

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, May 19, 2026, at 12:00 p.m. in the conference room of Naples City, 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 Manager

Chairperson Workman called the meeting to order at 12:00 p.m.

Also present were Davis Smuin with Sunrise Engineers; Hans Leis and Brandon Roper with BHI Inc.; Bart Jensen with Jones & DeMille; Gregg Galecki with American Gilsonite Company; Matt Wilber; Trudy Wilson with Jensen Water; and Willis Lefevre.

Minutes

Brownie made a motion to approve the April 21 and April 29 minutes, which was seconded by Dave. Those voting in favor of the motion were Dave, Dean, Max, Boyd, and Brownie.

Project Update

BHI Inc. reported that the building exterior is complete, with the parking lot expected to be finished within the next week. Countertop installation is scheduled for Thursday, followed by the tile setter on Friday. The boardroom ceiling is expected to be completed today, and interior painting is scheduled for Wednesday and Thursday. Furniture delivery and installation are planned for June 15–19. The project remains on schedule, and the July board meeting is expected to be held in the new building.

Brownie requested the density test results, which are currently held by Foston Chivers and will be distributed to all parties via email.

BHI also submitted Pay Request No. 8 in the amount of \$318,041.62. Max made a motion to approve the payment, which Dean seconded. The motion passed unanimously, with Dave, Dean, Max, Boyd, and Brownie all voting in favor.

500 N 1500 W Project

Sunrise Engineering provided an update on this project. The plans were reviewed with Isaac and Allen. The bid for this project will be advertised tomorrow and will be due one week thereafter, with the pre-bid meeting scheduled for June 10. The project remains on schedule. The permit for the bore under the canal has been received from the Bureau of Reclamation. The estimated bid for this project is \$450,000.00. Once the project proceeds, the budget will need to be opened to include the project this year's capital improvements.

2500 South Waterline and Sewer Project

UBAG is currently reviewing the application to the CIB for this project. Following that review, it will be submitted to the CIB. The goal is to complete this project before a moratorium is placed on the road. The next step will be to notify affected customers by letter and hold a public hearing to receive comments.

Hardship Program and Review Committee

Ryan reviewed the hardship program discussed during the rate-increase hearing. The original proposal (hardship forms provided) would have allowed residential customers to receive a 20% bill reduction if their usage decreased by 20% from the prior year and would have required request and assessment of property conditions. After extensive discussion, the board determined that approach to be overly complicated. Ryan instead recommended a standard 20% discount for residential and commercial customers whose monthly usage decreases by 20%, based on a three-year usage lookback and upon customer request. Brownie moved to approve the discount, seconded by Dave. The motion carried with affirmative votes from Dave, Dean, Max, and Brownie. Boyd voted in opposition.

New Connection Moratorium without Water Right Dedication

Ryan noted that during the previous month's public hearing, the district was asked why water connections continued to be sold despite limited water availability. He reported that most connections sold this year were under sunset provisions. The board has authorized the sale of 50 connections for the year, with 40 still available. One new connection included dedicated water. Ryan inquired whether, due to drought conditions, the district should impose a moratorium on all new water connections except those under sunset provisions. He also reported ongoing work on a subdivision and a four-plex, both of which would provide water toward their connections. No changes were made at this time.

Water Conservation and Community Portal

Ryan reported that Yoppify has developed a community portal that will enhance the district's website. The portal will provide customers with a dashboard that includes near real-time water usage data, billing history, and frequently asked questions. Todd and Brooklyn from Yoppify presented the

portal to the board. Ryan noted that the district's website typically receives between 15,000 and 20,000 visits per month; however, traffic for the current month has already reached 48,000, indicating strong customer interest in staying informed. The board also discussed smart meter requests and confirmed that customers must request installation, with priority given to those with higher water usage. Through the portal, customers can submit requests and begin tracking their account information. Smart meters are installed at no cost to the customer.

Water Availability Report

Ryan indicated that a more comprehensive report on allotments was expected this month; however, the River Commissioner has not yet completed the report. He also reported that the most recent storm produced ½ inch of rain and 13 inches of snow in the mountains.

Annexation and Withdrawal Petitions

Ryan reported that Vernal City has tentatively adopted the Briar Creek Annexation. Meters within the subdivision have been replaced, and the city has completed system tie-ins. Allen confirmed that proper line separation has been maintained. A petition is expected to come before the board—possibly as early as next month—to de-annex the area from Ashley Valley Water. For this to proceed, landowners must first submit a petition to the board, which will then forward it to the state.

Separately, a petition has been filed to annex property along Aggie Boulevard into Vernal City. This includes two churches and seven parcels owned by Willow Park Properties. Ryan noted that it is unclear whether the annexation was initiated by Vernal City or the developer. If the churches are annexed into the city, a significant amount of water resources would be freed up for the district.

May 2026 Expenditures

Nora reported on the May expenditures. On May 8, total invoices paid amounted to \$45,940.91. Expenditures presented today total \$516,966.89, including \$318,041.62 paid to BHI for Pay Request No. 8. Additional invoices totaling \$6,934.67 were received after the expenditure report was printed, bringing total monthly expenditures to \$569,841.47.

Max made a motion to approve all expenditures presented, seconded by Brownie. Those voting in favor were Dave, Dean, Max, Brownie, and Boyd.

Dave made a motion to enter closed session at 2:33 p.m., seconded by Brownie. Dean, Dave, Max, Boyd, and Brownie voted in favor of entering closed session.

The board returned to open session at 4:29 p.m.

Brownie made a motion for Ryan to pursue leasing water and to provide a letter of intent to lease water. The motion was seconded by Dean. Those voting in favor were Dave, Dean, Max, Boyd, and Brownie.

Brownie made a motion to adjourn the meeting at 4:30 p.m.

