

ASHLEY VALLEY WATER
& SEWER IMPROVEMENT DISTRICT

1753 E 1500 S

VERNAL UTAH

Minutes of the Ashley Valley Water and Sewer Improvement District Board Meeting, held on Tuesday April 21, 2026, at 12:00 p.m. in the conference room of Naples City Office, located at 1420 E 2850 S, Vernal Utah.

IN ATTENDANCE

Boyd Workman	Chairperson
Brownie Tomlinson	Vice-Chairperson
Max Haslem	Trustee
Dean Baker	Trustee
David Hatch	Trustee
Ryan Goodrich	District Manager
Nora Garcia	District Clerk
Allen Hacking	Assistant Manager
Isaac Hatch	Assistant District Manager

Chairperson Workman opened meeting at 12:00 p.m.

Present for today's meeting; Hans Leis and Jason Blankenagel with BHI. Davis Smuin with Sunrise Engineering, Brooks Jones with Jones & Demille, Craig Nebeker with Sunrise Engineering and Trudy Wheeler with Jensen Water District.

No Conflicts Stated

Minutes

Brownie made a motion to accept March 24, 2026, and April 8, 2026, minutes, seconded by Max. Voting yes to the motion, Dave, Dean, Max, Boyd, and Brownie.

Project Updates

Administrative Building Project

Hans (BHI, Inc.) provided an update on the building project. Electrical and plumbing work is underway inside the building. Crews are preparing the rear area for the heated parking lot and sidewalks. Brownie asked about density testing; Hans reported that density tests for the curb-and-gutter areas have been completed, and additional testing will be performed before the asphalt is placed. A potential issue was noted with the wood paneling not matching; the material was expected to arrive today so staff can confirm the match. Ryan reported confusion over who would supply the audio-visual equipment

because it was omitted from the design; these items are included in a change order totaling \$60,769.27. Max moved to approve the change order, seconded by Dave; the motion passed unanimously (Dave, Dean, Max, Boyd, and Brownie). Pay Request #7 totals \$555,716.26. Brownie moved to approve the pay request, seconded by Max; the motion passed unanimously (Dave, Dean, Max, Boyd, and Brownie). Board members will complete a walkthrough tomorrow at noon. Hans stated the project appears to be ahead of schedule.

500 North 1500 West

Craig and Davis with Sunrise Engineering reported on the 500 N 1500 W Project. Davis reported that the design is 30% complete, with the 50% drawing review by May 1. Final design by May 20th, and advertise for bids May 29th, bids due by June 10th. The bureau received the S299 Canal Crossing permit, it is being reviewed.

2500 South 2000 East Water & Sewer Project

Craig reported that he is in the process of putting the CIB application together for this project. Craig received the financial information from Ryan to complete the application, he anticipates having it completed by the end of the week. This will be submitted to the CIB before June 1, 2026.

Water Source Study

Craig reported that a meeting was held at Vernal City to discuss this study. He reported that the scope of work was narrowed down. Craig explained that there are 7 different sources that need to be explored. The source needs to be identified, the cost, and the time to develop it. Once that report is complete it will be up to the water suppliers to decide what sources should be pursued. This meeting was attended by Vernal City, AVWSID, local engineers, State Engineer, DEQ, River Commissioner, and geologists. Ryan stated it was a good meeting and gave Sunrise Engineer's what direction to go.

Water Conservation, Rates and Public Hearing

Ryan began by explaining that we have no snowpack, that the runoff is done, and hot temperatures are all playing a role in the drought in the Uintah Basin. Currently messages are being sent out to the high-water users. These high users can use up to 200,000 gallons per month during the summer months. Brownie asked Ryan what scientific formula if any; was used to determine the conservation rates. The handout shows normal rates, last year's conservation rate, the proposed 2026 conservation rate, and an emergency rate. The method that was used, number 1 is to reward, not punish the low users. Average use during winter months average is 7000-7500 gallons a month. Staying below the 12,000 marks would give 4000+ gallons to use for outdoor use. If everyone stayed at 12,000 gallons a month, Ryan calculated that there would be enough water to get us through the year. The rate shows a decrease in the monthly base rate from \$30.50 to \$20.50 if they stay below six thousand gallons. Ryan is proposing that these rates be aimed at residential and commercial users that have landscaping. One of the items discussed was what to do with car washes. Zach Galloway with Mort's Carwash came in to visit with Ryan. Vernal City's proposed emergency rate for Mort's Carwash would be \$60,000-\$70,000, it would put him out of business. A high-powered hose at the carwash uses 2.5-3 gallons per minute, for 10 minutes or less, compared to washing your car at home. A garden hose uses 11.5 gallons a minute. The conservation rates are aimed at outside use, not businesses. The proposed rate for businesses is the 2025 conservation rates. The board would like to see a rate developed for commercial as well. An evening

public hearing will need to be held for all rate changes. Dave made the motion to hold a public hearing on April 29 at 6:00 p.m., at Western Park or the Uintah Conference Center, Nora will check availability. Brownie made the second on this motion; those voting yes to above motion; Dave, Dean, Max, Boyd, and Brownie.

Water Lease Opportunities

Max asked if it was possible to lease water short term. Ryan explained the process; you agree on terms with the leaser. The district has been offering \$300.00 an acre foot. To lease from any of the irrigators the district must have a temporary change application filed with the State Engineer. The application then has a 20-day advertisement window, after which a ruling can be made. During the advertisement window protests can be filed and will have to be taken into account when a ruling is made. The water right owner then can take up to 120 days to sign off on it. Ryan explained that currently he has three customers that are interested in leasing water to the district. Ryan is meeting with the state engineer tomorrow to get the temporary change applications started and will require the shareholder to get the signatures from the canal company president. Once that is signed, the 120 days will not matter anymore. The money for the water will not be paid until we are guaranteed to get the delivery of the water. Brownie made the motion to pursue all water lease opportunities, second made by Dave. Those voting yes to the above motion, Dean, Dave, Max, Boyd, and Brownie.

April 2026 expenditures

Nora reported that expenditure on April 8, 2026, total is \$10,805.95. Today's total \$703,580.12, and \$4,806.07, bringing the month total to \$719,192.14. Included in the month total is \$555,716.26 for BH Inc. pay request # 7. Dean made the motion to approve April's expenditures, seconded by Max. Those voting yes to the above motion, Dave, Dean, Max, Boyd, and Brownie

Financial Statement

The financial statement included today is for the first quarter of 2026. Nora explained that 25% of the fiscal year has expired. Current year actual cash and cash equivalents are \$14,746.188.09 compared to prior year's actual of \$16,400,651.99. Operating income is 16.24%, non-operating income is 6.58%. Total expense is 11.91%. Dean made the motion to approve the 1st quarter 2026 financial statement as it was presented, seconded by Brownie. Those voting yes to the above motion Dave, Dean, Max, Boyd, and Brownie.

Operation Discussion

Assistant Manager Isaac Hatch reported that there have been changes to our Monday morning meetings. He reported that the crews are doing good on the maintenance, Allen agreed.

Closed Session

Max made the motion to enter closed session at 2:10, seconded by Dean. Those voting yes to the above motion; Dave, Dean, Max, Boyd, and Brownie.

Returned to open session at 2:27 p.m.

Meeting adjourned at 3.52 p.m.