



MINUTES

DATE/TIME/LOCATION:	March 19, 2025	7:00 PM	Leeds Town Hall
TYPE OF MEETING:	Board of Directors Meeting		
NOTE TAKER:	Layna Larsen		
ATTENDEES:	Board Members: Don Fawson(P), Doris McNally (VP), Michelle Peot (M), Dan Brown (M) Absent: Brant Jones (M) Staff: Layna Larsen (Corp Secretary), Mark Osmer (Field Operations Mgr) Shareholders: Ron Cundick, Susan Savage		

Agenda Topics

I. CALL TO ORDER [Don Fawson @ 7:02 PM]

CALL TO ORDER	Don Fawson - I would like to call for a voice roll call from Board Members Starting at my Left.
ROLL CALL	PRESENT: Dan Brown, Michelle Peot, Don Fawson, Doris McNally
PROOF OF MEETING NOTICE	Layna Larsen – The Meeting notice was posted inside the USPS office, on the Trading Post exterior cork Board, on the LDWA front door, and the LDWA website.

II. PRAYER [Ron Cundick]

III. PLEDGE [Don Fawson]

IV. CONSENT AGENDA & PRIOR MEETING'S MINUTES [Doris McNally]

DISCUSSION	Don Fawson – OK. At this point, we'll take a motion to accept the consent agenda & prior meeting minutes. So first, can I get a motion to approve tonight's Agenda?
VOTE	MOTION TO APPROVE TONIGHTS MEETING AGENDA: Doris McNally SECOND: Dan Brown MOTION APPROVED: Unanimously

V. DECLARATION OF ABSTENTIONS OR CONFLICTS [Doris McNally]

DISCUSSION	DECLARATION OF ANY CONFLICT-OF-INTEREST
	Don Fawson – Does anyone have a conflict of interest regarding any of the agenda items?
ROLL CALL RESPONSE	Dan Brown, Michelle Peot, Don Fawson, Doris McNally – All stated “No conflict-of-interest”

VI. OFFICERS REPORTS

a) PRESIDENTS REPORT [Don Fawson]

DISCUSSION	UTAH WATER USERS ASSOCIATION CONFERENCE
<p>Don Fawson – A few of us had an opportunity to attend the Utah Water Users Association Conference for the past couple of days and it was informative. I have to say not quite as informative as the Rural Water Association Conference. Michelle, did you have anything you wanted to share as a result of that?</p>	
<p>Michelle Peot - Like for me, this was more helpful because I think rural water is more around the mechanics of things and this focused more on policy and data collection and improvements that are happening on the technical side. So, I thought that was quite interesting. To me what really stood out overall is how this area is in a dire water situation from a water outlet because most of the storms went North so up North everything looks fine but our area as well as South Central like Escalante region looks pretty bad for the long-term forecast, because we didn't have a monsoon and then, our rains came late. It's predicted that the temperatures are on an upward trend so that the snow that did fall is going to melt off faster than would be ideal. And then in conjunction with that what worried me, is I was looking at a lot of the work being done to catalog the watersheds and whatnot, but there's an obvious gap down here in the Virgin River management area, so to me it didn't quite mesh with where the greatest need is. So, I'm hoping that we can rectify that.</p>	
<p>Don Fawson – Doris, did you have anything you wanted to share?</p>	
<p>Doris McNally - Just at the water rights session, the Division of Water Rights people are doing a lot of work on their database management system. They're going to be improving it significantly. I got a chance to meet with some of the players there, which was good. Also made sure that we updated all the data within the Utah Water Rights website with all our new board members and contact information and found an error on one of the water rights which I corrected with them.</p>	
<p>There was an interesting session on something called “De-coupling”. Water de-coupling refers to the separation or reduction of the link between water consumption and another factor, such as economic growth or population. In essence, it means using less water while experiencing economic growth or population increase. This can be achieved through various strategies, including improved water-use efficiency, conservation measures, and policy changes. The presenter was from the WCWCD, so, clearly, this is something we should watch. The content from this session gives you an indication of where the larger municipalities are aiming their policies, and justifications for volume. I think the Rural Water Association is a far better conference and its content and presentation content are much better.</p>	
<p>Don Fawson - OK, the last class I went to today, would probably be the most interesting from my point of view and that had to do with groundwater management programs throughout the state. And the presenter had a lot of information relative to the kinds of data that they are trying to gather. And Cedar City has a case study for this management program and Cedar City is basically to the point where they are mining water. And what that means is that they are consuming more than the ground water can replenish. And they had a map showing you I guess the gradian usage up there across that whole valley. In some areas they were fine, but in other areas they were going down. So, they talked about how they were able to get all of the water companies, and the users involved in this process because nobody likes to be told that they can't use their water. And it was not their intent to do that originally, but just to figure out ways that they could slow it down because they said it would take decades for it to try to come back. So, they were able to do that, but it was over a multi-year period. And once they got the buy in and they finally came up with the plan and the plans first phase will start in 2035. And then kind of ramp up from there through 2080. Some of the questions that were asked, it was interesting because basically there's no teeth in it at all and it is based on people's compliance based on an understanding of what's going on, and the fact that they are going to lose big time if they don't work together on this.</p>	

The other thing that was stated very clearly. Is that the date of water rights trump's everything, and it does not matter whether it's culinary or irrigation. The date trumps everything. So, I think that we are very lucky that we have some very old water right dates, but I think everything that came out of that was just simply that we need to be doing what we're doing, and that's working well with LWC and maintaining that good working relationship. Anything else?

Michelle Peot - Yeah, I was just going to add that they are just starting up a groundwater management plan for Sand Hollow. So, they had a public meeting that Susan and I attended. And if you're interested in seeing how that process works, they recorded the video so that's online. And like Don said, they attempt to make the process very collaborative with voluntary cutbacks, but then if those don't work to bring things down to a safe yield, then they start curtailing junior water rights.

Don Fawson - Yeah, and you know that is a messy situation, so hopefully they can get people just to buy into that whole process. OK. That's basically all I have. Dan, did you have anything you wanted to share tonight?

b) OPERATION / FIELD REPORT [Mark Osmer]

DISCUSSION

REPAIRS / MAINTENANCE [Mark Osmer]

STANDARD WATER TESTS

Mark Osmer - We passed our bacT test again this month. We removed the air vac just up from the recycle bins and got rid of that because it was in UDOTs right away. So that's gone.

SILVER EAGLE ESTATES (SEE) UPDATE

Mark Osmer - We put in a valve for Silver Eagle Estates so they can run their pipe down and get high pressure. We haven't moved the PRV's yet, but we've actually put the valve in so they're good to go to run pipe.

LEEDS WATER COMPANY (LWC)

Mark Osmer - We just finished putting in the LWC meter. It was at the end of the pipe on the head gate, and it was exposed now it's in the vault up near the two little green tanks. We got the concrete vault from Kurt Allen; he supplied us the concrete vault. So, we dug that out, put it in the ground, put the meter in the ground so you could stand there with the valves, turn the valve and see the meter.

Doris McNally - Did you purchase the valve or was it there?

Mark Osmer - No the valve was already there, and I reused the old meter. When I went to cut the pipe, the old pipe is that Class C pipe, same as up on Oak Grove. And I started to drill it, and it just literally shattered. So, we had to buy a new piece of pipe and put that in and now that is all done.

HYDRANT MAINTAINANCE

Mark Osmer - We are going to start flushing hydrants.

FOREST SERVICE OAK GROVE BRIDGE RESTORATION PROJECT

Mark Osmer - They Are going to be paving up at the Oak Grove Bridge tomorrow. So, as soon as they are paved, I can just set my valve can heights to exactly where they need to be. They're going to be in the gravel they are not going to be in the pavement. So, I can set them at an exact level.

Don Fawson - So, will you be able to then flush that and test it?

Mark Osmer - Yep, we are going to flush it, test it, pressure test it.

Don Fawson - Yeah, that would be nice to get that back online.

Michelle Peot - My understanding is that they were going to do that and then remove that big pipe? Is that going to disrupt anything for you?

Mark Osmer - No, that's not. That's just north of the bridge, so as soon as they paved the bridge, they are going to open that up and then they are going to remove that ground pipe and then fill all that road back in again.

HIGH DESERT RD GATE

Doris McNally - How's that gate going on High Desert?

Mark Osmer - That is next on my projects.

PRV MAINTAINANCE

Don Fawson - So question, I know there are three of those PRV's that we need to make sure that we refresh that line on, so Doris, I think you mentioned there was the one up in El Dorado.

Doris McNally - That's the one Mark had a problem with during the summer. Mark, did you repair that, or did you get everything you needed for that?

Mark Osmer - I just got to repair some lines in there. It's not leaking, it is all repaired. But have three to redo so that they don't leak.

Don Fawson - It's just a sensor line and if that sensor line goes, then it opens the PRV's

Mark Osmer - Basically it doesn't record any pressure, and it says, oh, we want this wide open.

Don Fawson - But if that breaks it spikes the pressure on the whole system up to and beyond that. So, we don't want that happening. Thank you, Mark.

c) TREASURERS REPORT [Layna Larsen]

DISCUSSION


ANNOUNCEMENTS/BILLING/COMMUNICATION [Layna Larsen]

BILLING for February was completed/mailed March 28th.

NEWSDRIPS

February invoices included an introduction of the Board & Staff for 2025.

For March's invoices we have the required notification to our shareholders about our submission of Consumer Confidence Report for 2024.



Need to contact the LDWA, it's simple.
Phone
(435) 879-0278
Please leave a message, your call will be returned promptly.










- To report an **EMERGENCY** water leak or a loss of water **PRESS 1**
- For a **BILLING INQUIRY**, **PRESS 2**
- For a **GENERAL INQUIRY**, **PRESS 3**


Your message is immediately routed, and a LDWA representative will be in contact.

Email
LDWAcorp@infowest.com

INTRODUCING YOUR 2025 BOARD OF DIRECTORS & STAFF

We are honored to serve you, our shareholders and neighbors.

 DON FAWSON PRES.	 DORIS McNALLY V. PRES.	 BRANT JONES MEMBER	 MICHELLE PEOT MEMBER	 MICHELLE PEOT MEMBER
 LAYNA LARSON TREAS.	 MARK OSMER WATER MGR.	 JACK FIELD SECURITY		



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Consumer Confidence Report (CCR)


Every public water system provides its customers with an annual water-quality report called the Consumer Confidence Report (CCR). Water systems serving year-round residents are required to deliver the CCR to their customers by July 1st of each year.

The CCR provides a variety of important information about each community water system, including:

1. Water system information
2. Source(s) of drinking water
3. Compliance with state and federal drinking water standards, explanation of violations, potential health effects, and corrective actions
4. Variances or exemptions to a maximum contaminant level (MCL) or treatment technique
5. Required additional information, such as explanations of contaminants in drinking water and educational information on nitrate, arsenic, or lead in areas where they may be contaminants of concern.
6. Any monitored contaminants detected in the drinking water during the past 5 years of sampling.

To view the **LDWA's 2024 CCR** use QR code or go to: bit.ly/3QNu4ip

To learn how to interpret the report visit: <https://tinyurl.com/mpmr7s9b>



SCAN ME

VOTE

MOTION :: I MAKE A MOTION TO APPROVE FEBRUARY INVOICE NEWSDRIP ARTICLE AS PROPOSED :: Doris McNally | SECOND: Michelle Peot
MOTION APPROVED: Unanimously

DISCUSSION

FINANCE [Layna Larsen]


PAYCLIX

In February we had 98 shareholders pay their bills using this payment option.


The total amount collected through PayClix was \$6,357.93

	Credit Cards		Electronic Checks		PayClix®	
	Count	Credit Cards	Count	eCHECK	Count	TOTAL
Jan-25	50	\$3,108.66	46	\$2,552.71	96	\$5,661.37
Feb-25	51	\$3,823.14	47	\$2,534.79	98	\$6,357.93
	101	\$6,931.80	93	\$5,087.50	194	\$12,019.30


FINANCE [For the Month of FEBRUARY & YTD 2025]**P&L FOR THE MONTH REPORTING**

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$20,410.67	91.1%	Ord. Field OE:	\$18,102.59	53.3%
	Other OI:	\$2,006.08	8.9%	Ord. Admin OE:	\$3,227.48	9.5%
		\$22,416.75	100.0%	Professional OE:	\$2,461.50	7.2%
				Labor Expenses:	\$10,187.49	30.0%
					\$33,979.06	100.0%
	Net Ordinary Income:			-\$11,562.31		

YTD P&L

	TOTAL INCOME			TOTAL EXPENSE		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Ord. OI:	\$41,926.25	187.0%	Ord. Field OE:	\$29,773.06	87.6%
	Other OI:	\$6,087.93	27.2%	Ord. Admin OE:	\$4,454.86	13.1%
		\$48,014.18	214.2%	Professional OE:	\$4,140.00	12.2%
				Labor Expenses:	\$14,625.12	43.0%
					\$52,993.04	156.0%
	Net Ordinary Income:			-\$4,978.86		

The LDWA's Banking Accounts [as of 3/05/2025]

	CHECKING ACCOUNTS			SAVINGS ACCOUNTS		
	ACCT	BALANCE	% to TOTAL	ACCT	BALANCE	% to TOTAL
	Checking	\$45,657.84	23.7%	Emergency Reserve	\$321,654.26	62.8%
	DDW Loan Funds	\$147,216.08	76.3%	Loan Reserve	\$136,156.23	26.6%
		\$192,873.92	100.0%	Impact Fee Fund	\$39,176.35	7.6%
				Cap Facilities Replace	\$12,502.64	2.4%
				Debt Service Reserve	\$2,704.10	0.5%
				Open Acct	\$4.00	0.0%
					\$512,197.58	100.0%

VOTE

MOTION TO APPROVE FINANCE REPORT: Doris McNally | SECOND: Dan Brown
DISCUSSION: NONE
MOTION APPROVED: Unanimously

DISCUSSION**DISCUSSION [Layna Larsen]**

Dan Brown - I have a question; I went to use PayClix last week. I like to prepay my water bills. I like to throw a couple in the Kitty in advance. It doesn't allow that. It only allows you to pay the amount owed. I'd like to put, another hundred or two on top of that. Is that something we can change?

Doris McNally - What's going on right now is we are investigating two other options; we're working with our bank, which is Mountain America. They opened up a new service and that will eliminate any additional fees

that customers would have to pay and give you more flexibility. They just introduced the new system in January. We have been talking with them about 5 or 6 months already. We are waiting for a demo on the product. And then just today the Rural Water system announced a new system that they are suggesting to small rural companies. So, the answer is yes. And we are looking for more flexibility because when we introduced PayClix and I think Ron can attest to this, there were board members at that time, that said we would get less than 2% of the people using any kind of payment like credit cards. We are now way over 35% and we need to start looking forward to the fact they are going to eliminate checks. There are already 4 stores in the United States who are eliminating the use of checks, like Target and other Companies are discussing it like Walmart. So, if checks are being eliminated out of our system, we need to start looking at what is the trend for the next generation. And you have Venmo, and you have a lot of different options. So, we just need to make sure that whoever we align ourselves with, that we are flexible, and we are secure and that's why we are being proactive and trying to look at that stuff right now. More information than you wanted, but it's a little bit of the behind the scenes that maybe the board doesn't know that Layna and I have been doing the last two or three years now.

Don Fawson - Doesn't PayClix have an option where it doesn't pay automatically, you can pay one payment.

Doris McNally - Yes, you can pay it once, whatever amount you want.

Dan Brown - Well, me being the cheapskate that I am, I like to dilute that service fee over as many payments as possible. If it's a recurring payment, I'm going to be paying that same service fee monthly. I'd rather pay three months in advance and pay the fee once.

Don Fawson - As I understand it the fee is based on a percent. It's not a fixed fee so it doesn't matter whether you pay it in advance or not you are going to pay the same fee.

Doris McNally - For a credit card the percentage is 3% on the charges. If you pay using a check, it is \$0.99.

d) ADMINISTRATION REPORT

DISCUSSION	OAK GROVE WEIR INCIDENT INSURANCE CLAIM UPDATE [Doris McNally]
Doris McNally – Based on Progressive’s Company Adjuster review of our incident report & images they have processed an incident resolve check to the LDWA in the amount of \$16,366.00 . We accepted their offer, and the incident is now closed. We expect the payment shortly.	

DISCUSSION	2025 IMPACT FEE FACILITY PLAN (IFFP) & IMPACT FEE ANALYSIS (IFA) [Doris McNally]
Doris McNally – Utah state law mandates that utilities, including Culinary Water Companies, maintain current Impact Fee Facility Plans (IFFPs) and Impact Fee Analyses (IFAs). These requirements are designed to ensure that the costs associated with new developments are equitably distributed and that the infrastructure can sustainably support growth.	
Impact Fee Facility Plan (IFFP) :: According to Utah Code § 11-36a-301, an Impact Fee Facility Plan is a necessary component for any municipality or service district that intends to levy impact fees. The IFFP must identify the existing and proposed levels of service, establish the need for system improvements, and outline how these improvements will support future growth.	
Impact Fee Analysis (IFA) :: Per Utah Code § 11-36a-303, the Impact Fee Analysis calculates the costs that new developments must pay to cover their fair share of the infrastructure expenses. The analysis must be based on the IFFP and include a thorough examination of the anticipated impact on the utility system, cost allocation, legal compliance, and revenue projections.	
IFFPs & IFAs have changed significantly over the past 10 years. Historically, components of their requirements we included in past LDWA Capacity Studies, but the methodology used to develop the	

Associations Impact Fees is dated. With the completion of our 2025 Capacity Study by Jones & DeMille, it is a good time for us to update and bring into alignment with Code the LDWA documentation & fees.

Based on the Boards decision to send out RFPs to produce these mandated reports three firms were approached. The two firms that made the preliminary cut were BOWEN COLLINS & ASSOCIATES and EFG CONSULTING. I shared examples with the board of IFFPs & IFAs done by both firms.

The difference in expense between the two firm's quotes was approx. **\$3, 400.00**

Don Fawson - What's your recommendation?

Doris McNally - I'm feeling more confident about Bowen Collins because I know they have worked with others in the area. One of the things I will mandate is that there needs to be a confidentiality clause placed into their agreement because they do work with other water systems in the area, and I do not want them having our capacity study and or other documents or systems information. The reports are templated. But I guess I got a little bit more of a warm and fuzzy when I started to ask questions about if I needed to call you and say, could we use this situation under an impact fee? I received a more confident feeling that Bowen Collins would be responsive. I'm not saying they would respond in 24 hours, but I think they would have better feedback to us. So, it's a difference between \$3,400.00 and I think that if you are only going to do this once every six years, you got to do it right and then you got to have something that you can stand on and it's going to be very important as we go into all these new ordinances and everything that's coming down that we know how to use our impact fees properly. So, does anybody else have any comments about what they saw in the two proposals?

Michelle Peot - I read them over and then I also did some digging on both companies. BFG, they were very vague in details of like hours, and what services they would provide, and there were no assurances that it would even be done by an engineer versus bowling Collins was, you know, this many hours we spent on these roles and responsibilities. Here's the number of people, it was just a more professional package, and I couldn't find anything from an Internet presence for BFG that it looked like a consultant... it's not a big organization. Then clarification on what they said they could provide around assurances, is that they have liability insurance for errors and emissions, and we should get a sheet of terms before we enter into any contract with them. The other thing that I did follow up with is I talked to Sunrise Engineering just as a competitive quote. And I spoke to Karen at Angell Springs, and she said that they contracted them to do a five-year plan in addition to doing the impact analysis and it came out to \$30,000 total for both of those things.

Doris McNally - Yeah, so it sounds like out of the two, you would lean towards Bown Collins.

Don Fawson – Any more discussion? So, does anyone want to make a motion then.

VOTE	MOTION TO ACCEPT THE IFFP & IFA STUDY PROPOSAL SUBMITTED BY BOWEN COLLINS: Doris McNally SECOND: Michelle Peot MOTION APPROVED: Unanimously
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DISCUSSION	EMERGENCY EXPENSES DEFINITION & ASSESSMENT [Doris McNally]
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Doris McNally – At our last work session. It was commented that there was a potential need for a clear definition of Emergency Expenses and how to Assess potential activities that might be classified under the P&L category. In doing some research with the RWAU and some other water associations I have prepared a working document for us all to review and consider implementing as a checklist framework for assessing things in the future. No action is being asked for tonight. But I think it offers good guidance when considering the use of emergency funds for initiatives.

DISCUSSION	THE COVE (AKA SPE), WATER RIGHTS TRANSFER REVIEW [Doris McNally]
<p><u>Doris McNally</u> – As discussed at our last meeting with Jared Westoff representing The Cove. We did a review of the 105 Water Rights discussed back in Quit Claimed transferred & returned between our two entities. There were 3 different water rights involved (81-1752 @60 ACFT, 81-3160 @ 40.8ACFT, and 81-4804 @ 5 ACFT). All 3 were transferred over to the LDWA in 2010, and in 2015 they were returned, all were Quit Claim Deeds. The LDWA was asking to get a copy of a WARRANTY Deed that showed these rights transferred to the LDWA. The LDWA did not have a hard copy on file, and in searching for the individual Water Rights on the Utah.gov Water Rights site, we were unable to view or identify such a document.</p> <p>Working with Amberly Judy, Chief Operating Officer, Eugene Gordon Inc. Who's firm is a Real Estate Management & Development firm who Jared is listed as owner, she was able to locate a copy of the WARRANTY DEED which lists all three water rights on one deed. Also dated 2015</p> <p>Having this info allows for the proper researching and proofing of this water. Next step for The Cove.</p>	

d) BOARD MEMBER REPORTS

DISCUSSION	LWC/LDWA AGREEMENT UPDATE [Don Fawson]
<p><u>Don Fawson</u> – In Brant's absence let me offer an update on the LWC / LDWA agreement. Both Peter and Tom were at this conference. I got them together just long enough to say high and then apparently, they got together just a little bit after. Tom is in town; he had something come up today and so I'm going to meet with him tomorrow. And he said he's got the thing laid out. So, what we'll do is just go over making sure that we feel good about that. We'll bring it to the board and let all of you review it, see if there's any issues you have, and we can discuss that at a board meeting and then have Peter, look at it one more time. And then we'll send it back to LWC and hopefully we can get this signed off and done.</p>	

DISCUSSION	EGRESS DOOR FOR STORAGE TANK [Dan Brown]
<p><u>Dan Brown</u> – I went ahead and solicited bids for cutting tank zero our main storage area tank, putting in a secondary fire egress to make it a much safer place. The total cost came to approximately \$3,000. That's with them not removing the concrete. Mark agreed that he can do that. Mark would do the installation. This would give the tank a secondary exit. We store some combustibles in there; Flammables, oxygen, acetylene, I imagine some fuel, and there is a very important human being and two smaller 4 legged ones who occasionally frequent that structure. So, we want to keep them safe.</p> <p><u>Doris McNally</u> - Michelle, you said you were going to just check with the ordinances for town and everything to see if we required a permit. So, can we make sure we do that if we move forward.</p> <p><u>Dan Brown</u> - I spoke with Michelle Rutherford. She was going to talk to Melody. They got back to you, Mark, and we do not require a permit.</p> <p><u>Mark Osmer</u> - That is what she said.</p> <p><u>Doris McNally</u> - It is good to check.</p> <p><u>Don Fawson</u> - Dan are you going to go ahead and head that up? It's a 3' door, right?</p> <p><u>Dan Brown</u> – Yes.</p> <p><u>Don Fawson</u> - Question, you said they are going to cut it, but Mark is going to remove the cement?</p>	

Dan Brown - There is \$300 approx. charge with them removing the concrete from the site and disposing of it.	
VOTE	MOTION TO APPROVE PROPOSAL PREPARED FOR STORAGE TANK EMERGENCY EXIT DOOR Dan Brown SECOND: Doris McNally MOTION APPROVED: Unanimously

DISCUSSION	WCWCD MEETING [Michelle Peot]
<p>Michelle Peot - I can talk about the fire district meeting. Kohl Furley, Mark and I met with JOE RECHSTEINER from the Forest Service to talk and just brainstorm ways that we might be able to work together because he did confirm that all the money that was supposed to be used for fire mitigation on both sides of Pine Valley Mountain is now frozen. And of course, they have had staffing cuts and we are expecting another 7,000 nationwide. And so, they are kind of scrambling to figure out how they can do fire mitigation. They are still planning to do some remediation around the campground, but they have just started the NEPA process, so it's going to take some time before that gets underway. Mark mentioned the water tank that they have up there that's been decommissioned, which they were unaware of, so we talked about potentially that might be an opportunity for us to help them out. And then they also reiterated to us that we are allowed to do brush mitigation in the immediate vicinity of our infrastructure. And so, if there are any tree branches or whatnot that overhang, we can trim those without having to do a separate NEPA process that is within our purview, we just can't go beyond. We talked a little bit about appetite for prescribed burns and the Fire District said they would be OK if we did that. And then I just said that if that were something they were to undertake, we'd need to assure the Leeds community that everything is very well managed.</p> <p>Don Fawson - So, question on that. Who would do the prescribed burn?</p> <p>Michelle Peot - Forest Service would do them if they were to do them.</p>	

DISCUSSION	ELDORADO TANK [Michelle Peot]
<p>Michelle Peot - And then the other thing that we talked about; the possibility of which obviously we would need to prepare a proposal for is hypothetically, could we fill the Eldorado tank just for fire mitigation and that is something we would need to discuss as a Board.</p>	

DISCUSSION	ALTERNATIVE FUNDING [Michelle Peot]
<p>Michelle Peot - And then we just talked about some alternative funding sources for them through some other channels like Science Forever project, as well as some county funding, and potentially even the Conservancy District, because they have core watersheds in there, could they kick up some money to help with that. What we learned at the conference, and everything was interesting, if there is a fire, the risk to the watersheds is; there is going to be all this run off and then the soot goes down and fills up the reservoirs, then you lose the capacity. As far as action items go, they asked if it would be OK to have a map of the LDWA infrastructure so they would know where it sits on Forest Service land and they asked if Mark and maybe you Don, want to go or Dan wants to go, and they could have a tour of where the infrastructure is on the Forest Service land and if they could go take a look at that decommissioned tank that is up by the campground.</p>	

DISCUSSION	DISCUSSION ON TOPICS
<p>Doris McNally – Michelle, I understand that the USFS is also interested in obtaining GIS coordinates & data for the LDWA assets in the Forestry area.</p> <p>Michelle Peot - A map just so that they know what in particular sits on Forest Service, what's on BLM land. And that was the other thing, and I think we already have this in place, but they asked that the Federal Agency</p>	

service that has jurisdiction to that infrastructure could have keys to the gate for firefighting purposes. For example, if we had the Eldorado tank and a hydrant there, could they have keys to that gate?

Don Fawson - So there isn't a hydrant there.

Mark Osmer - But there is nothing, the tanks completely disconnected.

Don Fawson - I appreciate your going to that meeting, I think it would be a great segway into us working with them trying to get this permit to get the water system going and I personally would not have a problem with them having our infrastructure on Forest Service land. I wouldn't want to just give them our town system and that kind of thing keeping that out of public view as far as I am concerned adds to our safety and security.

Michelle Peot - And I'm also not sure from a firefighting perspective, for example, if there is something on BLM land, is there crossover between the agencies in terms of who's firefighting resources go out?

Don Fawson - So, as far as BLM, we do have that hydrant down at the end of that road that is not being used right now. And we will be putting one in by the well.

Mark Osmer - And we also have another one just down from the bridge.

Michelle Peot - And one more thing. Kohl said that they have these portables, it's almost like a giant swimming pool that you can create a reservoir to do bucket dips out of. And he talked about having one on standby at the fire station storage facility here in Leeds. It is on a trailer so that it could be hauled out.

Don Fawson - So, Mark, how do you feel about that?

Mark Osmer - Yeah, I thought that was a good idea. They could take it up to somewhere like the Well site where they have tons of room up there and deploy from there. We could pump the Well straight to it.

Don Fawson - I guess my question is, is there room there at the tank for them to park a trailer with that on it?

Michelle Peot - The fire department has this storage facility here, basically the old Fire Station.

Don Fawson - Well, that engine that they have up there has a 2,000-gallon storage, basically one of those tanks on the side of it that they carry around.

Dan Brown - For the Eldorado tank, are we looking at putting another fire hydrant nearby.

Don Fawson - I think I sent out an e-mail on this, but the Eldorado tank has 1 inlet and outlet it is the same pipe in the bottom. And you know from cross connections that you can't have water flowing into that and then flowing out of it. You have to have an air gap. So basically, what we would have to do is we would have to have a pipe running from our system and run it up into the top of that tank and drop it in leaving an air gap in there. Then we can fill the tank, and we could take water out of the bottom. We could put a hydrant on the end of that line. I think it's a 6" line that comes out of the bottom, so we can put a hydrant on there. It would be simply gravity feed. And it would basically be very little pressure behind it. They could hook a truck up to it and take it or they could put a hard suction hose on it, and they could actually suck out of that and put it into their truck tanks.

Dan Brown - they could use the pump in the truck and up the pressure and the volume.

Don Fawson - Yeah, basically, they can suck it out of the line there and put it into their truck and then go wherever they need to go. It may not be the most convenient place because they have got to go all the way back up through that subdivision and whatnot. So, it would give you another 100,000 gallons.

Mark Osmer - We can always extend that hydrant out to the road as well, which then they haven't got to go through the gate or do anything else. If we painted it a different color to identify it is not part of the system.

Dan Brown - Why not replenish that tank with the existing well at the site?

Don Fawson - Putting a pump down there and connecting that back in?

Don Brown - We don't have a well pump there.

Mark Osmer - No, there's no Well it is capped.

Don Fawson - The point with that is too that it is going to sit there forever. So, it's not something that's going to be replenished. And you know how water gets over a Millenium.

Doris McNally - I'm not hearing that it's going to be used for culinary purposes. I'm hearing that it will be used for fire purposes or potentially irrigation purposes if you want to use that. Maybe as a board we can get somebody to look into it and write a concept proposal up or something.

Don Fawson - So, the other thing that it could be used for is these tank trucks that want to fill up. But again, they have to go all the way up through that subdivision. And I don't know what the head is on that tank, do you have any idea, Mark?

Mark Osmer - Maybe 50 feet from the street, maybe a little more.

Don Osmer - What about the bottom of the tank?

Mark Osmer - Maybe 45 feet, something like that, 40 feet.

Don Fawson - So, from the top of the tank to the bottom of the tank is only 5.

Mark Osmer - No, it's not. I'm just guessing, the tank is about,15 feet deep.

Doris McNally - Maybe we could do a work session on this or something.

Mark Osmer - We'd have to take a reading off the top and then down the street. I'm just guessing at 50 feet.

Don Fawson - OK, so basically if you're familiar with the term head. The pressure on the water system is based upon the depth of the water, not upon the size of the pipe or anything else, it's just the depth. So, for every foot of elevation you go up, you get a half a pound of pressure. And so that would be something to look at as far as what was there. So, those are some of the constraints of that.

Mark Osmer - It used to feed all those homes up there. So, I'm assuming it's going to be over 30PSI.

Don Fawson - Well, we can go up and measure that. Ok, thank you, Michelle, appreciate that very much,

VII. SHAREHOLDER COMMENTS

DISCUSSION

SHAREHOLDERS

Don Fawson - OK. Is there anything else? Ron, did you have anything you want to share?

Ron Cundick - A Couple of questions. On the Deeds, if I understand what you said, there were three separate quit claim deeds and they came back as one warranty deed, correct?

Doris McNally - Correct.

Ron Cundick - They are the same water rights.

Doris McNally - They are the same water rights, yes.

Ron Cundick - OK. Are we aware of the points of the diversion on those? I don't know if we check the point of diversion, I assume we did, but I can't remember.

Doris McNally - I had checked the point of diversion on them when I first joined the company, and it was to our points. So, I think I remember them being OK. The issue is the proofing and that's where I'm not familiar with all that's required for proofing. And that's why Michelle and I have talked about maybe driving up to Cedar City and sitting with an engineer and asking him very directly so we could learn, because we don't know.

Ron Cundick - There are a number of rights that were hanging out there, that have been proved up and we've gotten some extensions on that but some of them are on an extension to proof. So that is probably good to look into.

Doris McNally - Yes

Ron Cundick - OK. The other question I had was with Silver Point. When we were working with them on the first one, they did. We were requiring them to provide a tank. It was pretty important. As I understand it there was supposed to be one tank, they would pay to provide. And we needed that capacity if we were going to have that 105.

Don Fawson - We can check that capacity study again against what Riley's coming up with and it's not a bad idea to be able to do that. But one of the questions is obviously the engineers are going to have to look at how that fits into the system.

Doris McNally - So, when Silver Point Estates came to us for this recent Will-Serve Letter. They were only talking about the Phase I development plan and at that time we had not entered into the discussion about the wells because we recognized that would be a part of Phase II, and Phase III when those were built. So once again, we got a copy as town did of what their plans are, but they have not sat down with us and gone through a proper review of the plans, and at that time is the time we go back and look at the past agreement, we are all aware of the Well. There were two things we were concerned about in the first phase. One was that the water that came into the system had to remain in their area. We didn't want it going back out into our main system. We wanted it to be a self-contained system just for the Silver Point Estates due to remediation concerns.

Don Fawson - Yeah, but I think we abandoned that.

Ron Cundick - I think that wasn't working out. OK my concern was that I didn't want them coming down the road later and say we didn't agree on a tank. We really need that tank. And now as I understand your original plan was not to use that tank for their system. They were going to provide the tank, they would be getting water from one of our other tanks, and this new tank would be used maybe to provide water and better service to the town.

Don Fawson - I think with the fact that they are bringing it down into the Valley, that mitigates a lot of the issues where the pressure had to be higher to get it to them.

Ron Cundick - I don't know if it is going to be in the Valley, I don't know if that's going to be approved.

Don Fawson - Well, none of us do.

Ron Cundick - Don't presume it. Don't let that slip by just because you think they might end up down in the Valley.

Don Fawson - Well, we are not going to let this slip by.

Ron Cundick - I am not trying to tell you what to do. I am just worried about it. And knowing how they have had some things that haven't worked out, so we want things down.

Doris McNally - Very good point.

Don Fawson - Yeah, it is very good, very good reminder.

Doris McNally - One of the things when we get to that point, we may need to seek out people who have the history because the documentation is not all there. You know, it is very difficult to find on some of the past stuff. So, we may need to reach out to you and ask you if you can put in some history.

Ron Cundick - In dealing with this, things kept changing, today we are going to have this many lots, tomorrow we are going to have that many lots. Things kept changing day by day almost. And so, yes, the documentation trail is not very clear.

Doris McNally - Yes. The minutes from that period don't even have that or anything.

Don Fawson - The thing is that the plan that they had before, consumed all the other land even up on the hill and everything else and the tank was just in this spot that wasn't usable. Now that there is land available up on the hills, you know, just positioning a tank up there might be more to our advantage than the other spot. So anyway, we need to work that out as they come in.

Ron Cundick - My point is, they may be back on the hill.

Michelle Peot - Their latest proposal, even though they said it was off the hill, it's still on the shoulder of the hill. It's just not on the part where . . .

Ron Cundick - They are still talking about maybe having some higher-level lots up there.

Don Fawson - So that would be part of the engineering study as far as water.

Ron Cundick - So I don't want to bore you with things but has Silver Point Estates given any more water rights with these extra 44 lots or whatever it is they're asking for.

Doris McNally - No, nothing other than they stood here the last meeting you were at and said that they recognized that they had only transferred over potentially 105 AF. Recognizing it was 144 they were positioning other things, other options, but we have bylaws we follow.

Ron Cundick - OK, here's my concern. We talked about this is the worst year we have for water in recent times. I really don't think we know if we have enough water for the water rights we have right now. We have discussed that and there are concerns about that. For example, I assume we have most the lots serviced through the Spring through the winter, is that correct.

Doris McNally - Yes, for the most part, yeah.

Ron Cundick - But my question is if we have to service, let's suppose we had another third customers can the Spring handle it.

Doris McNally - We have a Spring; we have one Well and we have another Well in plan.

Ron Cundick - I am talking about this Spring, could the Spring handle another third lots? Here is my thought, we have at least another 150 units that we are committed on when we have the water rights in paper. For the Silver Creek, and also for Silver Eagle. If we have to swing into a 24-hour pump for additional water, we can't do it. If we add all the 150 units, we are going to be really hurting if we have to pump the water for that because of the cost, and then the wearing on the pumps, and all that kind of stuff. And if we add more to that then everything we add is going to cause you to put surcharges on all your water because you can't afford that. So, when people like Jared and other people walk in and say we can add another 44-acre feet of water, maybe they think they can, but I really question if they can. So, we should be very careful in accepting that kind of an approach on it because there's no way we know. It would be much better if we could handle our current commitments and that may take a few years before we try to extend ourselves beyond that because quite frankly, everything I'm reading about in this area and all the water that is available I'm very concerned this little water companies getting spread pretty thin, and it is our lifeline. And I know you're looking at these

things. I'm not trying to be a problem. But I think we have to say, you know, if we can't handle most of these things during the winter with our spring, we're going to go broke trying to pump, and to try to keep the wells going, and pay the electricity, and replacing the pumps, and everything it just won't work.

Doris McNally - I think you're right. I think that it'll be up to a board, our board whatever to assess to the people who are getting served by the Well to incur the additional cost that might be for creating energy to get that water to them, it will be things we will have to investigate.

Michelle Peot - It is more than just the electrical cost. It is also, are we going to have that water capacity available?

Ron Cundick - The water there is the big thing. But my thought on this is that we sort of have people in line who in good faith have built water tanks for us, they have given us the water I am talking about SITLA right now and so in my mind they should have first priority to make sure they are taken care of before we bring in new people. I don't know how to do that.

Doris McNally – SITLA is currently accepting offers on their land which currently has a plat for 45 homes. Their bid window is currently open.

Ron Cundick - When I talked to them 6 months or so they said they were going to wait.

Don Fawson - So, part of the problem with that whole thing is, that SILTA can't find their water rights and we can't either. So, when you say we have a commitment, there is nothing on paper that says we have any commitment.

Ron Cundick - We have the water right numbers whether they are around I don't know.

Don Fawson - Do we have the water right number?

Ron Cundick - Yes, we do. The study that I gave you had those water right numbers and the amounts.

Don Fawson - So where do you think that is?

Ron Cundick - Well, we have to pull the water rights and look at them. I don't know what's going on right now, but they had paid for those water rights. They gave them to us, and they also built the tank.

Don Fawson - Well, I know they did. And I'm not saying they are not there somewhere, but we don't have any proof of it.

Ron Cundick - But we do have the water right numbers. We had them in our files and the study that I did, listed the ones that were separate for Silver Point and all those.

Don Fawson - OK, we'll have to do some research on that.

Doris McNally - I believe there's a copy somewhere in the electronic files.

Ron Cundick - If you need it, I'll send you another one. I'm not saying it's 100% there, but I tried to deal with all the water rights we had and other people who had water rights in the Creek so we kind of get an idea of the big picture.

Don Fawson - So, here's partly how we solved this and that lies with you and Michelle. The town council, you can decide how many of those lots you're going to accept or not accept. And that would basically determine the water.

Ron Cundick - Right, but it is harder for us to make a decision if you already said, *'We are ready to give this water out there.'*

Don Fawson - There's been no discussion on that, Ron, other than they came in and they made the presentation they did, and they said, well, we have other water rights if that's the issue.

Ron Cundick - I just felt like it was kind of cavalier to say, oh, we have got the water, this, that, and the other, and I want to make sure that they are there.

Don Fawson - He may be cavalier, but we are not.

Ron Cundick - You haven't been, I didn't know what conversations have been going on there. Well, I don't want to dig in to how you're doing things. But some of those things were bothering me and if you want a copy of that study, it was pretty close when I did it, I don't know if it is still on track, but I will be happy to send you that again.

Doris McNally - I'll look quickly and see if we can find it. If we can't, I'll reach out to you. Thank you.

Ron Cundick - Because that was broader than just our rights. It was looking at the point of the diversions and everything else, and who else has access to the spring and or the Creek. It gives you the broader picture. If those people came in and they wanted to convert those to culinary where would that leave us and so forth.

Don Fawson - OK, Thank you, Mark question. If we have the entire spring like we normally do during the winter, we can handle the demand during the winter.

Mark Osmer - Correct.

Don Fawson - But we are not able to handle the current demand during the summer without pumping, right?

Mark Osmer - Correct, yes.

Don Fawson - OK. And how much did we have to pump say last year on a daily basis.

Mark Osmer - I probably set the pump at I think it was just over 100 and something gallons a minute.

Don Fawson - Consistently, 24/7?

Mark Osmer - In the high months, you know when people are outside watering and stuff like that. Yeah.

Don Fawson - And I know Doris that your comment on the amount of money it cost for power is very valid. So, we have kind of an interesting dilemma on our hands and that goes back to what Ron said because if you pump then you are consuming monetary resources. And if our water schedule right now doesn't meet that then we are going to have to raise prices. And as prices go up, demand usually comes down. Which means that again, you have a deficiency in funds coming in. So, it's kind of a catch 22. However, I suspect there are not many towns that have a spring.

Ron Cundick - Most of them are not pumping water, they couldn't afford to. They have gravity feed.

Don Fawson - Gravity feed from what?

Ron Cundick - Well? From reservoirs or tanks, they are not pumping every day I know that.

Don Fawson - I wonder about that. If you have a reservoir or you have enough tank capacity for whatever number of people you have, you can pump at a lower level. So, in other words, your tanks can maybe catch up at night when the demands not there. I

Ron Cundick - I am not an expert on it Don, all I know is that if you've got to pump continually, you're going to be out of business pretty soon because of the cost. For example, I don't know Quail Lake I think that feeds mostly by gravity.

Don Fawson - They are actually pumping, because they are trying to test the ground. They have put a number of wells in out there.

Ron Cundick - They are moving water to other places, but I think the main water that goes to feed these towns down here is mainly gravity.

Don Fawson - Well, again, we understand the problem with that, but I know towns do pump and some of them pump 24/7 and you know whether they pump a lower amount, and they just put it into their tanks.

Ron Cundick - And we may get there. But I'm saying it is going to accelerate your cost.

Don Fawson - I am not Suggesting that we go out and bring in any more water rights. I think you are right. The ones we have right now, we need to contain it. Because we don't even know if we have enough water to be able to satisfy those rights. But even if we did. Just being able to supply that is something else, which kind of goes into the idea of maybe zero scaping and everything else.

Doris McNally - I think this year we're going to have a rude awakening because if indeed we are in a drought and people haven't started to do the outside irrigation, 80% of people's water is used outside. And when people start to turn on their outside water and start watering in excess, because of the drought they are going to feel it in their bills, and it is not like the old days where it is one solid number, and they did anything. So, I would not be surprised about the number of phone calls into our office about our billing schedule. We'll probably get a higher level of people this year asking questions, why this happened, why did it do this?

Don Fawson - And all you have to do is have an answer, they may not like it, but we just have to have that answer. I think part of that is education. But the other problem we have is if our high users. I kind of gave that example. The fact that the people in first class and business class in an airplane pay for that trip, basically everybody in the back where we are is kind of getting a free ride. Not free, but nonetheless we're being subsidized in that flight. So, it's changed my vision, I walk in thanking these people for being in these big seats and, and whatever they are. And it's the same here that the big users right now are the ones that are subsidizing some of the rest of the water system and allowing the schedule to be what it is. I think that whole idea that each person has the right to one acre foot is invalid. Basically, the water rights give us a pond a certain amount of water that can be consumed. We can't go over that. But if people cut back and they are not using, say, somewhere under that, which most people are using under that, then that allows the big users, the ones that are going to pay and subsidize the rest of them to be able to use it. As long as you don't go outside that pond, you're OK. As long as you are not negatively affecting the aquifer which we need to just keep an eye on that Well. It is kind of an interesting conundrum that we are dealing with, but anybody have anything else to share.

Susan Salvage - I have a copy of Ron's history on water because when you first came on the board Don, you wanted us to research what we actually had, and Ron gave that to me, so I passed it on. So, you have it somewhere. The other thing I was going to say was, my understanding when Jared came in, he was saying we can do more homes because LDWA is allowing more water, and the state allows less and so on. And so, we had this discussion; we are doing an acre foot so that we have that as our buffer, right?

Michelle Peot - Yes and the analysis they provided was flawed in terms of per resident total usage in neighboring towns. They neglected the fact that some of those towns had an additional secondary water system.

Ron Cundick - We told Jared it didn't really matter what the state does, we required an acre ft to get in.

Susan Savage - Is it the town that determines how to handle that then or is it the water company saying no.

Michelle Peot - The Town mandates the zoning, so right now they're proposing things that don't match up with an existing zone that we have, but then LDWA determines whether they'll get water rights.

Susan Savage - So, LDWA would be the one to say, you can't do that many homes because you don't have the water for it. Is that right?

Don Fawson - If in fact the town approved it.

Ron Cundick - The town won't approve it without a Will-Serve.

Layna Larsen - Isn't it the goal to foster collaboration rather than friction with the town and water company by working together.

Michelle Peot - Yeah. Plus, we don't want people playing off of each of the agencies.

VIII. MOTION TO ADJOURN MEETING

DISCUSSION	Don Fawson - Alright, I'll accept a motion to adjourn.
VOTE	MOTION TO ADJOURN: Dan Brown SECOND: Michelle Peot MOTION APPROVED: Unanimously

ADJOURNMENT: 8:23 PM



Layna Larsen | Corporate Secretary

Emergency Expenses

Understanding Financial Classifications and Management

Managing a small rural culinary water company involves anticipating and preparing for various financial challenges. One important aspect of financial management is identifying and handling emergency expenses. These unexpected costs can significantly impact the company's budget and operations. Below, we classify what typically constitutes an emergency expense for such a company.

Definition of Emergency Expenses

Emergency expenses are unforeseen and urgent costs that arise due to events that disrupt normal operations. These expenses require immediate attention and resolution to ensure the continuation of essential services. For a small rural culinary water company, these expenses can be particularly burdensome, given their limited financial resources and smaller customer base.

Common Types of Emergency Expenses

1. Infrastructure Failures

Unexpected breakdowns or failures in the water supply infrastructure, such as pipes, pumps, and treatment facilities, are prime examples of emergency expenses. These failures can lead to water supply interruptions and necessitate immediate repairs or replacements to restore service.

2. Natural Disasters

Events like floods, earthquakes, storms, and droughts can cause significant damage to water infrastructure and disrupt service. The cost of repairing or replacing damaged equipment and facilities can be considerable.

3. Contamination Incidents

If the water supply becomes contaminated due to accidental spills, leaks, or other incidents, it requires immediate action to ensure the safety and health of the community. Emergency expenses in such cases include testing, treatment, and possibly providing alternative water sources.

4. Regulatory Compliance

New or sudden changes in regulatory requirements can necessitate urgent upgrades or modifications to the water system. Compliance with safety, environmental, or health regulations is mandatory, and failure to comply can result in fines and legal issues.

5. Equipment Malfunctions

Critical equipment such as water treatment systems, filtration units, and control systems can malfunction unexpectedly. These malfunctions demand urgent repairs or replacements to maintain water quality and supply.

6. Cybersecurity Breaches

In today's digital age, cybersecurity is a significant concern. A breach or cyberattack on the water company's systems can disrupt operations and require immediate action to secure the systems and restore functionality.

7. Vandalism and Theft

Acts of vandalism or theft can damage water company property, leading to unexpected repair or replacement costs. Quick action is required to restore services and safeguard remaining infrastructure.

Emergency Expense Assessment Checklist

Situation Analysis	YES	NO
Does the expense arise from sudden and unforeseen events, such as natural disasters or equipment failure?	<input type="checkbox"/>	<input type="checkbox"/>
Is the expense critical to maintaining public health and safety, such as a contamination incident?	<input type="checkbox"/>	<input type="checkbox"/>
Does the expense ensure regulatory compliance to avoid fines and legal issues?	<input type="checkbox"/>	<input type="checkbox"/>
Is the expense necessary to restore or maintain essential services and operations, such as after cybersecurity breaches or vandalism?	<input type="checkbox"/>	<input type="checkbox"/>
Does the expense involve urgent repairs or replacements of critical infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>
Is the expense required to secure the water supply and ensure continuity of service?	<input type="checkbox"/>	<input type="checkbox"/>
Is the expense necessary for complying with regulatory or safety standards?	<input type="checkbox"/>	<input type="checkbox"/>
Does the expense address imminent threats to public health and safety?	<input type="checkbox"/>	<input type="checkbox"/>
Can the expense be deferred without compromising essential services?	<input type="checkbox"/>	<input type="checkbox"/>
Is there an alternative funding source available for the expense?	<input type="checkbox"/>	<input type="checkbox"/>
Has the expense been reviewed and approved by relevant authorities or governing bodies?	<input type="checkbox"/>	<input type="checkbox"/>

LEEDS DOMESTIC WATERUSERS ASSOCIATION

PROJECT PROPOSAL

SUMMARY OF PROPOSAL			
PROJECT NAME	Secondary Exit (for fire escape)		
JOB LOCATION	Tank 0 (aka Storgae Tank) Emergency Door		
BUSINESS CASE	<i>State the problem, issue, or opportunity this proposal addresses. Describe the impact on LDWA services and its benefits to its shareholders (both tangible and intangible)</i>		
Tank 0 presently has no secondary egress. This proposal is to install a secondary steel door exit at the upper level exiting onto the ground. This will provide another means of egress should dangers of fire, smoke, fumes or other arise at the tank/storage facility			
GOAL(S)	<i>State the purpose/objective of the project and how it relates to the LDWA's goals.</i>		
This is for employee, contractor and all entering tank 0 safety.			
PROPOSED START DATE:	March/April 2025	ESTIMATED END DATE:	1 week or less
ASSUMPTIONS	<i>Assumptions describe details about what is not included in the project, agreements, or external factors (often schedule or quality issues).</i>		
Bid to include cutting or concrete to allow installation of a steel exit out-swing door. This also includes the door/frame assembly and hinge/lock hardware. Mark Osmer will install the door itself.			
COST PROJECTION	\$2,920.00		
EXPENSE CATEGORY	<input checked="" type="checkbox"/> ORD OPS EXPENSES, FIELD INFRASTRUCTURE <input type="checkbox"/> OPS OUTSOURCED (financials, DDW/DEQ DWR, financials, water rights, consulting)		
COMPETITIVE BIDS			
VENDOR 1: Quick Cut, Inc. Cut 3'0" x 7'0" x 10"d hole in concrete tank wall. Does not include removal of Concrete (per Mark Osmer) PRICE: \$1,300.00		VENDOR 2: Burton Lumber (Washington, UT) Steel out-swing door with panic (horizontal bar), keyed outside, threshold, frame, hinges. Includes delivery and fuel surcharge PRICE: \$1,620.00	
VENDOR SELECTED & REASON			
Quick Cut used previously by LDWA. Burton Lumber the only of three companies contacted who returned estimate. Jones Paint and Glass declined to bid.			

ACTION	BOARD MEMBER	DATE
MOTION:	Dan Brown	Approved 03/19/2025
SECOND:	Doris McNally	Approved 03/19/2025
VOTE:	Don Fawson	Approved 03/19/2025
	Dan Brown	Approved 03/19/2025
	Doris McNally	Approved 03/19/2025
	Michelle Peot	Approved 03/19/2025
	Brant Jones	Absent



St George
 222 West Industrial Drive
 Washington, Utah 84780
 Phone: (435) 674-7007

Quotation

Quote No 1332618
Quote Date 03/05/2025
Expiration Date 03/19/2025

Invoice Address
 Cash Contractor \$
 Cash sale, Utah, 84014

Delivery Address
 Cash Contractor \$
 LDWA, LEEDS WATER DISTRICT
 LEEDS, UT
 DANIEL BROWN
 909-520-5026

Customer 5
Your Ref RAGE EGRESS DOOR
Delivery By 03/05/2025
Taken By Dean Peterson
Sales Rep House Account
 False



Page 1 of 3

Special Instructions			Notes			
Line	Product Code	Description	Qty/Footage	Price	Per	Total
This take off is provided as a service to our Customers and is for Budget purposes only. Contractor/Framer to provide accurate material list for shipping purposes. No guarantee or representation is made that quantities shown are sufficient to complete this project. Prices are good until the expiration date listed above or five days from this quotation date if no other expiration date is listed.						
1		COMMERICAL HM FRAME, HM DOOR & HARDWAR				
2		ALLOW 10-14 DAY LEAD TIME:				
3		ROUGH OPENING REQUIRED: 40-1/2" WIDE X 82-1				
4	zz_SOC_25536	TALL HM FRAME 18GA A60 3/0 X6/8 - 7-1/4 (6-1/4 THROAT), STEELCRAFT 345 X BLANK, RH, PREP FOR RIM PANIC, PA CLOSER REINFORCED, PANIC STRIKE REINFORCED, PREP P&D W/ WELDED TUE ANCHORS, WELDED FACE FRAME ***NO RETURNS ON SPECIAL ORDERS***	1 ea	378.47	ea	378.47
5	zz_SOC_25537	HM DOOR 18GA A60 3/0 X 6/8 X 1-3/4 POLYSTYRENE CORE, TOP CAP, SQUARE EDGE, VISIBLE SEAM, CLOSER CORE, TOP CAP, SQUARE EDGE, VISIBLE SEAM, CLOSER REINFORCED PRE STEELCRAFT 345 X RPD, PREP FOR RIM PANIC DEVICE / LHR ***NO RETURNS ON SPECIAL ORDERS***	1 ea	515.39	ea	515.39
6	zz_SOH_82991	SQ BB US26D SATIN CHROME, 4.5X4.5XSQ Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	3 ea	7.70	ea	23.10
7	TT30PASILL	Therma-Tru 3/0 Mill Public Access Sill 5-3/4	1 ea	42.33	ea	42.33
8		Frame, Door, Hinges & PA Sill Sub Total:				959.29

TERMS & CONDITIONS: Charge accounts are due the first of the month following delivery and payable on or before the 10th. Minimum purchase of \$5.00 per invoice. Past due invoices subject to 2% per month interest charge. If collection is made by suit or otherwise the undersigned agrees to pay all costs and expenses incurred in the collection of amount shown on this contract, plus a reasonable attorney's thereby grants a security interest to Burton Lumber & Hardware Company in the goods set forth above until this invoice or pick order and all service charges associated therewith are paid in full.

25% restock on all returnable merchandise.

Burton Lumber retains the right to dispose of any special-order materials, without recourse from the customer, if such materials remain in its possession 90 days after initial notice to customer made ready for pick up.



St George

222 West Industrial Drive
Washington, Utah 84780
Phone: (435) 674-7007

Quotation

Quote No **1332618**
Quote Date **03/05/2025**
Expiration Date **03/19/2025**

Invoice Address

Cash Contractor \$
Cash sale, Utah, 84014

Delivery Address

Cash Contractor \$
LDWA, LEEDS WATER DISTRICT
LEEDS, UT
DANIEL BROWN
909-520-5026

Customer

5
Your Ref RAGE EGRESS DOOR
Delivery By 03/05/2025
Taken By Dean Peterson
Sales Rep House Account
False



Page 2 of 3

Line	Product Code	Description	Qty/Footage	Price	Per	Total
9						
10	zz_SOH_82994	AF9800EO36 US32D, ADA GRADE 1 EXIT ONLY, RIF PANIC Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	1 ea	308.22	ea	308.22
11	zz_SOH_82996	NESC9800 US26D, RIGID ENTRANCE KEY LOCKS (63 UNLOCKS ESCUTHEON TRIM, ANSI FUNCTION (63 Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	1 ea	141.40	ea	141.40
12	zz_SOH_82997	BTN-133AN-36, 1-1/4" H X 1/4" W X 36" L, DOOR BOTTOM SWEEP, NEOPRENE INSERT, ALUM FINI Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	1 ea	12.64	ea	12.64
13	zz_SOH_82998	900PBFALUM, 900 SERIES SURFACE MTD CLOSEF Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	1 ea	78.75	ea	78.75
14	zz_SOH_83000	C-880B-20, SILICONE ADHESIVE WEATHERSTRIP, BLACK Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	1 ea	25.25	ea	25.25
15	zz_SOH_83002	GS119 US26D, GOOSENECK DOOR STOP Non-Returnable ***NO RETURNS ON SPECIAL ORDERS***	1 ea	16.92	ea	16.92
16		Hardware Sub Total:				583.18
17						
18						
19	Delivery Charge	Delivery				45.00
20	Fuel Charge	Fuel Charge				30.00

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Washington, Utah 84780
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Quotation

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Cash sale, Utah, 84014

Delivery Address

Cash Contractor \$
LDWA, LEEDS WATER DISTRICT
LEEDS, UT
DANIEL BROWN
909-520-5026

Customer 5
Your Ref RAGE EGRESS DOOR
Delivery By 03/05/2025
Taken By Dean Peterson
Sales Rep House Account
False



Page 3 of 3

Total Amount	\$1,617.47
Sales Tax	\$104.12
Quotation Total	\$1,721.59

Goods received in good condition

Print Name _____

Signature _____

By your signature below, you are agreeing to the Terms and Conditions set forth.

Buyer

Date

TERMS & CONDITIONS: Charge accounts are due the first of the month following delivery and payable on or before the 10th. Minimum purchase of \$5.00 per invoice. Past due invoices subject to **2% per month (annum) interest charge**. If collection is made by suit or otherwise the undersigned agrees to pay all costs and expenses incurred in the collection of amount shown on this contract, plus a reasonable attorney's thereby grants a security interest to Burton Lumber & Hardware Company in the goods set forth above until this invoice or pick order and all service charges associated therewith are paid in full.

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Quick Cut, Inc.

1425 W Sunset Blvd.
St. George, UT 84770-4226
(435) 628-8719 (435) 674-7572 Fax

Quote#: 162008

CUSTOMER INFORMATION	
LDWA	Cust #
PO Box 460627	LDWA50
Leeds, UT 84746	
(435) 879-0278	Fax: (435) 879-0278
Ordered By: Dan Brown	(909) 520-5026
Salesman:	
JOB INFORMATION	
Job Date: 03/06/25	(Thursday)
Arrival:	
Estimated Hours: 0.00	
PO #:	
Job Request #:	
Order Entered: 03/05/25 02:19pm	By: SHELLY
Salesman:	
Tax Status:	

JOB SITE INFORMATION	
Water Tank Doorway	
325 W Silver Reef Rd	
Leeds, UT	
(909) 520-5026	(...
Area: WASHINGTON	Map Code:
Jobsite: None	Foreman: Dan Brown
General Contractor:	
Owner:	
Needed At Site	
Distance: 0	Elevation: 0
ECP:	

Details		Quantity	Description	Unit	Price
Minimum Charge:		\$0	Stand By Charge:	\$0 /hr	Travel Charge: \$0 /hr
Dan 909-520-5026					
Quote #1					
Cut Break And Haul 3o x 7o x 10" Man door in concrete water tank.					
With access for loader to haul off.					
Total \$1650					
Quote #2					
Cut and tip out 3o x 7o x 10" Man door in concrete water tank.					
Total \$1300					
<p>Price quoted is based on information given at time of bid. Pricing is subject to change based on changes to scope of work, changes in job conditions, required job sight training classes, other delays beyond the control of Quick Cut, Inc. including but not limited to stand by time, time clearing debris or building materials from work area, conflicting schedules with other trades, delays caused by unsafe work conditions, added mobilizations or phases above or beyond original agreement.</p> <p>Note: this proposal may be withdrawn by Quick Cut, Inc. if not accepted within 30 Days.</p>					