

WATER CONSERVATION PLAN

VERNAL CITY, UTAH

November 2021

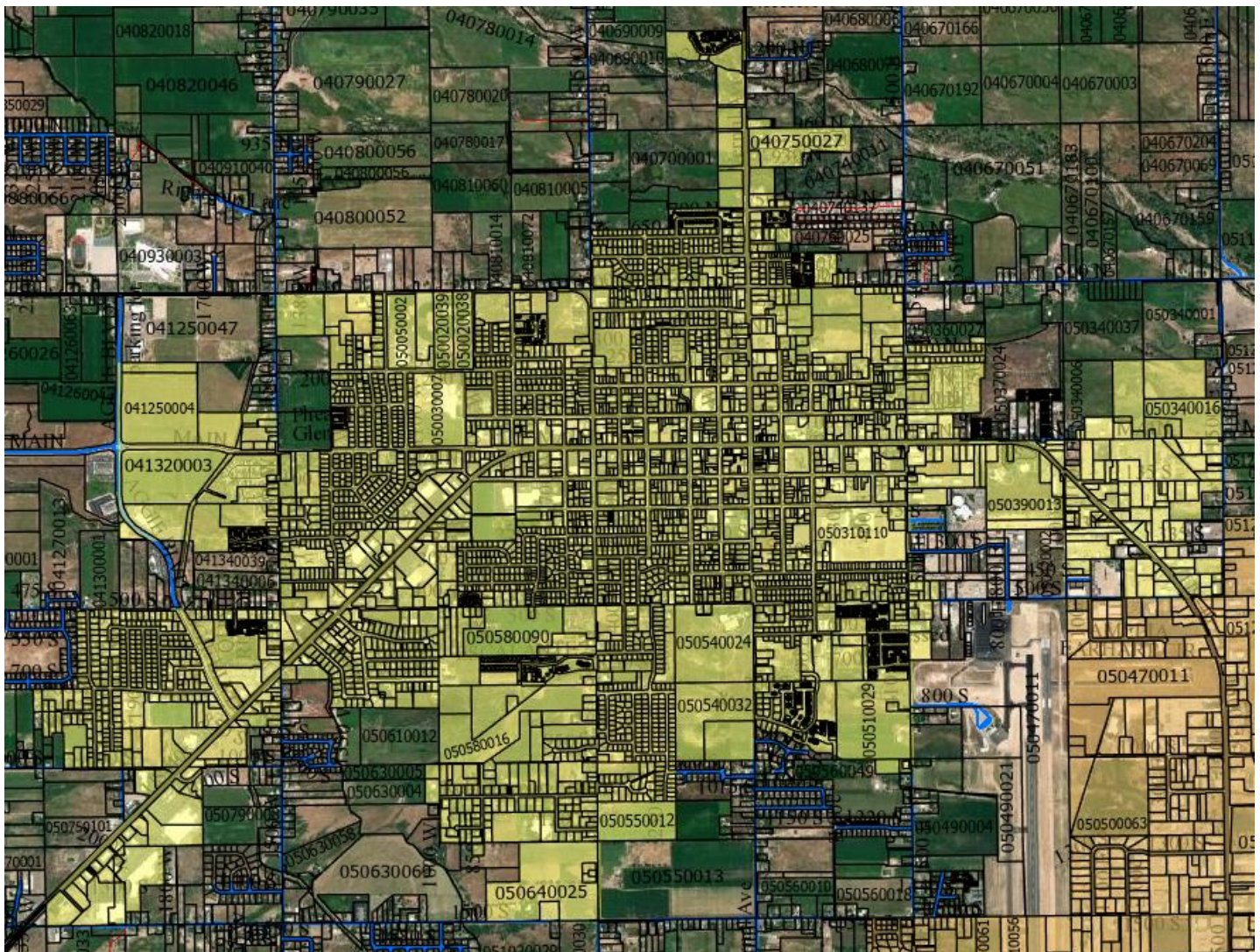
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INTRODUCTION

In response to the growth occurring throughout the State of Utah, Vernal City leaders are becoming concerned for the future cost and availability of the water supply. A similar concern has been demonstrated by the State Legislature in the Water Conservation Plan Act (House Bill 153) passed and revised in the 1999 Legislative Session (Section 73-10-32 Utah Code Annotated). This water conservation plan is written to address the concerns of leaders and citizens of both Vernal City and the State of Utah.

SERVICE AREA MAP



DESCRIPTION OF VERNAL CITY WATER SYSTEM

The Vernal City water system presently delivers Water from the Ashley Valley Water Treatment Plant (AVWTP) to Vernal City. Water is fed to the AVWTP either through the raw water line from Ashley Springs or pumped from Red Fleet Reservoir through the Reach No. 1 of the Tyzack Aqueduct. The use of Red Fleet water occurs during periods of high flows on Ashley Creek which raise the turbidity and lowers the alkalinity of the water from the Ashley Springs to levels that are difficult to treat at the AVWTP. During a normal year, water from Ashley Springs is used during low flow periods, approximately nine months of the year. Water is pumped from Red Fleet during high flow periods on Ashley Creek and into the summer, approximately three months of the year.

Water is treated at the AVWTP and is then transmitted through the 33 inch Reach No. 2 of the Tyzack Aqueduct to 1500 North and 1500 West where it enters Vernal City's water distribution system. Vernal City's 1 and 5 mg reservoirs are located southwest of Vernal City on the other side of the City's system. In addition to the 1 and 5 mg reservoirs, Vernal City shares capacity in the 10 mg reservoir located near the AVWTP.

In order for the City to fill these reservoirs, water must be pushed through their water system to the reservoirs through the main distribution system along 1500 west and 500 south. The 1 and 5 mg reservoirs feed Vernal's system through 20 and 24 inch pipelines located along 500 south. The 5 mg reservoir is located at a lower elevation than the 1 mg reservoir.

Vernal City also has a 16 inch pipeline that runs from the connection to the AVWTP at the mouth of the canyon along 3500 West connection to the 1 and 5 mg reservoirs via Reach 3 Aqueduct of the CUWCD. Maeser Water Improvement District (Maeser) has a parallel pipeline along 3500 West from 2500 North to 500 North that serves their customers along 3500 West. Ashley Valley Water and Sewer Improvement District's (AVWSID) system is along the west edge of the valley and areas south and east of Vernal City. A 22 inch pipeline originates at their treatment plant in the canyon and feeds the Chocolate Rock reservoirs. A 24 inch pipeline originates at the reservoirs and feeds AVWSID to the south. Vernal City's major system is at present essentially isolated from the AVWSID and Maeser water systems along the west side of the valley.

The AVWTP is owned and operated by the Central Utah Water Conservancy District (CUWCD) and the water produced at the plant is delivered to the Uintah Water Conservancy District (UWCD) for delivery to the entities in the valley. The AVWTP has a current treatment capacity of 11 million gallons per day/ (mgd). Water deliveries from the AVWTP to Vernal City can be made through Reach No. 2 and No. 3 of the Tyzack Aqueduct. The US Bureau of Reclamation (USBR) constructed this aqueduct as part of the Central Utah Project (CUP) Jensen Unit. Reach 2 and Reach 3 are operated by UWCD and both the CUWCD and UWCD are responsible for repayment to the federal government for the aqueduct.

AVWSID delivers water from Ashley Springs to their water treatment plant located along Ashley Creek upstream of the canyon mouth. Water from this treatment plant serves AVWSID and Maeser. The only source for the AVWSID water treatment plant is Ashley Creek. Water is

transmitted from the mouth of the canyon through an 18 inch pipeline to service the Maeser and AVWSID service areas. The 2 million gallon Chocolate Rock Storage Reservoir at the mouth of Ashley Creek provides flow regulation to the AVWSID service area. Vernal City provides water to the residents of Vernal. Their only source of treated water is the AVWTP. They service primarily residents within Vernal City limits. Their present City population is approximately 10,300. There has been some limited growth within Vernal's service area for the last several years although overall system demand to the AVWTP has stayed constant due to a leak detection and repair program implemented by the City.

Current Water Consumption

The current per capita consumption is calculated by the total usage for 2020 of 1,070 million gallons divided by the population of approximately 11,475 and then divided by 365 days.

Per capita consumption per day of 255.5 gallons

The Utah Division of Water Rights shows the following breakdown of annual usage by type of user. The quantities are in acre-feet.

Year	Residential	Commercial	Industrial	Institutional	Total
2020	1,332.44	405.89	0.00	327.53	2,065.85

Growth Projections

Growth in the Uintah Basin, and specifically in Vernal City, can be unpredictable. There are numerous reasons for this, but the predominant one is the fact that the most significant player in the economy is the energy sector. Energy has historic ebbs and flows which result in a “boom and bust” economy and, therefore, corresponding population fluctuations. For purposes of long range planning, Vernal City has relied on projections provided by the Utah Department of Workforce Services. The projections provided by them show an annual growth rate of 1.1 percent. At this rate the population 20 years from now in 2041 would be 14,282.

If Vernal City is able to achieve its conservation goals consistently, the reduction in per capita consumption will offset all new consumption created by the addition of new residents.

Inventory of Water Resources

Vernal City has compiled a list of Water Resources. This list is found in Attachment A.

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

Vernal City has recognized that undetected water leaks results in a large quantity of water that is lost to the system. Undetected water leaks result in treatment costs that must be paid by the system instead of users paying for the treatment costs. During drought years, undetected leaks can limit the amount of water available to the system. A second problem is that over time water meters tend to fail. The failure of water meters creates an unrealistic measure of water use. Vernal City may not collect the correct fees for the water and the user may be under the assumption that they are conserving water. Additionally, there are no incentives built into the current rate structure to encourage conservation.

Water Conservation Goals

In pursuit of solutions to the problems identified previously, and in light of the variety of conservation measures available to solve these problems, the following goals have been identified.

Goal 1

Detect water leaks on the culinary system.

Goal 2

Implement a consistent and planned meter replacement program. The City has implemented these goals for the purpose of better managing the water system and conserving water. Over the past three years, the City has realized an approximate 20% reduction in water losses. All current water meters within the City have been replaced with automated touch-read meters. The City continues to replace both residential and commercial meters that are not functioning properly- that being determined during the monthly meter reading.

Goal 3

Review current water rate structure and implement changes to that structure that will encourage conservation. One approach that will be considered will be to introduce a progressive structure that will make gallons of usage increasingly more expensive as consumption increases.

CURRENT CONSERVATION PRACTICES

In order to solve the problems identified above and take associated opportunities, specific water conservation measures must be identified and evaluated. Vernal City has already implemented several water conservation measures; these, along with additional measures that will effectively solve Vernal City's water problems, are discussed below. Vernal City's current water conservation program is directed primarily at managing water and providing useful material to assist residents to use water more efficiently. Current measures include leak detection program, meter replacement, and the Governor's Slow the Flow policy.

1. Leak Detection Program

Vernal City has made an aggressive effort to detect water leaks in the culinary system. Vernal City has contracted with firms who monitor Vernal City's water system in order to find leaks. Once leaks are located, Vernal City crews make repairs to the lines to eliminate water loss.

2. Meter Replacement Program

Vernal City has made an aggressive effort to consistently replace water meters in a planned and systemic fashion. The purpose of replacing meters is to better manage the water system and conserve water. Over time, all meters become less accurate in recording actual flows. This leads to lost revenue to the City and inaccurate data to citizens.

CURRENT WATER RATES

The Vernal City Council sets water rates based on information provided by City Staff on water usage cost of providing and treating water. Rates are discussed during annual budget meetings for the Water Department of the City. All meetings are open to the public. Attachment B has the current water rates and water rights of the City. Rates are addressed annually.

ADDITIONAL CONSERVATION MEASURES

In order to effectively meet Vernal City's future water needs and solve all water problems identified, additional and more specific water conservation measures will be required. These include continuation of leak detection program, continuation meter and line replacement program, the use of development impact fees to purchase additional water rights from Red Fleet for culinary use and continuation of annual review of water rates to ensure capability to finance future water resources.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

As we continue to pursue conservation practices already underway and add in new goals such as rate structure changes, we anticipate being able to achieve an overall reduction in per capita usage of 18 percent. We anticipate being able to implement the above goals within the 2020 calendar year.

The water conservation plan will be revised and updated as required to meet changing conditions and needs. This plan will also be updated and resubmitted to the Utah Division of Water Resources every five years as required.

Attachment A

WATER SYSTEM INVENTORY

VERNAL CITY UTILITY SYSTEM
Inventory Current Values (Approximate)

1. Water System

A. Culinary Water Lines

1.	1" water lines	610 lf
2.	2" water lines	12,020 lf
3.	4" water lines	96,260 lf
4.	6" water lines	113,870 lf
5.	8" water lines	54,890 lf
6.	10" water line	36,060 lf
7.	12" water line	16,050 lf
8.	16" water line	4,450 lf
9.	18" water line	46,160 lf
10.	20" water line	39,742 lf
11.	24" water line	5,000 lf

B. De-sander - Dry Fork Canyon

C. One Million Gallon Cement Water Storage Tank

D. Five Million Gallon Pre-Stressed Water Storage Tank

E. Ten Million Gallon Water Storage Tank

F. Water Meters

1.	3/4"	2655
2.	1"	366
3.	1 1/2"	74
4.	2"	130
5.	3"	10
6.	4"	28
7.	6"	9
Total:		3272

Commercial Meters	725
Residential Meters	2547

G. Valving

1.	4"	125
2.	6"	374
3.	8"	150
4.	12"	26
5.	10"	20
6.	18"	2

Attachment B

Fees: Water User Fee for Vernal City:

In-City

Residential, Duplex

1st 8,000 gallons

\$42.80 minimum

Over 8,000 gallons

\$2.83 / 1000 gal

Commercial 1" Meter or Smaller

1st 8,000 gallons

\$42.80 minimum

Over 8,000 gallons

\$2.83 / 1000 gal

Commercial 1.5" Meter or Bigger

1st 8,000 gallons

\$47.80 minimum

Over 8,000 gallons

\$2.83 / 1000 gal

Out-of-City

Residential, Duplex

1st 8000 gallons

\$43.80 minimum

Over 8000 gallons

\$2.93 / 1000 gal

Commercial

1st 8000 gallons

\$48.80 minimum

Over 8000 gallons

\$2.93 / 1000 gal

CHARGES FOR SERVICES:

Fees: Water Deposit

Renters

\$150

Owners

-0-

Fees: Water turn on charge

\$20

after delinquency disconnect

\$40

Fees: Water Connection Fees

Line size	Full Connection:	Meter Set Only:
5/8" x 3/4"	\$3,500.00	\$375.00
1"	\$4,000.00	\$450.00
1 1/2"	\$5,000.00	\$1550.00
2"	\$6,600.00	\$1750.00
3"	Actual Cost	Actual Cost
4"	Actual Cost	Actual Cost

Fees: Water Development Impact Fees

5/8" x 3/4" Meter	\$1,000.00
1" Meter	\$1,250.00
1 1/2" Meter	\$2,250.00
2" Meter	\$3,250.00
3" Meter	\$10,000.00
4" Meter	\$15,000.00

Fees: Water Fill Station

5,000 Gallons - credit card purchase	\$10.00 minimum purchase
1,000 Gallons - active account	\$15.00

Fees: Hydrant Meter

Rental Costs	\$50.00/week
Water Costs	In-City overage rate / 1000 gal.

Actual water costs to be deducted from deposit before refund is made

Deposit	\$800.00
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NOTICE OF PUBLIC MEETING

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY: Notice is hereby given that the **VERNAL CITY COUNCIL** will hold a regular meeting on *Wednesday, February 16, 2022 at 7:00 p.m.* in the Vernal City Council Chambers at 374 East Main St, Vernal, Utah.

A G E N D A

7:00 p.m.

OPENING CEREMONY

1. Invocation or Uplifting Thought
2. Pledge of Allegiance

STANDING BUSINESS

1. Approval of the Minutes of February 2, 2022 Regular Meeting

7:15 PM

PUBLIC HEARING

1. Request to Amend the Vernal City Municipal Code – Mixed Use and Commercial Zones, Sections 16.45.080 and 16.48.080 - Special Provisions – Household Pets – Ordinance No. 2022-02 – Allen Parker

POLICY AND LEGISLATION

1. Discussion Regarding Financing of the CRA Project Funds for Downtown Incentives: Sales Tax Revenue Bonds in the Market Versus Sales Tax Revenue Bonds with Direct Placement - Zions Financial
2. Approve proposal for Emergency Generator – Wayne Smith
3. Consider Approval of an Interlocal Agreement with Vernal City Community Development Revitalization Agency for Participation in the Downtown Community Reinvestment Area Resolution No. 2022-02- Quinn Bennion
4. Review of Downtown Facade Grant Program – Quinn Bennion and Allen Parker
5. Request Approval of City's Water Conservation Plan – Allen Parker
6. Request to Declare Surplus Property - File Cabinets from Finance and Administration – Carl Morton

STAFF REPORTS

- | | |
|----------------------------|-------------------------|
| 1. Accounts Payable Report | 5. Justice Court Report |
| 2. Building Permit Report | 6. Sales Tax Report |
| 3. Business License Report | |
| 4. Investment Report | |

CLOSED SESSION

1. Strategy Sessions To Discuss The Purchase, Exchange, Or Lease Of Real Property, Including Any Form Of A Water Right Or Water Shares

ADJOURN

NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Quinn Bennion, 374 East Main, Vernal, Utah 84078 or phone (435)789-2255 at least three days before the meeting.

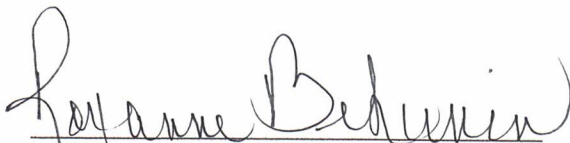
CERTIFIED COPY OF A PORTION OF THE VERNAL CITY COUNCIL REGULAR MEETING MINUTES FOR FEBRUARY 16, 2022:

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD FEBRUARY 16, 2022 at 7:00 p.m. in the Vernal City Council room, 374 East Main, Vernal, Utah 84078.

PRESENT: Councilmembers Nicholas Porter, Robin O'Driscoll, Dave Everett, Ted Munford and Corey Foley and Mayor Doug Hammond.

REQUEST APPROVAL OF CITY'S WATER CONSERVATION PLAN: Allen Parker reported that the water conservation plan needs to be updated every few years and meet any changes made on the State level. The major change this year is water conservation. The State would like to see a progressive rate structure so it is more expensive to use more water. However, in Vernal the growth rate is only 1.1%. Councilmember Ted Munford stated he would rather see more education than a rate hike. Allen Parker stated there may be some legislative changes coming. Quinn Bennion agreed there is a lot of discussion on landscaping although in the Uintah Basin 90% of water use is agriculture so there has to be a balance. Councilmember Nick Porter stated the most effective way to encourage conservation is financial and possibly there could be more tiers for the water rates. Councilmember Ted Munford agreed, however it will also target certain businesses. Councilmember Foley stated education is important so people understand their lawn can stay green if they invest in fertilizer not just water. After further discussion, *Councilmember Dave Everett moved to approve the water conservation plan. Councilmember Robin O'Driscoll seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford..... aye;
Councilmember O'Driscoll..... aye;
Councilmember Everett..... aye;
Councilmember Porter aye;
Councilmember Foley..... aye.


Roxanne Behunin, City Recorder



MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
FEBRUARY 16, 2022 at 7:00 p.m. in the Vernal City Council room, 374 East Main,
Vernal, Utah 84078.

PRESENT: Councilmembers Nicholas Porter, Robin O'Driscoll, Dave Everett, Ted Munford and Corey Foley and Mayor Doug Hammond.

WELCOME: Mayor Doug Hammond welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Corey Foley.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Nick Porter.

APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES OF FEBRUARY 2, 2022: *Councilmember Nick Porter moved to approve the minutes of February 2, 2022. Councilmember Corey Foley seconded the motion. The motion passed with Councilmembers Everett, Munford, O'Driscoll, Foley and Porter voting in favor.*

DISCUSSION REGARDING FINANCING OF THE CRA PROJECT FUNDS FOR DOWNTOWN INCENTIVES: SALES TAX REVENUE BONDS IN THE MARKET VERSUS SALES TAX REVENUE BONDS WITH DIRECT PLACEMENT - ZIONS FINANCIAL: Quinn Bennion explained that the CRA program will need to secure financing for the downtown implementation plan. Zions Financial has been used for years as the financial advisor for the City and Japheth McGee, with Zions Bank, will explain the options. Japheth McGee explained that issuing public debt is regulated by the FCC and is tax exempt for the investor and there are two options for the City. The first option is a direct placement bond. Most of the time a large financial institution will buy the debt that is federally secured, with specific rules that have to be followed. The second option is a market issuance. This type of debt has higher fees with a lower interest rate. A public underwriter purchases the bonds and resells them to many investors across the country. This type of financing is more complex requiring a formal credit rating which adds extra expense making it less advantageous. Quinn Bennion explained that in order to move forward with the façade grants and other downtown improvements, the CRA will need funds immediately. In order to do that the CDRA will have to borrow against the projected funds. Japheth McGee stated the projected funds from the CRA is estimated to be \$2.375 to \$2.5 million dollars. However, investors may not be comfortable with the use of CDRA funds to pay off the debt so the City may need to pledge sales tax revenues toward the bond payment in order to get a better interest rate. An agreement will be needed between the City and the CDRA to pay the bond payment. Quinn Bennion asked if there is any penalty for an early pay off. Mr. McGee stated that the direct placement is usually more flexible. Councilmember Ted Munford thought the direct payment option would be better to pursue. Allen Parker asked what the estimated annual payment would be for an interest only bond. Japheth McGee responded it would be around \$38,000 for the first four years then a principle payment on year five would be \$120,000 if it was structured as interest only for the first

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few years. He noted that with interest rates set to go up, the direct placement would be easier to lock in a low rate. Quinn Bennion asked the Council if they had a preference on which option to explore. The consensus of the Council was to look at the direct placement option.

**PUBLIC HEARING: REQUEST TO AMEND THE VERNAL CITY MUNICIPAL CODE
– MIXED USE AND COMMERCIAL ZONES, SECTIONS 16.45.080 AND 16.48.080 -
SPECIAL PROVISIONS – HOUSEHOLD PETS – ORDINANCE NO. 2022-02:**

Mayor Doug Hammond opened the public hearing to receive comments. Allen Parker explained that this ordinance amends two zones, the CC-1 central commercial zone and the MX mixed use zone. The proposal is to require residents in those zones to keep their pets indoors unless they are in a single family dwelling with a yard. These zones have commercial and recreational activities and does not address how to mitigate conflict between pet ownership and other activities that happen there. Councilmember Ted Munford acknowledged that some landlords in these areas may not allow pets. Allen Parker agreed, however if the housing is self-owned they may have a pet which is what is happening now. Councilmember Ted Munford noted that he did not want to cross the line of where government jurisdiction should and should not be. Quinn Bennion explained this issue came up because there is a kennel with a guard dog in the downtown area and the dog is there all day. Councilmember Corey Foley stated this ordinance is pretty broad. Quinn Bennion stated the residents can have a pet, just not a kennel outside where the animal lives permanently outside. Mayor Doug Hammond asked for public comments. There being no public comments, Mayor Hammond closed the public hearing. *Councilmember Corey Foley moved to approve Ordinance No. 2022-02. Councilmember Ted Munford seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember O'Driscoll.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.

APPROVE PROPOSAL FOR EMERGENCY GENERATOR: Wayne Smith, Vernal City facilities manager, reminded the Council that the generator has had a massive failure and needs to be replaced. The current model has a Cummins motor so that vendor was contacted for a quote as well as other vendors and the State contracts. Wheeler Machinery came in with the lowest cost, however, there is a shortage and it will take up to 44 weeks if it is ordered quickly. Normally because of the cost this type of purchase requires a sealed bid. Councilmember Ted Munford asked if there is a warranty. Wayne Smith answered it will have one for a year. Councilmember Robin O'Driscoll stated that with the cost being \$10,000 less than the State contract the generator should be purchased quickly before the cost goes up. Quinn Bennion stated that ARPA funds have been approved up to \$70,000 for the generator. Carl Morton noted that since there is a State contract price this purchase is within the purchasing policy guidelines. *Councilmember Corey Foley moved to approve the purchase of the generator from*

**MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
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Wheeler Machinery in the amount of \$65,024.09, or up to \$70,000 to get it delivered to Vernal City. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:

*Councilmember Munford.....aye;
Councilmember O'Driscoll.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.*

**CONSIDER APPROVAL OF AN INTERLOCAL AGREEMENT WITH VERNAL CITY
COMMUNITY DEVELOPMENT REVITALIZATION AGENCY FOR PARTICIPATION
IN THE DOWNTOWN COMMUNITY REINVESTMENT AREA RESOLUTION NO.**

2022-02: Quinn Bennion explained that this Interlocal agreement is between the City and the Community Development and Renewal agency for the downtown Community Reinvestment area. The agreement is to allow the increased tax increment for any development in the downtown area to go to the CDRA for the next twenty years up to the total amount of \$227,000. Each of the six taxing entities will review and hopefully approve the same agreement. The School District requested the amounts be front-loaded at 90/10 for the first five years, then 75/25 and finally 50/50 for the last five years with a cap for each entity. *After further discussion, Councilmember Dave Everett moved to approve Resolution No. 2022-02, approving the Interlocal Agreement with the CDRA. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

*All Councilmember Munford.....aye;
Councilmember O'Driscoll.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.*

REVIEW OF DOWNTOWN FACADE GRANT PROGRAM: Quinn Bennion presented a draft of the downtown grant program for businesses to fix up the exterior of their buildings. The City received a rural economic development grant in the amount of \$175,000 for this program that has to be spent by July 1st so the City will have to work quickly to release those funds. He asked the Council to review the program guidelines and give feedback. Only downtown existing commercial properties are eligible within the CRA boundaries. New construction is not eligible unless the City determines they will help with any upgrades. Councilmember Corey Foley asked for an example of an upgrade. Quinn Bennion stated the structure is planned to have aluminum siding and they upgrade to brick. This grant will pay up to 40% of the additional cost. There is a cap of \$100,000. Allen Parker stated it is at the discretion of the City how the funds are awarded after evaluating each project based on how well it complies with the intention and goals of the downtown plan. Councilmember Corey Foley clarified the property owners are reimbursed. Quinn Bennion stated the program could do a 50% payment until the improvements

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are complete. Councilmember Corey Foley stated that may need to be an option to spend the funds quickly as some items will take a while to be delivered or installed. Councilmember Dave Everett stated they can be reimbursed upon payment of raw materials. Councilmember Ted Munford asked if there were any projects waiting for this program to be completed before they move forward. Quinn Bennion stated there are two waiting for it. He stated that an expected heavy use will be for new windows that does have a long waiting time. However, if a project is approved and not started within 18 months the grant funds can be forfeited after the first \$175,000 is spent. Requirements to qualify include no code violations, be current on property taxes and have a business license unless it is new construction. If the application is from a tenant, they will need to verify the taxes are paid. Councilmember Ted Munford stated the improvements will stay with the property. Councilmember Corey Foley agreed unless it is a sign. There was some discussion regarding more than one grant awarded to the same applicant. The consensus of the Council was to allow more than one grant with an eighteen month space between applications. Carl Morton asked if the payment can be made directly to the vendor. Quinn Bennion stated the danger is knowing it is a legitimate contractor. Quinn referred the Council to eligible improvements and asked if they wanted to include paint and murals. There was some discussion on whether murals will last very long, is it considered advertising, and what designs are allowed. Carl Morton suggested only 20% be awarded for murals instead of 40%. After further discussion, the Council agreed to include paint as long as it is part of a larger project and not include murals. Councilmember Ted Munford stated that repairs to parking lots would be a major expense. Councilmember Nick Porter noted that the appearance of parking goes a long way toward the feel of downtown. Councilmember Foley agreed. The consensus of the Council was to include parking lot improvements including seal coating and exclude striping. Other improvement items discussed were parking lot lighting, permanent landscaping and siding. Quinn Bennion asked the Council to consider the addition of grease traps for restaurants even though it is not part of the façade. Councilmember Dave Everett stated that would be a positive improvement and a costly expense. The Council suggested that item be a separate program up to \$2500. Councilmember Ted Munford stated he did not like the idea of a wall sign that could end up being a painted piece of plywood. Quinn Bennion stated there will be a three member committee that will evaluate the applications with City Council serving as the appeal board. The Council agreed this program should be evaluated on a case-by-case basis, increase the tax base and be pleasing and appropriate for the area.

REQUEST APPROVAL OF CITY'S WATER CONSERVATION PLAN: Allen Parker reported that the water conservation plan needs to be updated every few years and meet any changes made on the State level. The major change this year is water conservation. The State would like to see a progressive rate structure so it is more expensive to use more water. However, in Vernal the growth rate is only 1.1%. Councilmember Ted Munford stated he would rather see more education than a rate hike. Allen Parker stated there may be some legislative changes coming. Quinn Bennion agreed there is a lot of discussion on landscaping although in the Uintah Basin 90% of water use is agriculture so there has to be a balance.

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Councilmember Nick Porter stated the most effective way to encourage conservation is financial and possibly there could be more tiers for the water rates. Councilmember Ted Munford agreed, however it will also target certain businesses. Councilmember Foley stated education is important so people understand their lawn can stay green if they invest in fertilizer not just water. After further discussion, *Councilmember Dave Everett moved to approve the water conservation plan. Councilmember Robin O'Driscoll seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember O'Driscoll.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.

REQUEST TO DECLARE SURPLUS PROPERTY - FILE CABINETS FROM FINANCE AND ADMINISTRATION: Carl Morton explained that there are 23 file cabinets that are empty and are taking up space that were moved from the old City Hall even though this building had all new file systems. Councilmember Corey Foley asked if the Innovation Hub may be able to use some of them. Quinn Bennion stated he would verify no other departments can utilize them before disposal. *Councilmember Ted Munford moved to declare the file cabinets as surplus property. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember O'Driscoll.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.

STAFF REPORTS

Utah League of Cities and Towns:

Quinn Bennion reported that the ULCT spring conference is scheduled for April in St. George and to let the staff know if they want to attend.

CLOSED SESSION: *Councilmember Nick Porter moved to convene into closed session to hold a strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares and reconvene into open session once the discussion is completed. Councilmember Ted Munford seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember O'Driscoll.....aye;
Councilmember Everettaye;

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Councilmember Porteraye;
Councilmember Foley.....aye.

RECONVENE INTO OPEN SESSION AND ADJOURN: The Council reconvened in open session. There being no further business; *Councilmember Nick Porter moved to adjourn. Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Doug Hammond

ATTEST:

Roxanne Behunin, City Recorder

(S E A L)