

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

(Approved March 13, 2024)

Held February 12, 2024

The Executive Committee meeting of the Board of Trustees of the Jordan Valley Water Conservancy District was held in person and electronically on Monday, February 12, 2024, at 3:57 p.m. at JVWCD's office located at 8215 South 1300 West, West Jordan, Utah.

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

Trustees Present:

Corey L. Rushton, Chair
Zach Jacob
Andy Pierucci
John B. Richardson
Barbara L. Townsend

Trustees Not Present

Karen D. Lang
Dawn R. Ramsey
Mick M. Sudbury
John H. Taylor

Staff Present:

Alan Packard, General Manager
Jacob Young, Deputy General Manager
Shazelle Terry, Assistant General Manager
Gordon Batt, Operations Department Manager
Jason Brown, Information Systems Department Manager
Brian Callister, Maintenance Department Manager
David Martin, CFO/Treasurer
Mark Stratford, General Counsel
Kurt Ashworth, Human Resources Manager
Brian McCleary, Controller
Beverly Parry, Executive Assistant
Mindy Keeling, Executive Assistant
Travis Christensen, Engineering Group Leader
Martin Feil, Database Administrator (electronic)
Courtney Brown, Conservation Division Manager
Kelly Good, Community Engagement Department Manager
Margaret Dea, Senior Accountant (electronic)
Sam Mingo, Business Data Analyst (electronic)
Ann Mecham, Customer Services Representative

Others Present:

Greg Anderson, General Manager, Kearns Improvement District
Mallory Bateman, Director of Demographic Research, Kem C Gardner Policy Institute
Greg Christensen, Trustee, Kearns Improvement District
Scott Cooley, City Engineer, Draper City
Justun Edwards, Public Works Director, Herriman City (electronic)
Shannon Ellsworth, Rio Tinto (electronic)
Glen Kennedy, Public Works Director, Midvale City (electronic)

Ted Knowlton, Deputy Director, WFRC
 Chay Mosquede, Transportation Planner, WFRC
 Dennis Pay, City Engineer, South Salt Lake City
 Darrin Peterson, General Manager, WaterPro (electronic)
 Jason Rasmussen, Public Works Director, South Jordan City (electronic)
 Dan Tracer, Assistant City Engineer, Bluffdale
 Tim Watkins, Community Planner, WFRC

Welcome Mr. Corey Rushton, Chair, called the meeting to order at 3:57 p.m. Ms. Karen D. Lang, Ms. Dawn R. Ramsey, Mr. Mick M. Sudbury, and Mr. John H. Taylor were excused from the meeting.

Review processes used and factors considered to project future population within Jordan Valley Water service area: Mr. Rushton introduced Ms. Mallory Bateman, Director of Demographic Research at Kem C. Gardner Policy Institute and Mr. Ted Knowlton, Deputy Director at Wasatch Front Regional Council (WFRC). Ms. Bateman reviewed the process used to determine future population projections by the Kem C. Gardner Policy Institute which includes analyzing demographic modeling, economic modeling, and anticipated development projects of statewide significance. Also considered are constraints and policy choices. Demographic assumptions include fertility, mortality, and net migration. Ms. Bateman provided a map of Utah indicating the economic regions that provide basis for model framing.

Presentations by Mallory Bateman and Ted Knowlton Mr. Knowlton shared information on the Wasatch Choice Vision (Vision) project as the foundation for growth forecasts, the process of allocating growth, and how constraints affect growth forecasts. The Vision is a grassroots vision for the Wasatch Front that is based on coordination between land development, transportation, and economic development. He said key strategies for a thriving region and communities are transportation choices, housing options, parks and public spaces, and city and town centers. Vision is designed to improve quality of life now and for generations to come. Mr. Knowlton shared information on socioeconomic projection goals and WFRC models to project future transportation and land use.

A discussion took place between the Board and the presenters on the effect of water availability on land development, on population and growth projections, and the need for more exchange of information between water providers and population forecasters.

Discuss water availability budget draft policy Mr. Alan Packard, General Manager, said that following the discussion in January regarding the water availability budget draft policy, staff reached out to its Member Agencies and had discussions with South Jordan City and each of the general managers of the four improvement districts served by JVVCD. He reviewed what was discussed at the January Executive Committee meeting including projected future water demands and water supply, projected annexations and undeveloped lands already in JVVCD's service area, and the stresses on water supply of climate variability and development trends. He said the objective of this proposed policy is to equitably make water resources available to developing lands and promote greater integration of land use planning and water supply planning.

Mr. Packard presented recommended policy concepts including: 1) newly annexing lands and large new developments in current JVVCD service area boundaries will be allocated a water availability budget from JVVCD of 1.35 AF/acre, 2) requests to receive JVVCD supplies in excess of 1.35 AF/acre can be accommodated if JVVCD receives "replacement" water rights for all demands exceeding 1.35 AF/acre, and 3) JVVCD will accept cash in lieu of water rights, subject to cost analysis. Mr. Packard presented other options where Member Agencies or a developer can increase JVVCD's water availability budget. These include land development designed and constructed such that water used for outdoor irrigation does not exceed 40% of total water consumption, and the Member Agency designates JVVCD to be solely entitled to control the degree to which wastewater from the development is reused; and the Member Agency implements water efficient landscape ordinances that result in greater water savings than current JVVCD water efficiency standards. These two options would potentially increase the water budget by 0.15 AF/acre each.

Mr. Mark Stratford reviewed the language for the proposed water availability budget policy. He said this proposed policy change would require conversation with land developers to determine how much water will be needed for their land development and JVVCD's capacity to supply this water without shorting future developments in other areas of JVVCD's service areas. This would require an additional water purchase agreement for significant new development between JVVCD and the developer. JVVCD would not approve the water purchase agreement unless the Board sees an accompanying annexation agreement or water availability agreement. He explained that a significant new development would be a development that requires a new Block 2 Category water purchase agreement, or an increase in water volume under an existing Block 2 water purchase agreement, or would be within those areas of the District serviced by a take-or-pay agreement that is anticipated to require an increase of 50 acre-feet or more in the minimum purchase amount. Mr. Stratford said this policy may need to be adopted in two steps: first, the part dealing with annexation and Block 2 category and then the policy regarding new development or redevelopment already within the District service area.

Mr. Packard said that conversations regarding this proposed policy have taken place with Herriman City and Draper City as well as the entities listed previously. Also, all Member Agencies were contacted and invited to attend this meeting.

Mr. Stratford reviewed and explained in detail the language in the proposed water budget policy. He also reviewed proposed changes to the Wholesale Meter Policy regarding shared costs with Member Agencies would apply to the construction, significant rehabilitation, replacement, relocation, or capacity expansion of any wholesale meter station.

Public comment

Mr. Greg Anderson, General Manager, Kearns Improvement District, asked if all take-or-pay contracts will be renegotiated. Mr. Packard explained that any changes would take place only when a Member Agency requests an increase of 50 acre-feet or more to their contract, which is associated with a large development. This would not affect the 20% additional water that is allowed in current contracts. Mr. Anderson asked if this policy change

would affect the Hexcel portion of their contract and Mr. Packard said it would not.

Mr. Dan Tracer, Assistant City Engineer, Bluffdale City, asked if the amount of water budgeted for a development would be affected if secondary water is provided by the developer or Member Agency and if there are any restrictions on the types of water rights that will be accepted for new development under this policy. Mr. Packard said that a developer or Member Agency can supplement the water budget by providing secondary sources as long as it is not going into the culinary system. He said that JWCD does not expect that a change application will be needed as part of the water rights process, and at this point, JWCD is accepting water rights in the form of shares in Utah Lake irrigation companies or something of similar in water quality.

Review agenda for February 14, 2024, Board meeting

Mr. Rushton asked Mr. Packard to proceed with the review of the proposed agenda. Mr. Packard reviewed the proposed agenda for the February 14, 2024, regular Board of Trustees meeting. Some of the topics for discussion and consideration include: administration of Oath of Office to newly appointed Trustees; consider adoption of Resolution No. 24-02, "Of Appreciation to Sherrie L. Ohrn for her Service on the Board from February 2020 to February 2024"; consider adoption of Resolution No. 24-03, "Of Appreciation to A. Reed Gibby for his Service on the Board from February 2020 to February 2024"; consider authorization to award a construction contract for 2024 Distribution Pipeline Replacements – Lakeside Drive Area; consider authorization to award a construction contract for Southeast Regional Water Treatment Plant Asphalt Replacement; consider approval of grant of easement to Questar Gas Company, dba Dominion Energy Utah, at 4408 South 4800 West; core mission reports; standing committee reports; legislative update report; and various routine reporting items. A closed session was proposed to discuss sale or purchase of real property and/or water rights or water shares.

Adjourn

Mr. Rushton called for a motion to adjourn. Mr. John Richardson moved to adjourn. Following a second by Ms. Barbara Townsend, the meeting adjourned at 5:56 p.m.



Corey L. Rushton, Chair of the Board of Trustees



Alan E. Packard, District Clerk