Frieze

Sandra

Leeds Domestic Waterusers Assn.
P.O. Box 460627
Leeds, Ut 84746-0627
12/9/90 9:31 PM

November 9th, 1990

In attendance : President Eugene Hansen, Don Goddard, Fred Frieze, Susan Savage, Sandra Browning, Russell Peine, Dot Perry, and John Seiler.

Conducting: Eugene Hansen
Gene Called the meeting to order.

Prayer: Fred Frieze

MINUTES: Minutes were discussed, corrected, and Don moved to approve them. Fred seconded and all approved.

FINANCIAL STATEMENT: The board discussed the financial statement.

Scholzen's Product is having a training meeting in January about the check valves and board needs to send someone to this school. Sandra will find out the exact date and report at next meeting.

Gene said there would be a training course in Kanab for two days, the 14 and 15 of December. And asked if any board member could attend. Gene said that if anyone is interested they are welcome to attend.

DEPARTMENT OF COMMERCE: The water company received a letter from the Department of Commerce of the State of Utah in regards to the Stan Perry family. Since the water board has not been consistent in charging for installation of the water meters and lines the Department of Commerce feels that the Perry's have been discriminated against. Gene read the letter to the board members and said the letter will be taken to our attorney for consultation.

Before Mrs. Perry left the meeting, she asked for copies of the minutes for the past year. Don stated that she has the right to the minutes but she must pay for the time and paper and she agreed to pay this.

Russell Peine presented the board with a bill from Blankenship for digging a hole under the road for the seconded time. Last time it was for Scott Hayes and this time it is for Stan Perry.

Const.

Don stated that the board has a real problem, for the past board members have not charged the customer installation charges so now our hands are tied.

Russell said that as far back as he can recall that the water company has paid for the installation of the water meters. Fred Friese said that he talked to Don Fawson who was on the water board when the \$2500 tap cost was initiated to pay off new tank. Don Fawson stated that the tap cost was to include the installation. The by laws state that a customer must pay for installation and Gene mentioned that if we want to enforce this ruling that it must start as of a certain date. Gene also felt that the water company can not continue to pay for installation. Something must be done. Or the monthly water billing will be much to high. It was suggested that the requirements for the installation for new taps be written up and given to Connie Peine to show people as their come for building permits.

John Seiler brought up the point that the board must also decide if they are going to run the water line to the property line and charge customer for the rest of the installation or if customer is charged to bring water line to property line and installation of meter. Don and Gene will check with surrounding towns to see how they handle new installations.

COMMERCIAL RATES: Russell Peine reported that commercial rates for Redland's RV is a straight \$5.00 a month per unit. and King's Row in Washington is a straight per gallon charge. Some of the other RV's were charging \$7.00 per unit if they have fewer units.

Thad Utley has expressed his feeling that he is being charged to much for his water. That in each of his taps the amount of gallon usage has not exceeded the 40,000 gallon amount.

Susan Savage reported on assignment of water rates set up by previous board. She handed board members copies of minutes that contained this information.

Russell Peine made a motion that we establish a commercial rate of \$15.00 per month and 50 cents per thousand gallon plus regular overage charge. Don Goddard seconded it.

Susan Savage made a motion that the water hauled out of the culinary system, by tankers, and etc. be charged at a rate of \$1.50 per 1000 gallons. Don Goddard seconded the motion.

CHRISTMAS PARTY: December 13th, Thursday night, at 7:00p.m. at the Golden Corral, the City of Leeds, plus the fire department and the water company are having a Christmas Party. And all board members are encouraged to attend.

OLD METERS: Gene got a call from Buena Park, California and they want all of our old meters to melt down. We will receive \$3 to & \$7 a meter. Don suggested that we check with Scholzens to see if they take old meters and the amount they pay. Also Fred mentioned that there is a recycling place in Cedar City that buys brass for 40 cents a pound.

BAD METERS: Russell expressed the fact that Eldon Stirling is installing meters that are not good, such as, Scott Hayes' meter has not turned at all since it was installed and also the 'Watkips' meter seems to have an obstruction in it. Russ felt that the board needs to find out where Eldon is getting the meters he is installing. Wayne Hafen's water line was damaged by his contractor and will have to be repaired. The Contractor, LeRoy Merrill, said he would pay any expense. The board felt that the meter needs to be moved from under the sidewalk to a more convenient place.

INSURANCE: Sandra reported on the Leavitt Company's Officers and Directors Liability insurance policy. For a million dollar policy with a 2500 dollar deductible would run 2300 dollars a calendar year. For a 500,000 dollar policy it will cost 1840 dollars plus 1,000 dollar deductible. A General liability policy is 3700 dollars for a calendar year. Physical Insurance was way out of line as far as our tanks are concerned and we are not able to pay the high premiums.

NEW TANK: Fred Friese stated that the new tank is insured for one year and at the end of the first year the tank will be emptied and inspected, and repairs will be made. (There is a one year inspection and a two year warrant on the tank.)

CEMENT TANK: Glenn Beal has had sand in his water line and the board flushed out the line to clean it up. Now the Beals have a hammering in the line. Gene said that Ken Orton is coming down here for two weeks and at that time he will help change the 2 inch valves for 4 inch valve and leave a two inch by pass and see if that will help with the noise.

We are in hopes he can solve this problem. Russell Peine asked that Gene confer with Ken Orton about the feasibility of doing away with the level control on the cement tank and put a float valve at the top so that the tank would fill rapidly and keep enough water in tank for for the proper amount of pressure (70 pounds) to keep Mr. Schweer in water.

SILVER REEF: We sent a letter to Silver Reef and June Forsha has not responded as of yet. It has been 2 1/2 weeks since we sent it. Mr. Palmer read the letter and said that it was proper, but he would not sent it for us because he represented Silver Reef at the time of the agreement. So we sent it ourselves.

Russell Peine said that he felt that one of the board members should read the meters up on the reef each month. It is important that we know the amount of water that is being used.

SMALL CLAIMS COURT: Gene told the board that we are using the small claim court to see if we can recover the money owed by the Freemans for back water billings.

BUDGET COMMITTEE: Has not met as a committee, but will shortly to create a budget for the following year.

UTAH POWER AND LIGHT: The electricity has been turned off for the winter.

LORENE LEE: If the water company takes his feet of water, how would we divide (Percentage for the impact fee. Board needs to come to an agreement on this.

Then Lorene Lee will be credited for a certain amount of taps.

Carl Seierup came in and said that he has no water to his house. And the water is running outside. Russell Peine will go down and see what is the problem and help to correct it.

NEW TANK: We paid 80% of the 73,000 dollars which was \$14,600.00 and then we will also owe shortly, 80% of the \$24,000.00. The last payment will depend upon the complete cost of the tank.

Don moved to adjourn the meeting and all approved.

Leeds

Leeds Domestic Waterusers Assn.

P.O. Box 460627

Leeds, Ut 84746-062

Date printed--1/6/91 Time--9:53 PM

Date Meeting--12/14/90 Time--9:53 PM

In attendance: Eugene Hansen, Don Goddard, Russell Peine, Fred Friese, Susan Savage, Sandra Browning, Perry Harritt, Stan & Adriene Roberts, Vere & Evelyn McMullin, Thad Utley, Jim Parker, and Mr. Watkins.

Prayer: Russell Peine.

MINUTES: After minutes were discussed Don made a motion to approve the minutes and Fred seconded, all approved.

FINANCIAL STATEMENT: Financial Statement was discussed and Russell made a motion to approve it and Don seconded and all approved.

DELINQUENT ACCOUNTS: Board members were presented with a list of over due accounts. And Don expressed the feeling that something needs to be done about one delinquent billing. The secretary was instructed to send out a warning to those accounts; when three months have past and not attempt is made to pay water bill.

CHECK VALUE SCHOOL: January 17th from 9 a.m. to 12 p.m. at the Holiday Inn sponsored by Scholzen's Product Company. As many board members as can should attend schooling on back flow preventers.

It is a state law that each meter have a check valve on it to prevent contaminated water to flow back to the water source. The water company has to complete this task within a five year period of time. One fifth needs to be completed yearly. The cost per meter will run from \$38.00 to \$54.00 depending upon the parts required to install valves. There are 120 valves to install.

President Gene Hansen asked those present at the meeting to express their feelings on how we can handle the additional expense. Mayor Stan Roberts said that he felt that it would be easier on all concerned to raise the rates until the amount is paid off. Susan Savage expressed the concern that once the rates are raised they never are lowered.

RATE INCREASE: Don and his committee made a budget for the coming year and he said that there is definitely a need for a rate increase. We can increase the rate and when the check valves are paid off and the tanks taken care of then we can reduce the monthly rate.

Fred Friese made the motion that we accept the #1 RESOLUTION OF DIRECTORS. (COPY WILL BE ENCLOSED.) For a rate increase.

Water Resources

TANK UPDATE: President Gene Hansen said that the tank is very close to being completed. We have paid 80% of the amount that is our share on the tank. The Rural Water Company has paid \$56,025.00 of the \$73,000.00, that they loaned us. Also the Rural Water Company ^{Water Resources} want a copy of the bank statement that shows the payments for the tank. We will send it as soon as the bank sends this statement.

CEMENT TANK: The board plans to drain the cement tank and clean it when the new tank working. It has been many years since it has been cleaned and there definitely is a need to do this.

COMMERCIAL RATES: After much discussion on the commercial rates. Don suggested that we appoint a committee to come up with a proposed commercial rate. Thad Utley expressed his feelings that he is being over charged for the trailers that stay over 30 days. (\$12.00 a trailer per month). Russell suggested that the commercial rate could be so much per meter plus so much per gallon used.

Fred Friese made the comment that when we hold a meeting to discuss the new commercial rates that a notice be posted in the Post Office and board members spread the word so everyone who wants to attend the meeting will be able to do this.

THE Committee for commercial rates consists of Susan Savage and Russell Peine. They will check out other areas and come up with a working rate for our area. (Commercial Rate).

WASHED OUT AREA: Mr. Watkin expressed that there is a large area around his fire hydrant that is washing out and he is afraid that someone will fall in and get hurt. The waste water runs down that area and continues to wash out more and more. The board felt that the City of Leeds need to be alerted to the problem and see if they can solve it.

Wayne Hafen was given a bill to present to his contractor, for damage that he did while building Wayne's new home. The contractor, Mr. LeRoy Merrill, said he would pay to have damage repaired.

Gene asked who would like to take the copies of the minutes to Mrs. Stan Perry that she requested and Fred Friese said that he would deliver them to her and collect the money to cover the cost of copies and and time looking them up.

FREEZING AND INSULATION: Gene asked that when Steve and Kelly read the meters to make sure that lids are on tight and insulation (if any) in place. Steve and Kelly can't find one of the meters at the duplex.

Connie Peine will bill the Water Company for the Christmas Party Dinner.

Eldon Stirling will go over to Scholzen's and learn how to repair the old meters. If we want he will show us how to repair them also.

Fred moved that we adjourn the meeting and all agreed.