



Board Meeting Minutes

Wednesday December 10, 2025 @ 7:00 P.M.
102 West Forest Street
Brigham City, UT 84302

In Attendance: Jay Capener, Chairman
Mike Braegger
Brodie Calder
Kelly Lemmon
Joseph Summers
Tim Munns
Boyd Bingham

Excused: Riggin Holmgren
Lyle Holmgren
DJ Bott
Lesley Kendrick

Staff: Chance Baxter, General Manager
Jamie Williams, Office Manager

1- WELCOME

Chairman Jay Capener called the meeting to order at 7:00 pm

2- INVOCATION & PLEDGE OF ALLEGIANCE

Offered by Trustee Joseph Summers

3- DECLARATION OF CONFLICTS OF INTEREST

Trustee Joseph Summers declared a conflict of interest on action item 7.3 (extension of the Bothwell Water Company wholesale water agreement) and announced that he would abstain from voting on this item.

4- CONSENT AGENDA

4.1 Adoption of Agenda

4.2 Approval of Minutes – November 19, 2025

Trustee Kelly Lemmon made a motion to adopt items listed on the consent agenda, motion was seconded by Trustee Tim Munns; all members vote aye, motion passed.

5- APPROVAL OF FINANCIAL STATEMENTS – NOVEMBER 2025

Chairman Jay Capener invited the board to provide any questions or comments regarding the financial statements included in the meeting packet; no questions or comments followed. Trustee Tim Munns made a motion to approve the financial statements for November 2025, motion was seconded by Trustee Mike Braegger; all members vote aye, motion passed.

6- PUBLIC HEARING (action may be taken following the public hearing as deemed necessary)

Trustee Tim Munns made a motion to open a public hearing for the purpose of adopting the 2026 Budget which includes a 3% COLA increase for District employees, motion seconded by Trustee Boyd Bingham; all members vote aye, motion passed.

Seeing no public in attendance, Trustee Mike Braegger made a motion to close the public hearing and move back into the regular meeting, motion seconded by Trustee Joseph Summers; all members vote aye, motion passed.

Discussion centered around the proposed 2026 budget, which includes a 3% Cost of Living Adjustment (COLA) increase for District employees.

Trustee Boyd Bingham initiated the conversation by explaining that the COLA increase is a topic of discussion in the County, with some arguing whether it should or should not be an automatic thing. Bingham mentioned that the purpose of the COLA is to keep the cost of labor competitive with similar organizations.

Trustee Brodie Calder responded by stating that Box Elder County's current cost of labor is below the state average.

General Manager Chance Baxter explained that the proposed 3% COLA increase was not arbitrarily chosen, but rather was determined by researching the compensation rates of surrounding entities, including Tremonton City, Brigham City, and the Box Elder County. He noted that while some areas in the state may offer higher salaries, they also come with higher costs of living. Baxter stated that the District aimed to find a middle ground, settling on a 3% increase.

Trustee Brodie Calder expressed his thoughts on the budget, stating that he had been reviewing the income and expenses of various systems, Calder suggested that some of these systems should be able to support themselves financially, rather than relying on tax dollars, and proposed making changes to certain rates to achieve this goal.

General Manager Chance Baxter acknowledged that the District's current uniform fee structure was not always the case, and that it was previously set up in a way that allowed different systems to support themselves financially. Baxter expressed his agreement with Trustee Brodie Calder's suggestion to revisit this approach and stated that the District's financial team will explore this further in the coming year.

After discussion, Trustee Tim Munns made a motion to approve the 2026 final budget which includes a 3% COLA increase for District employees, motion was seconded by Trustee Brodie Calder; all members vote aye, motion passed.

7- ACTION ITEMS

7.1 2026 Annual Board Meeting Schedule / 2026 Calendar – Jamie Williams, Office Manager

The board discussed the meeting schedule for 2026 which proposed the meetings begin at 6:00 p.m. instead of 7:00 p.m. Trustee Tim Munns proposed a compromise: meetings at 6:00 p.m. from October to March and 7:00 p.m. from April to September. This would be a six-month split, similar to the schedule previous to 2025. The proposal was made to accommodate farmers and others who have to travel to attend meetings. Trustee Tim Munns made a motion to approve the 2026 schedule with the change that meetings in April to September would begin at 7:00 p.m., meetings from October to March will begin at 6:00 p.m., motion was seconded by Trustee Joseph Summers; all members vote aye, motion passed.

7.2 Steve Elliott (Whites Valley) water lease agreement – Chance Baxter, General Manager

General Manager Chance Baxter presented the Steve Elliott Whites Valley water lease agreement, which had been previously approved by the board. The agreement involves transferring 8 acre feet of water from the District's Bothwell rights to Steve Elliott's well in Whites Valley. Baxter explained that he was asked to bring the contract back to the board for their approval and the chairman's signature, which was included in the packets provided to the board members. The lease is a simple, year-to-year agreement, and that Elliott is actively seeking his own water rights. Once Elliott secures his own water rights, the contract will terminate, and he will use his own rights going forward. Baxter also highlighted a clarification

on the 3% annual increase to wholesale rates, which was included in the contract to ensure Elliott's awareness of the annual increases.

Trustee Brodie Calder made a motion to authorize Chairman Jay Capener to sign the Steve Elliott (Whites Valley) water lease agreement, motion was seconded by Trustee Kelly Lemmon; all members vote aye, motion passed.

7.3 Bothwell Water Company wholesale water agreement extension (perpetual term / 40 AF per year) Chance Baxter, General Manager

General Manager Chance Baxter presented a proposal to extend the wholesale contract with Bothwell Town and Cemetery, which expires at the end of the year. Baxter explained that Bothwell is requesting to extend the contract in perpetuity. He noted that the board has discussed similar contracts in the past, such as the Ukon water contracts and Riverside North Garland contracts, which have 10-year terms. Baxter stated that under the new contract, the water allocation would initially increase from 38 acre-feet to 40 acre-feet, with no annual increases thereafter. He also mentioned that Bothwell has not used their full allotment in the past three years, despite having to pay for it.

Baxter clarified that the contract would be held in perpetuity and would not require renegotiation unless Bothwell wants to change the terms. He also explained that Bothwell can exit the contract by simply not paying the District, which would put them in default and terminate the contract.

Trustee Boyd Bingham made a motion to approve the Bothwell Water Company wholesale water agreement and authorize the chairman to sign the contract, motion was seconded by Trustee Mike Braegger; all members vote aye, motion passed.

PUBLIC COMMENT

No public comment

TRUSTEES REPORT

Mike Braegger

No report

Brodie Calder

No report

Kelly Lemmon

Trustee Kelly Lemmon reported on two emails from the Rural Water Association. The first email informed him of a new method for requesting state funding, which includes private water companies. The second email announced a new fee for drinking water, proposed by the Division of Drinking Water, to start in 2026. However, after a meeting, the implementation was pushed back to 2028 and reduced to 50% of the original proposed amount. Lemmon forwarded both emails to independent water companies and private water companies and reported no negative feedback.

Joe Summers

No report

Tim Munns

No report

Boyd Bingham

Trustee Boyd Bingham expressed appreciation for the County Water Master Plan meeting at Utah State, where the county had input and opportunity to discuss the plan. He noted that the plan was accepted into the County Master Plan and that Scott and Chris provided a clear explanation of the process and outcome.

ADJOURNMENT

Trustee Tim Munns made a motion to adjourn; motion seconded by Trustee Boyd Bingham; all members vote aye. Meeting adjourned.

DRAFT

Bear River Water Conservancy District
Standard Financial Report
Operations - 12/01/2025 to 12/31/2025
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>December Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1100 First Community Checking	409,140.03	(77,539.84)	16,550.97
1101 First Community Savings	80,154.73	78.86	81,155.21
1103 Petty Cash	1,659.19	(172.50)	1,340.89
1110 Xpress Bill Pay Clearing	34,743.23	(1,559.22)	32,639.18
1120 PTIF 0239	1,692,014.73	1,136,716.11	2,411,104.77
1121 PTIF 2258 Depreciation Savings	680,540.29	31,340.70	1,027,060.52
1130 PTIF 4446 Bothwell Impact Fee	70,008.92	525.68	154,815.17
1131 PTIF 4447 HW Impact Fee	20,487.94	47.89	14,103.46
1133 PTIF 4815 Valley Investment	41,333.35	270.17	79,565.42
1134 PTIF 8438 Collinston Impact Fee	24,403.78	75.95	22,367.93
1135 PTIF 8439 Beaver Dam Impact Fee	50,707.58	179.90	52,980.69
1136 PTIF 8585 S.W. Impact Fee	14,292.73	0.09	25.49
1141 PTIF 5071 2008 LBA CapFac SW/	273,301.04	969.60	285,552.48
1142 PTIF 5072 1993-99 CapFac BW/H	125,083.32	479.79	141,301.20
1143 PTIF 5074 2020 Flat Canyon from	117,503.03	416.87	122,770.41
1144 PTIF 5076 1995B Res 2008D TP	76.52	0.00	0.00
1147 PTIF 5082 1993 Res 2008A Land	2,444.92	0.00	0.00
1148 PTIF 5379 2014-2008 LBA Res S	257,570.65	913.79	269,116.94
1149 PTIF 5675 2011 Cap Fac BD	12,162.07	45.87	13,509.08
1150 PTIF 5676 2011 Reserve BD	10,951.95	38.85	11,442.90
1151 PTIF 8317 2016 Res MP	9,169.32	32.53	9,580.37
1152 PTIF 6001 Project Funding SRF	2.49	0.00	0.00
1153 PTIF 7374 SRF	1,349,042.70	790.02	232,664.94
1175 Undeposited Receipts	(1,257,649.70)	0.00	0.00
Total Cash and cash equivalents	<u>4,019,144.81</u>	<u>1,093,651.11</u>	<u>4,979,648.02</u>
Receivables			
1311 Accounts Receivable	157,646.65	(5,693.31)	15,961.73
1312 Lease Receivable	191,624.53	0.00	191,624.53
1313 Grants Receivable - USBR	261,212.89	0.00	261,212.89
1314 Grants Receivable - USDA	146,932.00	0.00	146,932.00
1315 Grants Receivable - CIB	63,202.00	0.00	63,202.00
1316 Weather Modification Receivable	22,500.00	0.00	22,500.00
1319 Allowance for Doubtful Accts.	(2,000.00)	0.00	(2,000.00)
1411 REC. FROM OTHER GOV'TS	342,647.68	0.00	0.00
Total Receivables	<u>1,183,765.75</u>	<u>(5,693.31)</u>	<u>699,433.15</u>
Other current assets			
1541 Prepaid Insurance	5,736.60	0.00	5,736.60
Total Other current assets	<u>5,736.60</u>	<u>0.00</u>	<u>5,736.60</u>
Total Current Assets	<u>5,208,647.16</u>	<u>1,087,957.80</u>	<u>5,684,817.77</u>
Non-Current Assets			
Capital assets			
Work in Process			
1600 Work in Process	4,193,000.79	67,313.89	6,603,214.30
1603.2 Flat Canyon Well	488,623.41	0.00	488,623.41
1603.3 Harper Ward Test Well	509,272.99	0.00	509,272.99
Total Work in Process	<u>5,190,897.19</u>	<u>67,313.89</u>	<u>7,601,110.70</u>
Property			
1601 BE County Meter Station	4,633.22	0.00	4,633.22
1602.1 Collinston Project	4,116,322.80	0.00	4,116,322.80
1602.2 Blending Plan	44,954.67	0.00	44,954.67
1602.3 Waterline Extension-Sierra 202	171,240.65	0.00	171,240.65
1604.1 SW Well 2014	552,034.15	0.00	552,034.15
1605.1 WCWC Connection Line	118,492.32	0.00	118,492.32
1606.2 Bothwell Tank Overflow Pond	2,640.57	0.00	2,640.57
1610 ROU Asset	47,031.00	0.00	47,031.00
1611 Land and Water Rights	1,242,311.82	0.00	1,242,311.82
1621 Buildings	528,972.99	0.00	528,972.99
1640 Water Distributions Systems - Ot	77,921.71	0.00	77,921.71
1641 Beaver Dam Water System	1,959,379.46	0.00	1,959,379.46

Bear River Water Conservancy District
Standard Financial Report
Operations - 12/01/2025 to 12/31/2025
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	Prior Year Actual	December Actual	Current Year Actual
1642 Booster Station	22,535.08	0.00	22,535.08
1643 Bothwell meter station	24,428.11	0.00	24,428.11
1644 Country Classics	89,500.00	0.00	89,500.00
1646 Harper Ward System	1,119,200.63	0.00	1,119,200.63
1647 Honeyville Connection	16,497.50	0.00	16,497.50
1648 Newman Well	481,809.72	0.00	481,809.72
1649 RS/NG Meter Station	34,733.35	0.00	34,733.35
1650 Stevenson Farms #1	120,000.00	0.00	120,000.00
1651 TP-Backup Well	293,826.10	0.00	293,826.10
1652 TP 12" bypass system	283,221.18	0.00	283,221.18
1653 Tremonton Project	2,097,405.34	0.00	2,097,405.34
1654 WCorinne/Corinne Mtr Stn	79,881.97	0.00	79,881.97
1655 South Willard Water System	2,976,032.07	0.00	2,976,032.07
1657 BackupWell Enclosure	71,702.02	0.00	71,702.02
1661.1 Equipment	616,487.72	0.00	616,487.72
1661.2 Bothwell System Generator	129,602.70	0.00	129,602.70
1671.3 2020 Dodge Ram Truck	51,148.75	0.00	51,148.75
Total Property	17,373,947.60	0.00	17,373,947.60
Accumulated depreciation			
1721 Accumulated Depreciation	(5,498,722.03)	(28,070.00)	(5,904,902.29)
1722 Accumulated Amortization	(15,677.21)	0.00	(15,677.21)
Total Accumulated depreciation	(5,514,399.24)	(28,070.00)	(5,920,579.50)
Total Capital assets	17,050,445.55	39,243.89	19,054,478.80
Other non-current assets			
1802 Deferred outflows of resources	169,723.00	0.00	169,723.00
1803 Suspense	23.90	0.00	23.90
Total Other non-current assets	169,746.90	0.00	169,746.90
Total Non-Current Assets	17,220,192.45	39,243.89	19,224,225.70
Total Assets:	22,428,839.61	1,127,201.69	24,909,043.47
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(768,567.78)	(398,138.73)	(851,335.59)
2132.1 CC - Capital One	(487.76)	0.00	(487.76)
2132.4 CC - Visa	(680.01)	(188.89)	(2,980.59)
2150 CC Clearing Account	880.41	0.00	487.76
2330 Customer Rental deposits	(3,190.00)	0.00	(3,190.00)
Total Current liabilities	(772,045.14)	(398,327.62)	(857,506.18)
Payroll liabilities			
2211 Accrued wages payable	(14,828.52)	0.00	(14,828.52)
2223.1 401K payable	(3,969.45)	0.00	(364.99)
2223.2 Roth payable	(199.00)	0.00	0.00
2224.1 Additional Life payable	(103.84)	(177.22)	(949.57)
2225.1 Dental Insurance payable	(562.63)	(473.06)	(2,751.90)
2225.2 Health Insurance payable	(10,913.51)	(9,505.46)	(59,829.60)
2225.3 HSA Contributions	(1,134.00)	1,857.62	(1,134.00)
2225.4 Long Term Disability payable	(193.92)	(39.67)	(246.57)
2225.7 Vision Insurance payable	(90.89)	(74.46)	(434.02)
2226 Suta payable	(305.13)	(2.64)	(284.54)
2290 Deferred Vacation payable	(42,214.03)	0.00	(42,214.03)
Total Payroll liabilities	(74,514.92)	(8,414.89)	(123,037.74)
Liabilities			
2501.4 I/P Sw project	(11,891.70)	0.00	(11,891.70)
2501.9 Retainage Payable	(44,649.98)	0.00	(44,649.98)
Total Liabilities	(56,541.68)	0.00	(56,541.68)
Long-term liabilities			
2508 SRF 3S1849 2024 - Interest	0.00	10,230.01	10,230.01
2509 SRF 3S1849 2024	(1,038,452.01)	0.00	(1,038,452.01)
2515 So Willard 3S096 Interest	(543,000.00)	9,614.09	(533,385.91)
2516 Beaver Dam 3F144	(154,000.00)	0.00	(146,000.00)
2517 Collinston 3F214	(1,873,000.00)	93,000.00	(1,780,000.00)

Bear River Water Conservancy District
Standard Financial Report
Operations - 12/01/2025 to 12/31/2025
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>December Actual</u>	<u>Current Year Actual</u>
2518 Master Plan 3F253P	(30,000.00)	10,000.00	(20,000.00)
2519 Flat Canyon 3S1740	(39,974.85)	2,000.00	(37,974.85)
2520 HW Test Well 3S1761	(119,941.32)	7,000.00	(112,941.32)
2521 Lease Liability	(15,486.00)	0.00	(15,486.00)
2521.1 2024 SRF - Issued	(318,919.96)	0.00	(318,919.96)
2521.2 2024 SRF - Repaid	2,521,080.04	0.00	2,521,080.04
2522 General LTD Offset	2,840,000.00	0.00	2,840,000.00
Total Long-term liabilities	<u>1,228,305.90</u>	<u>131,844.10</u>	<u>1,368,150.00</u>
Deferred inflows			
2601 Net Pension liability	(78,368.00)	0.00	(78,368.00)
2602 Deferred Inflows Of resources	(1,378,942.10)	0.00	(1,378,942.10)
Total Deferred inflows	<u>(1,457,310.10)</u>	<u>0.00</u>	<u>(1,457,310.10)</u>
Total Liabilities:	<u>(1,132,105.94)</u>	<u>(274,898.41)</u>	<u>(1,126,245.70)</u>
Equity - Paid In / Contributed			
2791.1 Cap Contibribtion: Beaver Dam	(1,650.00)	0.00	(1,650.00)
2791.2 Cap Contibribtion: Collinston	(553,360.50)	0.00	(553,360.50)
2791.3 Cap Contibribtion: Harper Subscri	(333,000.00)	0.00	(333,000.00)
2791.4 CapContibribtion: Tremonton Proj	(76,600.00)	0.00	(76,600.00)
2791.5 Cap Contibribtion: Water Systems	(209,500.00)	0.00	(209,500.00)
2791.6 Cap Contibribtion: Contributed Ca	(150,200.02)	0.00	(150,200.02)
2981 Retained Earnings	(14,930,263.07)	(852,303.28)	(17,416,327.17)
Total Equity - Paid In / Contributed	<u>(16,254,573.59)</u>	<u>(852,303.28)</u>	<u>(18,740,637.69)</u>
Total Liabilites and Fund Equity:	<u>(17,386,679.53)</u>	<u>(1,127,201.69)</u>	<u>(19,866,883.39)</u>
Total Net Position	<u>5,042,160.08</u>	<u>0.00</u>	<u>5,042,160.08</u>

Bear River Water Conservancy District
Standard Financial Report
Operations - 12/01/2025 to 12/31/2025
100.00% of the fiscal year has expired

	Prior Year Actual	December Actual	Current Year Actual	Revised Budget	Remaining Budget	% Earned/ Used
Income or Expense						
Income From Operations:						
Operating income						
Water sales						
5141 Beaver Dam Dry Taps	600.00	50.00	600.00	600.00	0.00	100.00%
5142 Beaver Dam Retail	22,293.25	1,586.20	23,335.68	23,175.00	(160.68)	100.69%
5152 Bothwell M&I Retail	72,274.20	3,479.34	78,494.74	72,100.00	(6,394.74)	108.87%
5153 Bothwell M&I Wholesale	370,335.91	0.00	309,885.14	300,760.00	(9,125.14)	103.03%
5161 Collinston Dry Taps	10,263.33	800.00	9,660.00	11,572.00	1,912.00	83.48%
5162 Collinston Retail	74,564.14	3,629.72	74,478.84	70,040.00	(4,438.84)	106.34%
5163 Collinston Wholesale	79,050.00	0.00	41,909.00	81,370.00	39,461.00	51.50%
5172 Harper Ward Retail	116,796.00	5,509.47	110,850.30	114,330.00	3,479.70	96.96%
5173 Harper Ward Dry Taps	110.00	0.00	0.00	0.00	0.00	0.00%
5182 South Willard Retail	2,872.00	164.80	2,717.14	2,925.00	207.86	92.89%
5183 South Willard Wholesale	32,212.50	0.00	21,553.20	22,145.00	591.80	97.33%
5190 Water Testing Reimbursed	120.00	0.00	140.00	247.00	107.00	56.68%
Total Water sales	781,491.33	15,219.53	673,624.04	699,264.00	25,639.96	96.33%
Rental income						
5212 Farm Power Reimbursement	40,957.12	(1,548.21)	44,249.08	40,000.00	(4,249.08)	110.62%
5213 Farm Rent	86,222.22	0.00	87,756.00	83,121.00	(4,635.00)	105.58%
5215 Riverside North Garland Lease	2,169.80	0.00	2,218.00	2,218.00	0.00	100.00%
5216 Ukon Sublease	11,700.92	0.00	12,286.22	12,286.00	(0.22)	100.00%
Total Rental income	141,050.06	(1,548.21)	146,509.30	137,625.00	(8,884.30)	106.46%
Total Operating income	922,541.39	13,671.32	820,133.34	836,889.00	16,755.66	98.00%
Operating expense						
Water system operations						
Payroll expenses						
Wages						
6110 Gross Wages	425,719.19	36,055.14	399,340.61	649,136.00	249,795.39	61.52%
6111 Gross Wages: Bonuses	7,000.00	3,250.00	4,250.00	12,360.00	8,110.00	34.39%
6112 Trustees Payroll Expense	8,490.00	1,320.00	9,630.00	10,000.00	370.00	96.30%
6144 Payroll Expense-Other	(497.20)	0.00	0.00	4,944.00	4,944.00	0.00%
Total Wages	440,711.99	40,625.14	413,220.61	676,440.00	263,219.39	61.09%
Benefits						
6131 FICA Expense	32,065.95	3,075.18	31,335.79	54,936.00	23,600.21	57.04%
6132 SUTA Expense	856.38	2.64	508.27	1,507.00	998.73	33.73%
6133 Employee Health Insurance	111,458.40	18,090.42	176,213.32	198,780.00	22,566.68	88.65%
6134 Dental Insurance Expense	5,871.40	950.80	8,501.58	10,815.00	2,313.42	78.61%
6135 Employee Life Insurance	525.77	225.27	1,229.14	919.00	(310.14)	133.75%
6136 Employee LT Disability	1,993.52	186.70	1,939.03	3,743.00	1,803.97	51.80%
6138 Vision Insurance Expense	942.16	148.90	1,348.96	1,795.00	446.04	75.15%
6139 HSA Contribution-Employer Paid	19,189.80	10,010.50	20,128.10	34,608.00	14,479.90	58.16%
6140 Retirement & Benefits	78,491.13	7,094.79	74,786.88	129,275.00	54,488.12	57.85%
6141 Workers Compensation	3,011.19	0.00	2,082.18	6,489.00	4,406.82	32.09%
6143 General Gov Pension Expense	(1,929.00)	0.00	0.00	4,153.00	4,153.00	0.00%
Total Benefits	252,476.70	39,785.20	318,073.25	447,020.00	128,946.75	71.15%
Total Payroll expenses	693,188.69	80,410.34	731,293.86	1,123,460.00	392,166.14	65.09%
Operations						
6191 Uniforms-Office Personnel	241.99	0.00	201.89	450.00	248.11	44.86%
6192 Uniforms-Systems Operators	609.97	150.00	819.87	600.00	(219.87)	136.65%
6210 Memberships & Registrations	16,467.77	2,657.20	22,918.65	20,000.00	(2,918.65)	114.59%
6231 Conferences Training	4,980.00	0.00	375.00	0.00	(375.00)	0.00%
6232 Mileage Reimbursement	6,775.35	117.60	3,711.50	10,000.00	6,288.50	37.12%
6233 Travel Expenses	5,540.33	0.00	10,862.69	10,000.00	(862.69)	108.63%
6241 Office Supplies & Postage	10,756.27	451.21	8,743.97	12,000.00	3,256.03	72.87%
6261 Automotive Repairs	5,575.25	4,773.44	10,565.97	8,000.00	(2,565.97)	132.07%
6262 Building Repairs & Maintenance	24,999.76	15,214.28	31,487.14	20,000.00	(11,487.14)	157.44%
6263 Computer/Networking	19,982.78	764.70	13,720.29	20,000.00	6,279.71	68.60%
6264 Equipment Repairs	225.09	0.00	0.00	350.00	350.00	0.00%
6281 Utilities Utilities	11,280.04	714.22	11,465.82	15,000.00	3,534.18	76.44%
6282 Telephone Telephone	8,715.39	446.45	8,207.40	12,000.00	3,792.60	68.40%
6293 Licenses and Permits	0.00	0.00	0.00	250.00	250.00	0.00%
6310 Lobbying	0.00	3,750.00	45,000.00	50,000.00	5,000.00	90.00%

Bear River Water Conservancy District
Standard Financial Report
Operations - 12/01/2025 to 12/31/2025
100.00% of the fiscal year has expired

	Prior Year Actual	December Actual	Current Year Actual	Revised Budget	Remaining Budget	% Earned/ Used
6311 Legal	36,371.90	120.00	34,879.66	60,000.00	25,120.34	58.13%
6312 Accounting	25,675.00	1,250.00	42,510.00	50,000.00	7,490.00	85.02%
6313 Engineering	83,578.00	12,538.90	124,285.87	100,000.00	(24,285.87)	124.29%
6314 Exploration & Studies	84,035.03	24,629.00	192,663.80	300,000.00	107,336.20	64.22%
6320 Engineering Howell Town	516.50	0.00	852.75	15,000.00	14,147.25	5.69%
6322 County Water Master Plan	83,863.50	0.00	146,275.50	175,000.00	28,724.50	83.59%
6448 Equipment and Tools	3,909.77	0.00	54,710.59	80,000.00	25,289.41	68.39%
6449 Operating Supplies	15,216.28	1,011.85	25,873.39	20,000.00	(5,873.39)	129.37%
6450 Beaver Dam O&M Expenses	18,490.89	413.25	13,071.60	30,000.00	16,928.40	43.57%
6451 Bothwell System O&M Expenses	147,709.81	2,501.05	141,910.41	140,000.00	(1,910.41)	101.36%
6452 Collinston System O&M Expense	91,153.15	3,471.04	47,032.11	75,000.00	27,967.89	62.71%
6453 Harper Ward System O&M Expe	22,189.73	1,290.45	17,688.48	125,000.00	107,311.52	14.15%
6454 So Willard System O&M Expens	31,653.43	1,367.99	25,144.30	30,000.00	4,855.70	83.81%
6456 SCADA	13,100.63	0.00	25,109.00	50,000.00	24,891.00	50.22%
6457 System O&M Expenses Fuel	14,258.59	996.32	14,793.73	20,000.00	5,206.27	73.97%
6460 Contracted-Misc Services	596.80	0.00	2,581.00	5,000.00	2,419.00	51.62%
6461 Water Service Connection Costs	10,757.18	2,213.27	9,830.67	10,000.00	169.33	98.31%
6480 Weather Modification Expense	61,736.53	582.75	38,982.21	60,000.00	21,017.79	64.97%
6490 Advertising Advertising	4,385.70	0.00	45.88	7,000.00	6,954.12	0.66%
6491 Printing and Reproduction	3,298.55	219.22	2,844.71	5,000.00	2,155.29	56.89%
6510 Auto Insurance	3,311.95	0.00	4,961.42	4,000.00	(961.42)	124.04%
6511 Fidelity Bonds	4,812.55	0.00	3,723.00	10,000.00	6,277.00	37.23%
6512 Liability Insurance	8,908.57	0.00	9,618.46	10,000.00	381.54	96.18%
6611 Bank Service Charges	1,253.15	65.00	1,120.02	1,500.00	379.98	74.67%
6612 Merchant Card Services	2,847.13	313.02	4,089.89	3,500.00	(589.89)	116.85%
6613 Bad Debt Expense	0.00	0.00	(4,312.50)	150.00	4,462.50	-2,875.00%
Total Operations	889,780.31	82,022.21	1,148,366.14	1,564,800.00	416,433.86	73.39%
Water purchased						
6672 Water Purchased-BC	48,877.68	4,073.14	44,804.54	50,000.00	5,195.46	89.61%
6673 Water Purchased-Deweyville	23,338.00	5,844.00	20,844.00	20,000.00	(844.00)	104.22%
Total Water purchased	72,215.68	9,917.14	65,648.54	70,000.00	4,351.46	93.78%
Depreciation						
6690 Depreciation Depreciation	412,483.34	28,070.00	406,180.26	400,000.00	(6,180.26)	101.55%
6691 Amortization Expense	15,024.00	0.00	0.00	0.00	0.00	0.00%
Total Depreciation	427,507.34	28,070.00	406,180.26	400,000.00	(6,180.26)	101.55%
Total Water system operations	2,082,692.02	200,419.69	2,351,488.80	3,158,260.00	806,771.20	74.46%
Total Operating expense	2,082,692.02	200,419.69	2,351,488.80	3,158,260.00	806,771.20	74.46%
Total Income From Operations:	(1,160,150.63)	(186,748.37)	(1,531,355.46)	(2,321,371.00)	(790,015.54)	65.97%
Non-Operating Items:						
Non-operating income						
Property taxes						
5501 Property Taxes	803,904.82	1,243,931.97	2,969,386.48	1,787,326.00	(1,182,060.48)	166.14%
5502 Property Tax RDA	190,025.00	0.00	0.00	125,080.00	125,080.00	0.00%
Total Property taxes	993,929.82	1,243,931.97	2,969,386.48	1,912,406.00	(1,056,980.48)	155.27%
Grants						
5510 State Grants	83,863.50	0.00	214,984.00	150,000.00	(64,984.00)	143.32%
5511 Weather Modification	21,900.00	0.00	30,000.00	30,000.00	0.00	100.00%
5515 Federal Grants	1,522,050.65	0.00	646,613.35	0.00	(646,613.35)	0.00%
5515.1 BR Canal PL 566	57,362.50	14,621.00	530,107.00	750,000.00	219,893.00	70.68%
5516 County ARPA Fund Grant	245,753.46	0.00	0.00	0.00	0.00	0.00%
Total Grants	1,930,930.11	14,621.00	1,421,704.35	930,000.00	(491,704.35)	152.87%
Impact fees						
5520 Other income	1,568.93	4,683.00	8,390.69	0.00	(8,390.69)	0.00%
5522 Bothwell Impact Fees	0.00	0.00	80,296.00	130,475.00	50,179.00	61.54%
5523 Collinston Impact Fees	0.00	0.00	0.00	58,172.00	58,172.00	0.00%
5524 Harper Ward Impact Fees	0.00	0.00	0.00	24,440.00	24,440.00	0.00%
5525 South Willard Impact Fees	0.00	0.00	0.00	8,179.00	8,179.00	0.00%
5526 Restricted Impact Fees	165,608.22	0.00	0.00	0.00	0.00	0.00%
Total Impact fees	167,177.15	4,683.00	88,686.69	221,266.00	132,579.31	40.08%
Other non-operating income						
5310 Connection Fees Collected	15,264.00	0.00	20,302.00	60,000.00	39,698.00	33.84%

Bear River Water Conservancy District
Standard Financial Report
Operations - 12/01/2025 to 12/31/2025
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5320 Miscellaneous Income	2,167.28	0.00	0.00	0.00	0.00	0.00%
5410 Finance Charge Income	5,673.03	370.81	6,219.34	2,800.00	(3,419.34)	222.12%
5610 Interest Income	210,016.05	15,482.88	189,093.71	63,092.00	(126,001.71)	299.71%
5630 Gain on Disposal of Asset	7,450.00	6,200.00	6,200.00	0.00	(6,200.00)	0.00%
5632 Contribution to Fund Balance	0.00	0.00	0.00	33,205.00	33,205.00	0.00%
Total Other non-operating income	240,570.36	22,053.69	221,815.05	159,097.00	(62,718.05)	139.42%
Total Non-operating income	3,332,607.44	1,285,289.66	4,701,592.57	3,222,769.00	(1,478,823.57)	145.89%
Non-operating expense						
Interest expense						
6809 SRF 3S1849 2024 - Principle	0.00	129,000.00	129,000.00	0.00	(129,000.00)	0.00%
6813 Collinston 3F Series 2014	11,796.01	11,238.01	11,238.01	11,796.00	557.99	95.27%
6815 Newman DDW R	1,859.00	0.00	0.00	0.00	0.00	0.00%
6816 South Willard DDW S096	11,891.70	106,000.00	106,000.00	11,892.00	(94,108.00)	891.36%
6819 Tremonton B DWR RD R	(1,188.67)	0.00	0.00	3,230.00	3,230.00	0.00%
6820 SRF 3S1849 2024 - Interest	15,452.01	0.00	0.00	0.00	0.00	0.00%
Total Interest expense	39,810.05	246,238.01	246,238.01	26,918.00	(219,320.01)	914.77%
Contributions to other governments						
6313.5 BR Canal PL 566	487,399.50	0.00	437,935.00	750,000.00	312,065.00	58.39%
6910 Contr. to other Gov'ts-RDA Encr	0.00	0.00	0.00	125,080.00	125,080.00	0.00%
6911 Contr. to Other Governments	191,025.00	0.00	0.00	0.00	0.00	0.00%
6912 Interest Expense - Other	1,469.00	0.00	0.00	0.00	0.00	0.00%
6913 Loss On Disposal of Assets	104,419.60	0.00	0.00	0.00	0.00	0.00%
Total Contributions to other governme	784,313.10	0.00	437,935.00	875,080.00	437,145.00	50.05%
Total Non-operating expense	824,123.15	246,238.01	684,173.01	901,998.00	217,824.99	75.85%
Total Non-Operating Items:	2,508,484.29	1,039,051.65	4,017,419.56	2,320,771.00	(1,696,648.56)	173.11%
Total Income or Expense	1,348,333.66	852,303.28	2,486,064.10	(600.00)	(2,486,664.10)	-414,344.02%

Bear River Water Conservancy District
Check Register
All Bank Accounts - 12/01/2025 to 12/31/2025

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
1Wire Fiber	4889	1441021	12/01/2025	12/04/2025	394.44	Internet & Phone Service	6282 - Telephone Telephone	
Amazon Capital Services	4890	13JN-1PKD-GKK	12/03/2025	12/04/2025	134.43	docking station (Jamie)	6241 - Office Supplies & Postage	
BIG O TIRES	4891	044265-252360	12/04/2025	12/04/2025	117.97	2020 Dodge service	6261 - Automotive Repairs	
Bishop Consulting Group	4892	1028	11/28/2025	12/04/2025	3,750.00	November 2025- Consulting/Lobbying services	6310 - Lobbying	
Box Elder News Journal	4893	59868	11/19/2025	12/04/2025	104.65	Public Notice - Board Vacancies	6241 - Office Supplies & Postage	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251006-31 Bothwell	6451 - Bothwell System O&M Expense	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251027-20	6451 - Bothwell System O&M Expense	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-10	6454 - So Willard System O&M Expens	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-11	6454 - So Willard System O&M Expens	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-12	6452 - Collinston System O&M Expens	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-13	6453 - Harper Ward System O&M Expe	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-14	6451 - Bothwell System O&M Expense	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-15	6450 - Beaver Dam O&M Expenses	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-16	6451 - Bothwell System O&M Expense	
Brigham City Lab	4894	11581	11/25/2025	12/04/2025	20.00	251110-9	6452 - Collinston System O&M Expens	
					\$200.00			
Bugnappers	4895	227234	11/19/2025	12/04/2025	40.00	Lawn application11/19/2025	6262 - Building Repairs & Maintenance	
Capener, Jay A	4896	11252025	11/25/2025	12/04/2025	392.48	Reissue Payroll checks 4382,4479,4537	1803 - Suspense	
Chemtech Ford, LLC	4897	25K1608	11/20/2025	12/04/2025	80.00	TDS - Newman and Backup wells	6451 - Bothwell System O&M Expense	
Clean Crew	4898	2-0209	12/02/2025	12/04/2025	360.00	Office Cleaning - November	6262 - Building Repairs & Maintenance	
Deweyville Town	4899	1242025	12/04/2025	12/04/2025	34,750.00	pipeline replacement contribution	1600 - Work in Process	
EFG-Consulting	4900	1334	12/01/2025	12/04/2025	1,250.00	Financial Assistance	6312 - Accounting	
Golden Spike Electric	4901	30211	11/19/2025	12/04/2025	1,405.92	Sod Farm Generator service	6451 - Bothwell System O&M Expense	
Greer's Hardware	4902	B889609	11/14/2025	12/04/2025	11.98	Parts	6451 - Bothwell System O&M Expense	
Health Equity	4903	ruor0t9	12/04/2025	12/04/2025	10.50	Monthly account fees	6139 - HSA Contribution-Employer Paid	
In-Situ	4904	HV34970	11/30/2025	12/04/2025	211.75	Professional Cellular	6452 - Collinston System O&M Expens	
Les Olson IT	4905	MNS61337	11/19/2025	12/04/2025	764.70	Monthly IT Support	6263 - Computer/Networking	
Marketing Spot On	4906	1803	11/24/2025	12/04/2025	243.75	Website support	6241 - Office Supplies & Postage	
Mountainland Supply Company	4907	S107469137.001	11/26/2025	12/04/2025	1,000.00	Tek Combo air/vav	6451 - Bothwell System O&M Expense	
North American Weather Consultant	4908	INV82	12/01/2025	12/04/2025	582.75	November Generator Hours	6480 - Weather Modification Expense	
O'Reilly	4909	3103-489067	11/21/2025	12/04/2025	223.99	Dodge - Battery	6261 - Automotive Repairs	
Orkin	4910	289188265	12/01/2025	12/04/2025	105.00	December 2025	6262 - Building Repairs & Maintenance	
PEHP Life	4911	11202025	11/20/2025	12/04/2025	183.21	Group Life Insurance November 2025	6135 - Employee Life Insurance	
PEHP Long Term Disability	4912	112025	11/24/2025	12/04/2025	0.01	accrual adjustment	6136 - Employee LT Disability	
PEHP Long Term Disability	4912	PR110825-638	11/10/2025	12/04/2025	73.45	Long Term Disability	2225.4 - Long Term Disability payable	
PEHP Long Term Disability	4912	PR112225-638	11/25/2025	12/04/2025	73.59	Long Term Disability	2225.4 - Long Term Disability payable	
					\$147.05			
Rocky Mountain Power	4913	11172025	11/17/2025	12/04/2025	24.53	10/16/2025-11/14/2025	6451 - Bothwell System O&M Expense	
Rocky Mountain Power	4913	11182025	11/18/2025	12/04/2025	1,280.16	Hwy 38 contract	6453 - Harper Ward System O&M Expe	
Rocky Mountain Power	4913	11182025	11/18/2025	12/04/2025	1,655.77	10/15/2025-11/14/2025	6451 - Bothwell System O&M Expense	
					\$2,960.46			
SKM Inc.	4914	31773	12/01/2025	12/04/2025	145.00	Tremonton Booster Flow Meter	6451 - Bothwell System O&M Expense	
SKM Inc.	4914	31773	12/01/2025	12/04/2025	1,262.90	Flat Canyon waste vault controls	6452 - Collinston System O&M Expens	
					\$1,407.90			

**Bear River Water Conservancy District
Check Register
All Bank Accounts - 12/01/2025 to 12/31/2025**

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
Standard Plumbing Supply Co.	4915	ZQPG63	12/02/2025	12/04/2025	84.53	Parts	6451 - Bothwell System O&M Expense	
Strive Workplace Solutions	4916	WO-210756-1	11/20/2025	12/04/2025	109.98	Paper	6241 - Office Supplies & Postage	
Thatcher Company	4917	2025100117690	11/18/2025	12/04/2025	4,784.75	4 Cyl chlorine gas (4)	6451 - Bothwell System O&M Expense	
Thatcher Company	4917	2025100901033	11/24/2025	12/04/2025	-1,400.00	container deposit (refunded)	6451 - Bothwell System O&M Expense	
					\$3,384.75			
The Leader	4918	691279	11/19/2025	12/04/2025	76.27	Public Notice / Board Vacancies	6241 - Office Supplies & Postage	
TRI CITY SPRINKLER	4919	38415	11/17/2025	12/04/2025	136.00	Winterize Sprinkler System	6262 - Building Repairs & Maintenance	
Cohne Kinghorn	4920	363645	12/01/2025	12/04/2025	120.00	Beaver Dam water right extension	6311 - Legal	
JUB Engineers - Logan	4921	190778	11/21/2025	12/04/2025	12,436.00	BR Lower - Plan EIS #21	6313.5 - BR Canal PL 566	
JUB Engineers - Logan	4922	190782	11/21/2025	12/04/2025	14,354.50	County Water Master Plan (CIB)	6322 - County Water Master Plan	
JUB Engineers - Logan	4922	190782	11/21/2025	12/04/2025	19,524.50	County Water Master Plan (BRWCD)	6314 - Exploration & Studies	
					\$33,879.00			
JUB Engineers - Logan	4923	190539	11/17/2025	12/04/2025	412.90	Routine GIS services	6313 - Engineering	
Hansen Allen & Luce Inc.	4924	56032	11/05/2025	12/04/2025	255.00	10/01/2025-10/31/2025 South Willard Well	1600 - Work in Process	
Hansen Allen & Luce Inc.	4924	56085	11/10/2025	12/04/2025	977.25	General Consulting 10/01/2025-10/31/2025	6313 - Engineering	
Hansen Allen & Luce Inc.	4924	56274	11/25/2025	12/04/2025	6,237.18	10/01/2025-10/31/2025 Harper Ward Well	1600 - Work in Process	
					\$7,469.43			
Ace Hardware	4925	062303/1	10/06/2025	12/16/2025	28.88	supplies	6449 - Operating Supplies	
Ace Hardware	4925	062369/1	10/10/2025	12/16/2025	14.58	supplies	6449 - Operating Supplies	
Ace Hardware	4925	062487/1	10/23/2025	12/16/2025	31.98	supplies	6449 - Operating Supplies	
Ace Hardware	4925	062565/1	10/30/2025	12/16/2025	9.58	supplies	6449 - Operating Supplies	
Ace Hardware	4925	062668/1	11/10/2025	12/16/2025	7.59	supplies	6449 - Operating Supplies	
Ace Hardware	4925	10312025	10/31/2025	12/16/2025	5.00	Finance Charge	6449 - Operating Supplies	
Ace Hardware	4925	11302025	11/30/2025	12/16/2025	5.00	Finance Charge	6449 - Operating Supplies	
Ace Hardware	4925	9302025	09/30/2025	12/16/2025	5.00	Finance Charge	6449 - Operating Supplies	
					\$107.61			
Amazon Capital Services	4926	1V7D-1K1L-41TQ	12/15/2025	12/16/2025	160.94	supplies for 2026 files	6241 - Office Supplies & Postage	
ATC Auto Glass	4927	10520	12/08/2025	12/16/2025	870.33	Windshield 2023 F350	6261 - Automotive Repairs	
Brigham City Corporation - Utilities	4928	11302025	11/30/2025	12/16/2025	4,073.14	10/30/2025-11/30/2025	6672 - Water Purchased-BC	
Brigham City Corporation - Utilities	4928	113020252	11/30/2025	12/16/2025	412.17	10/20/2025-11/20/2025 Office	6281 - Utilities Utilities	
Brigham City Corporation - Utilities	4928	113020253	11/30/2025	12/16/2025	75.90	10/20/2025-11/20/2025 Shed	6281 - Utilities Utilities	
					\$4,561.21			
Bugnappers	4929	229453	12/15/2025	12/16/2025	40.00	lawn application 12/15/2025	6262 - Building Repairs & Maintenance	
DGO/Fleet Operations-Fuel Network	4930	F2605E00731	12/01/2025	12/16/2025	996.32	System Fuel - November 2025	6457 - System O&M Expenses Fuel	
Econo Waste Inc	4931	670400	11/30/2025	12/16/2025	169.00	Trash Removal Service - dumpster	6262 - Building Repairs & Maintenance	
Enbridge Gas UT WY ID	4932	12042025	12/04/2025	12/16/2025	218.68	11/6/2025-12/4/2025	6281 - Utilities Utilities	
Freedom Mailing Services, Inc.	4933	51815	12/06/2025	12/16/2025	219.22	Monthly Utility Bills	6491 - Printing and Reproduction	
Golden Spike Electric	4934	30210	12/09/2025	12/16/2025	504.73	Generator Service	6454 - So Willard System O&M Expens	
JUB Engineers - Logan	4935	191141	12/05/2025	12/16/2025	24,629.00	County Water Master Plan (BRWCD)	6314 - Exploration & Studies	
MeterWorks	4936	11338	12/16/2025	12/16/2025	2,213.27	Neptune set up fee and annual subscription	6461 - Water Service Connection Costs	
O'Reilly	4937	3103489067	11/28/2025	12/16/2025	186.71	Parts	6261 - Automotive Repairs	
PEHP Group Insurance	4938	696617	12/15/2025	12/16/2025	74.44	Vision Insurance 1/2026	6138 - Vision Insurance Expense	
PEHP Group Insurance	4938	696617	12/15/2025	12/16/2025	473.06	Dental Insurance 1/2026	6134 - Dental Insurance Expense	
PEHP Group Insurance	4938	696617	12/15/2025	12/16/2025	9,504.96	Group Health Insurance 1/2026	6133 - Employee Health Insurance	
					\$10,052.46			

**Bear River Water Conservancy District
Check Register
All Bank Accounts - 12/01/2025 to 12/31/2025**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
Rocky Mountain Power	4939	12112025	12/11/2025	12/16/2025	12.51	11/6/2025-12/10/2025	6451 - Bothwell System O&M Expense	
Rocky Mountain Power	4939	1252025	12/05/2025	12/16/2025	10.29	10/31/2025-12/4/2025	6453 - Harper Ward System O&M Expense	
Rocky Mountain Power	4939	1282025	12/08/2025	12/16/2025	491.21	11/3/2025-12/5/2025	6452 - Collinston System O&M Expens	
Rocky Mountain Power	4939	1292025	12/09/2025	12/16/2025	376.52	11/4/2025-12/8/2025	6452 - Collinston System O&M Expens	
Rocky Mountain Power	4939	12920252	12/09/2025	12/16/2025	373.24	11/4/2025-12/8/2025	6450 - Beaver Dam O&M Expenses	
Rocky Mountain Power	4939	12920253	12/09/2025	12/16/2025	82.58	11/4/2025-12/8/2025	6452 - Collinston System O&M Expens	
Rocky Mountain Power	4939	12920254	12/09/2025	12/16/2025	483.77	11/4/2025-12/8/2025	6452 - Collinston System O&M Expens	
					\$1,830.12			
The Leader	4940	2026	12/16/2025	12/16/2025	57.20	2026 Subscription Renewal	6210 - Memberships & Registrations	
Verizon	4941	6130324397	12/06/2025	12/16/2025	40.01	BD SCADA Communications	6450 - Beaver Dam O&M Expenses	
Verizon	4941	6130324397	12/06/2025	12/16/2025	52.01	Telephone	6282 - Telephone Telephone	
Verizon	4941	6130324397	12/06/2025	12/16/2025	120.05	Bothwell SCADA Communications	6451 - Bothwell System O&M Expense	
Verizon	4941	6130324397	12/06/2025	12/16/2025	160.04	Collinston SCADA Communications	6452 - Collinston System O&M Expens	
					\$372.11			
VISA	4942	11302025	12/09/2025	12/16/2025	2,791.70	11/01/2025-11/30/2025	2150 - CC Clearing Account	
GK Techstar, LLC	4989	CR2260	03/03/2025	12/31/2025	-175.37	Bothwell SCADA	6451 - Bothwell System O&M Expense	
National Battery Sales	Cash	262866	12/26/2025	12/26/2025	114.76	Battery	6261 - Automotive Repairs	
USPS	Cash	7791413-2	12/05/2025	12/05/2025	8.16	postage - board member packets	6241 - Office Supplies & Postage	
Walmart	Cash	12182025	12/18/2025	12/18/2025	49.58	office supplies	6241 - Office Supplies & Postage	
					\$172.50			
Adobe	CC	3290366782	12/01/2025	12/01/2025	26.72	Adobe Subscription Monthly (Chance)	6241 - Office Supplies & Postage	
Adobe	CC	3300957155	12/09/2025	12/09/2025	21.38	Adobe Subscription Monthly (Jamie)	6241 - Office Supplies & Postage	
Bluedot	CC	98D979AE-36401	12/19/2025	12/19/2025	50.00	Bluedot Subscription	6241 - Office Supplies & Postage	
Brigham City Corp.	CC	INV - 00062776	12/02/2025	12/02/2025	151.50	Commercial Electric Permit	6262 - Building Repairs & Maintenance	
Esri	CC	900148099	12/04/2025	12/04/2025	2,200.00	ArcGIS subscription renewal	6210 - Memberships & Registrations	
Quick Quack Car Wash	CC	12142025	12/14/2025	12/14/2025	98.99	Operator Car Wash Subscription	6449 - Operating Supplies	
Signal Fire	CC	40758	12/01/2025	12/01/2025	432.00	SIM/ Extend	6451 - Bothwell System O&M Expense	
					\$2,980.59			
Dept of Treasury Internal Revenue S	EFT	PR120625-553	12/09/2025	12/12/2025	556.08	Medicare Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR120625-553	12/09/2025	12/12/2025	1,606.00	Federal Income Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR120625-553	12/09/2025	12/12/2025	2,377.64	Social Security Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR122025-553	12/23/2025	12/26/2025	571.40	Medicare Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR122025-553	12/23/2025	12/26/2025	1,806.00	Federal Income Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR122025-553	12/23/2025	12/26/2025	2,443.24	Social Security Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR123125-553	12/23/2025	12/26/2025	38.32	Medicare Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR123125-553	12/23/2025	12/26/2025	163.68	Social Security Tax	2221 - Fed & Fica payable	
Health Equity	EFT	12312025	12/23/2025	12/31/2025	-10,000.00	Separating Employer portion from Employee portion	1803 - Suspense	
Health Equity	EFT	PR070525-590	07/08/2025	12/31/2025	144.23	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR071925-590	07/22/2025	12/31/2025	144.23	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR080225-590	08/05/2025	12/31/2025	144.23	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR081625-590	08/19/2025	12/31/2025	144.23	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR083025-590	09/02/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR091325-590	09/16/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR101125-590	10/14/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR102525-590	10/28/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR110825-590	11/10/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR112225-590	11/25/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR120625-590	12/09/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR122025-590	12/23/2025	12/31/2025	213.45	HSA Employee	2225.3 - HSA Contributions	
Health Equity	EFT	PR122025-590	12/23/2025	12/31/2025	10,000.00	HSA Company	2225.3 - HSA Contributions	
PathPoint Merchant Services	EFT	12312025	12/31/2025	12/31/2025	84.22	12/01/2025-12/31/2025	6612 - Merchant Card Services	
Utah Retirement Systems	EFT	PR120625-683	12/09/2025	12/09/2025	111.42	Roth IRA	2223.2 - Roth payable	
Utah Retirement Systems	EFT	PR120625-683	12/09/2025	12/09/2025	1,341.12	URS 401k Additional	2223.1 - 401K payable	

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<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
Utah Retirement Systems	EFT	PR120625-683	12/09/2025	12/09/2025	2,996.29	URS Retirement	2223.1 - 401K payable	
Utah Retirement Systems	EFT	PR122025-683	12/23/2025	12/23/2025	89.99	Roth IRA	2223.2 - Roth payable	
Utah Retirement Systems	EFT	PR122025-683	12/23/2025	12/23/2025	1,353.42	URS 401k Additional	2223.1 - 401K payable	
Utah Retirement Systems	EFT	PR122025-683	12/23/2025	12/23/2025	3,083.80	URS Retirement	2223.1 - 401K payable	
Utah State Tax Commission	EFT	PR120625-685	12/09/2025	12/12/2025	814.00	State Income Tax	2222 - State Withholding Payable	
Utah State Tax Commission	EFT	PR122025-685	12/23/2025	12/26/2025	832.00	State Income Tax	2222 - State Withholding Payable	
Xpress Bill Pay	EFT	INV-XPR030469	11/30/2025	12/05/2025	229.26	customer payment processing	6612 - Merchant Card Services	
					\$22,782.40			
					\$184,682.52			

LAND AND WATER LEASE

THIS LAND AND WATER LEASE (“**Lease**”) is made and entered into this _____ day of _____, 2025, between **BEAR RIVER WATER CONSERVANCY DISTRICT**, a water conservancy district organized under the laws of the State of Utah (hereinafter referred to as "**Landlord**"), and **BBM LAND, LLC**, a Utah limited liability company (hereinafter referred to as "**Tenant**").

RECITALS:

A. Landlord entered into a Lease Agreement (the "**Prior Lease**") dated June 29, 1993 between Box Elder County, Utah (the "**County**"), as lessor, and Landlord, as lessee, whereby the County leased to Landlord the real property (the "**Real Property**") described on the attached Exhibit "A" consisting of approximately 477 acres, the water rights (the "**Water Rights**") appurtenant to the Real Property which are described on the attached Exhibit "B," along with all permanent improvements (the "**Improvements**") located on the Real Property, and also to Wells 3 and 4, the Newman Well, Backup Well, and the Office Parcel Well, all as labeled in Exhibit C (the "**Wells**") located on the Real Property.

B. Landlord and Chanshare, Inc., a Utah corporation ("**Chanshare**"), entered into a previous Farm Sublease pertaining to the Real Property, the Water Rights, the Improvements and certain Wells that began on March 30, 2001 and was extended, through two amendments thereto, to February 28, 2007, and which was amended and restated by that certain Farm Sublease entered into as of October 25, 2007 and intended to be effective as of March 1, 2007 (collectively referred to herein as the "**Prior Farm Sublease**").

C. Landlord, Chanshare and Tenant entered into an Amended and Restated Farm Sublease on December 22, 2016, which amended and restated the Prior Farm Sublease and intend to continue the relationship between Landlord and Tenant (in lieu of Chanshare) ("**Sublease**"). Landlord, Chanshare, and Tenant intended that the Sublease fully and completely supersede and replace the Prior Farm Sublease and any and all amendments thereto previously executed by Landlord and Chanshare.

D. Chanshare Select, Inc., a Utah corporation ("**Chanshare Select**"), is an entity that is separate and distinct from Chanshare. Tenant and Chanshare Select are related entities. In the Sublease, Tenant and Chanshare Select desired to structure the relationship between Landlord, Tenant and Chanshare Select such that Tenant and Landlord were the parties to the Sublease, and Tenant subleased to Chanshare Select, with Landlord's consent, all of Tenant's rights under the Sublease with respect to the Subject Property (as defined in Section 1.1 of the Sublease). Landlord entered into the Sublease with Tenant, and Landlord was willing to grant to Tenant the right to sublease to Chanshare Select all of Tenant's rights with respect to the Subject Property arising under the Sublease.

E. Landlord purchased the Real Property, Water Rights, Improvements, and Wells from County. The Prior Lease is terminated.

F. The Sublease terminates December 31, 2026. Landlord and Tenant wish to continue their lease relationship after the Sublease.

AGREEMENT

In consideration of the payments and covenants set forth herein and for other good and valuable consideration, the receipt, adequacy, and legal sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

I. LEASE

1.1 Landlord does hereby lease, demise and rent unto Tenant: (a) the 477 acres of Real Property (excepting and excluding therefrom the DWSP Zones (as described in Section 1.2 below), located around the culinary wells (Newman Well and Backup Well) identified in the Site Plan attached as Exhibit "C" (the "**Site Plan**"); (b) the Improvements located on the Real Property (excepting and excluding from the Improvements, the pump station and the delivery lines used to deliver water to Landlord's culinary water system), (c) irrigation Wells 3 and 4 and the Office Parcel Well located near the residence (the "Residence"), as identified on the Site Plan, (d) the right to use up to a maximum of 1,100 acre feet of Water (as defined in section 3.1 below) per year for irrigation use on the Real Property, as authorized annually by Landlord in the Approved Land and Water Use Plan (as defined in Section 3.1 below) and (e) the right to use up to a maximum of 2 acre feet of Water per year for culinary and domestic use within the Residence and the building located near the Residence (collectively referred to herein as the "**Subject Property**").

1.2 Landlord shall have the right to designate Drinking Water Source Protection Zones consisting of areas of land (the "**DWSP Zones**") around each of the culinary Wells that are used for public water supply purposes located on the Real Property, which shall not be used by Tenant in its farming operations on the Real Property and which DWSP Zones shall not be deemed part of the Subject Property leased by Tenant pursuant to this Lease. The exact location and the extent of the DWSP Zones may be designated, changed and expanded by Landlord from time to time during the Term of this Lease in order to comply with all laws, rules and regulations that may be applicable from time to time to Landlord's use of the Water Rights in Landlord's operations as a water conservancy district. This subsection shall specifically cover the presently existing well protection DWSP Zones encompassing a 100-foot radius surrounding the "Newman Well" located inside the pump station and the "Backup Well" located adjacent to Landlord's pump station and used by Landlord to provide a public water service. Such DWSP Zones have been approved by the Utah Division of Drinking Water. Tenant shall not, in its farm operation, engage in any practices or activities which would, in any way, violate the terms and conditions of the DWSP Zones surrounding the Newman Well or the Backup Well, and Tenant shall not use, spread or apply any substances or chemicals of any nature within the DWSP Zones. The Newman Well and Backup Well are located as labeled in Exhibit C.

II. TERM

Subject to the right of Landlord to take and divert the Water Rights as provided in Section 3.1 below, this Lease shall be deemed to commence when executed by both parties and continue until December 31, 2030 (the "**Term**"). Throughout the Term, all rental obligations of Tenant shall be calculated and shall be payable on a calendar year basis. The parties agree that upon execution of this Lease, this Lease will entirely replace the Sublease and any extensions thereto, the Sublease shall terminate, and Tenant has no claims against Lessor under the Sublease. Lessee shall

indemnify Lessor against any claim under the Sublease by Chanshare or Chanshare Select.

III. ANNUAL APPROVED LAND AND WATER USE PLAN AND LANDLORD'S RIGHT TO DIVERT WATER.

3.1 No later than January 31st of each calendar year during the Term of this Lease (commencing on December 31, 2025), Tenant shall deliver to Landlord a proposed written land and water use plan utilizing the form attached hereto as Exhibit "D" (the "**Proposed Land and Water Use Plan**"), which shall identify the specific portions of the Real Property that Tenant proposes to irrigate (using up to a maximum of 1,100 acre feet of water from the water (the "**Water**") available from the Water Rights) during the immediately subsequent calendar year and which Proposed Land and Water Use Plan shall identify the specific crops proposed to be planted, grown and harvested by Tenant on each portion of the Real Property that will be irrigated by Tenant during such calendar year and the quantity of Water to be utilized by Tenant to irrigate each specific portion of the Real Property (up to a maximum of 1,100 acre feet of Water in any calendar year). Following the receipt by Landlord of Tenant's Proposed Land and Water Use Plan, Landlord shall respond in writing to Tenant no later than January 31 of the calendar year for which the Proposed Land and Water Use Plan is proposed, which written response from Landlord (the "**Approved Land and Water Use Plan**") shall designate the maximum quantity of Water (which in no event shall exceed 1,100 acre feet of Water) that Tenant shall be authorized by Landlord to use for irrigation purposes on the Real Property during such calendar year. Notwithstanding the quantity of Water for irrigation purposes proposed by Tenant in Tenant's Proposed Land and Water Use Plan for any calendar year, Landlord shall have the right to reduce or to curtail in Landlord's sole discretion the 800 af of Water from the Newman Well and Backup Well that Tenant shall be entitled to use for irrigation purposes on the Real Property, which reduction or curtailment shall be set forth annually in the Approved Land and Water Use Plan for each calendar year during the Term of this Lease (commencing with calendar year 2026). This reduction to the 800 af of Water from the Newman Well and Backup Well shall not exceed 600 af, leaving 200 af to be diverted from the Newman Well and Backup Well. Landlord reserves and shall have the preeminent right throughout the Term of this Lease to take and divert the Water associated with the Water Rights up to the full amount thereof (except up to a maximum of 2 acre feet of Water per year reasonably necessary to provide for the domestic and culinary needs of the Residence and its appurtenances and of the offices located in the building adjacent to the Residence, comprising a portion of the Improvements located on the Real Property). While Tenant may be authorized by Landlord to use up to a maximum of 1,100 acre feet of Water per calendar year for irrigation purposes and up to a maximum of 2 acre feet of Water per calendar year for culinary and domestic purposes under the terms and conditions of this Lease, all ownership and control of the Water Rights and the Wells shall remain with Landlord. Tenant does not obtain any ownership interest in the Water Rights by this Lease. Tenant shall not have the right nor the authority to file any change applications associated with the Water Rights. Landlord's right to take and divert the Water may be exercised each year as set forth in the Approved Land and Water Use Plan, in Landlord's sole discretion. All references herein to 1,100 acre feet of Water shall be interpreted to mean and be limited to a maximum of 800 acre feet annually from the Newman Well and Backup Well and a maximum of 300 acre feet annually from Wells 3 and 4. The 477 acres referenced in 1.1(a) above is comprised of 470 acres of irrigated land (the "**Irrigation Land**") and 7 acres for the Tenant's office (the "**Office Parcel**"), which parcel is labeled in Exhibit C.

3.2 Landlord expressly reserves and shall have the right at any time to come upon the

Subject Property for the purpose of doing any or all of the following: to install, inspect, operate, maintain, repair and replace, if necessary, water lines of any size and any pumps, motors, panels, casings, and other improvements and also any appurtenances to the Wells, to make surveys of the Real Property, to monitor the Wells, to read any measuring devices pertaining to the flow or output of Water from the Wells, and to conduct any other activities deemed necessary by Landlord pertaining to the performance of Landlord's operation as a water conservancy district, including without limitation Landlord's activities to take and divert the Water as provided above, all of the foregoing at such times and with such personnel, vehicles and equipment as Landlord deems necessary in Landlord's sole discretion. Landlord shall endeavor to minimize any damage to the Subject Property as a result of any such actions by Landlord or its agents or representatives in exercising such rights. In the event any of Tenant's crops or sod are damaged or destroyed as a result of the exercise of Landlord's right to enter upon the Subject Property as provided in this Section 3.2 and the performance by Landlord of the activities described in this Section 3.2, Landlord and Tenant shall negotiate in good faith to agree upon the amount of the damages, if any, incurred by Tenant as a result of any such activities by Landlord or its agents and representatives, and Landlord shall reimburse to Tenant such agreed upon amount, pursuant to the terms and conditions agreed upon by Landlord and Tenant.

3.3 Landlord shall have the right but not the obligation, at Landlord's expense and at Landlord's option, to provide replacement water ("Replacement Water") suitable for irrigation purposes (other than any of the Water represented by the Water Rights which Water is diverted from the Wells) to the Real Property, which Replacement Water would be provided to the irrigation main lines presently or subsequently installed for use in irrigating the Real Property. In such event the obligation of Tenant to make rental payments with respect to the irrigated portion of the Real Property will continue in full force and effect as though the original Water on the Subject Property had not been diverted or taken, provided that there shall be no significant time interval or gap between the taking of the Water and the substitution of the Replacement Water which would adversely affect the crops or the farming operations of Tenant on the Subject Property. If Landlord elects to furnish such Replacement Water, the Annual Rent (as defined in Section V below) payable to Landlord by Tenant shall continue to be in full force and effect, unless Landlord and Tenant agree to increase the Annual Rent payable by Tenant because of the costs which would be incurred by Landlord in supplying for Tenant's use such Replacement Water.

IV. TENANT'S USE OF WATER

4.1 Subject to the terms and conditions contained in this Lease, Tenant shall have the right to the use of the Landlord's Water and associated facilities as follows:

4.1.1 Subject to the limitations set forth in the Approved Land and Water Use Plan approved each year by Landlord, Tenant may have (1) the right to access and utilize the Landlord's irrigation Wells Nos. 3 and 4 to supply up to a maximum of 300 acre feet of Water per year for irrigation purposes; and (2) the right to water from Landlord's Newman Well and Backup Well to supply up to a maximum of 800 acre feet of Water per year for irrigation purposes. Tenant shall have the right to use the "domestic" Well adjacent to the Residence to supply up to a maximum of 2 acre feet of Water per year for domestic and culinary water for use in the Residence and the adjacent buildings located on the Real Property. Regarding the Newman Well and Backup Well, Tenant may divert the water at a rate not to exceed 1,800 gpm. Tenant may seek permission from Landlord's general manager to divert the water at a rate not to exceed 2,500 gpm for short

periods of time. Landlord's permission to divert 2,500 gpm must be in writing and may be revoked, in the Landlord's general manager's discretion.

4.1.2 Tenant shall have the right to receive Water for purposes of irrigation from the reservoir connected to the Newman Well and the Backup Well through a control valve located directly south of the pump station when the Newman and Backup Well are not operating because the reservoir is full. In times of shortage, equipment or power failure or other emergencies, Landlord's right to use Water from the storage tank connected to the Newman Well and the Backup Well and reservoir tank shall supersede any right of Tenant.

4.1.3 In diverting and using Water, Tenant shall be limited to the specific sources set forth in the annual Approved Land and Water Use Plan. Tenant shall not access the Landlord's pump station that contains the Newman Well and Backup Well.

4.2 In the event that Tenant desires to use any of Landlord's Water to irrigate land other than the Real Property, Tenant shall request such authorization from Landlord in writing. Landlord, in Landlord's sole discretion, may authorize Tenant to utilize a portion of Landlord's Water for such irrigation purposes on land other than the Real Property on such terms and conditions and for such consideration as may be agreed upon between Landlord and Tenant in writing.

4.3 In the event, Landlord has an urgent or emergency need for the Water for another use, District may terminate this Lease. In such event Landlord must reimburse Tenant for all crop losses resulting from the termination.

V. ANNUAL RENT

5.1 Commencing on January 1, 2026, Tenant shall pay an annual cash rental to Landlord, as rent for the use and occupancy of the Subject Property, in the amount of (a) \$50.00 per acre for the 470 acre Irrigation Land for which Water or Replacement Water for irrigation will be available during the entire crop season of the year in question (the "**Per Acre Rent**"); (b) subject to the four-year credit in Section 7.13, an annual payment of \$63,171.00 for the 7 acre Office Parcel (the "**Office Parcel Rent**"); (c) an annual payment of \$250.00 for each acre foot of Water Lessee is entitled diverted from the Newman Well or Wells 3 and 4, not to exceed 800 acre feet annually from the Newman Well or 300 acre feet annually from Wells 3 and 4 (the "**Water Use Rent**"). Tenant shall pay the Water Use Rent regardless of the amount of Water diverted and used. For any of the Subject Property for which Water or Replacement Water for irrigation will not be available during the entire crop season of the year in question, due to the taking or diverting of Water by Landlord pursuant to Section 3.1 above, Tenant shall pay a Per Acre Rent to Landlord as rent for the use and occupancy of such portion of the Subject Property, in the amount of \$50 per acre for all acres of the Subject Property for which Water or Replacement Water for irrigation will not be available during the entire crop season of the year in question, and Tenant shall have the right to "dry farm" those portions of the Subject Property for which Water or Replacement Water will not be available. District will pay the power bill at the Backup Well, Newman Well, and Well 3. Tenant shall be responsible for the power bill and maintenance of Well 4 and the Office Parcel Well.

5.2 The amounts payable in each calendar year to Landlord from Tenant for the Per

Acre Rent, Office Parcel Rent, and Water Use Rent shall be payable in quarterly installment payments in the amounts and at the times set forth in Exhibit E. The unpaid balance of any amount due and payable to Landlord by Tenant for Per Acre Rent, Office Parcel Rent, and Water Use Rent for such calendar year shall be due and payable in full no later than December 15 of such calendar year. Commencing with calendar year 2026 and continuing thereafter for every calendar year through calendar year 2030, the installment payments received by Landlord from Tenant shall be applied by Landlord first to satisfy the Office Parcel Rent payable for such calendar year, then to satisfy the Per Acre Rent payable for such calendar year, and then to satisfy the Water Use Rent. The failure of Tenant to pay Landlord any installment payment on the due date of any such installment payment, in accordance with the foregoing schedule, shall constitute an event of default by Tenant under this Lease. Landlord will not be obligated to notify Tenant in writing of any such default. Tenant will have 30 days following the due date of any such amount payable to Landlord hereunder to cure the default. If Tenant commits an event of default by failing to pay any installment payable by Tenant to Landlord as set forth in this Section 5.3, and if Tenant fails to cure such default within 30 days following the due date of such payment, then the entire amount of Per Acre Rent, Office Parcel Rent, and Water Use Rent for such calendar year shall thereupon become immediately due and payable in full to Landlord by Tenant, and the full amount of all such unpaid Per Acre Rent, Office Parcel Rent, and Water Use Rent shall thereupon commence to accrue interest at the rate of twelve percent (12%) per annum from the date of such event of default until such amounts are paid in full.

5.3 Landlord will increase the Per Acre Rent, Office Parcel Rent, and Water Use Rent 3% annually.

VI. LANDLORD'S ADDITIONAL OBLIGATIONS

6.1 Landlord agrees to permit Tenant, and/or its employees and the immediate families thereof to live in and occupy the Residence, the Improvements and other buildings comprising the Improved Parcel portion of the Subject Property. However, Tenant shall not sublet the same to anyone not associated with the farming operations being undertaken on the Subject Property who is not a Tenant or an employee of Tenant, without Landlord's prior written consent.

6.2 Landlord agrees that upon Tenant duly performing all of the obligations required hereunder, Tenant shall peacefully and quietly have, hold, and enjoy the Subject Property during the Term of this Lease.

6.3 In consideration of the performance by Tenant of all of its obligations hereunder, Tenant shall be entitled to all government program payments, electrical power curtailment program payments and all other similar program payments relative to the Subject Property or crops grown thereon during the Term of this Lease, and Tenant shall also have right to the use of all fall feed grown on the Subject Property for livestock pasturing thereon except within the DWSP Zones.

VII. TENANT'S ADDITIONAL OBLIGATIONS

7.1 Tenant shall use the Subject Property for the purpose of growing, harvesting and selling sod for commercial purposes and for the purpose of carrying on agricultural operations and for no other purposes without the prior written consent of Landlord, as evidenced in the annual Approved Land and Water Use Plan. Tenant agrees to comply with all applicable federal, state and

municipal laws, rules, regulations, statutes and ordinances with respect to the use of the Subject Property, including without limitation all laws, rules, regulations, statutes and ordinances pertaining to the protection of the environment and water quality. Tenant shall not use (nor allow the use of) the Subject Property or any portion thereof, for the dumping of refuse or any material that could be considered as refuse, including any toxic or hazardous materials, and Tenant shall comply with all governmental regulations relating to the use, storage and disposal of any products, waste or materials. Tenant shall indemnify, defend and hold Landlord harmless from and against any and all liabilities, fines costs or expenses, including without limitation attorneys' fees and litigation expenses, caused by or resulting from the violation by Tenant of any laws, rules, regulations, statutes or ordinances pertaining to the Subject Property and/or Tenant's activities thereon, including without limitation all liabilities, fines, costs or expenses resulting from any use, storage or disposal of any products, waste or materials by Tenant, and Tenant shall defend Landlord and pay reasonable attorneys' fees incurred in connection with such defense and indemnification. As set forth above in Section 1.2, Tenant shall not undertake any agricultural or other activity which would be in violation of the current or amended DWSP Zones surrounding the Newman Well or the Backup Well or any other Well designated by Landlord as being within a DWSP Zone, as established by the Utah Division of Drinking Water.

7.2 In addition to the Annual Rent payable by Tenant to Landlord pursuant to Section V hereof, Tenant shall pay in a timely manner all personal property taxes and assessments applicable to the Subject Property and applicable to all of Tenant's personal property during the Term of this Lease. Tenant shall also be responsible for the payment of all real property taxes and assessments and/or privilege taxes in lieu thereof which pertain to the Subject Property during the Term of this Lease. Landlord shall provide to Tenant a copy of the tax notices, and Tenant shall pay the privilege taxes due to Box Elder County by November 30 of each year. The amount payable by Tenant during the final year of the Term of this Lease shall be prorated to the expiration date of the Term of this Lease.

7.3 Tenant, at Tenant's sole cost and expense, shall conduct all operations on the Subject Property in accordance with the best methods of husbandry practiced in the geographic vicinity of the Subject Property, including without limitation the best methods for the control and eradication of all noxious weeds and the maintenance of canals, ditches and roadways so the same are free of weeds. Tenant shall maintain and repair, at Tenant's sole cost and expense, of all Improvements located on the Real Property, including without limitation all fences, improvements, buildings, houses and other structures and improvements comprising a part of the Subject Property, and including without limitation Wells Nos. 2, 3 and 4 and all pumps and irrigation equipment utilized by Tenant on the Subject Property. Tenant shall maintain all such buildings, improvements and equipment so that they remain in the same condition and repair as they existed upon the commencement of this Lease. Tenant shall be responsible to bear all of the costs to repair and maintain all of the equipment associated with Well No 4. Pursuant to Section 7.4, Tenant shall also pay \$7,500 annually with respect to the Landlord's maintenance and repair of the Newman Well, Backup Well, and Well 3 used by the Tenant to irrigate its crops or sod on certain portions of the Real Property in the vicinity of the pump station. Tenant shall pay its metered portion of the electrical power utilized to operate Well 4 for irrigation on the Subject Property. Landlord will pay the power bill for Well 3, Backup Well, and Newman Well for irrigation on the Subject Property. Tenant further agrees not to commit waste, allow erosion, or suffer the unwarranted waste of Water to be committed on the Subject Property. Tenant shall provide a reasonable rotation of crops in accordance with the standards described in this Section 7.3. However, so long as such reasonable

practices are maintained and are subject to the annual Approved Land and Water Use Plan, Tenant may propose what crops are to be planted by Tenant each year.

7.4 In addition to any other rents and charges for which Tenant is responsible as provided herein, Tenant shall pay Landlord \$7,500 per year to cover ordinary operation, maintenance and repair costs on the facilities used, directly or indirectly, to deliver or supply Water to Tenant for irrigation purposes. The \$7,500 shall be paid no later than June 1st of each calendar year throughout the Term of the Lease. This payment does not cover the maintenance of Well 4 of the Office Parcel Well, which is Tenant's sole responsibility.

7.5 Tenant shall be responsible for and shall pay all costs of any nature whatsoever associated with Tenant's sod growing and/or farming operation on the Subject Property including, but not being limited to, the cost to maintain Well 4 and the Office Parcel Well, the cost of power to operate Well 4 and the Office Parcel Well, all power costs on the Office Parcel, all costs for seed, fertilizer, weed sprays or other chemicals, and for the maintenance of the pumps and all related equipment used in connection with the irrigation and the culinary water systems, and for the maintenance and repair of the Residence, sheds, garages, potato cellars, potato storage building, onion storage building, fixtures, and appliances which are built in to said Improvements and any and all other Improvements located on the Subject Property and the cost of all utilities or services used on the Subject Property. Tenant agrees not to permit any charges of any kind to accumulate or to become a lien against the Subject Property.

7.6 Tenant shall provide and maintain in effect throughout the Term of this Lease, at Tenant's sole cost and expense, a policy of casualty and property damage insurance issued by a reputable insurance company qualified to do such business in the State of Utah, in the amount of the actual replacement value of the Residence, and all other insurable Improvements located on the Subject Property, including the Wells (and all related pumps and equipment (subject to a deductible clause in an amount not to exceed \$5,000, but which deductible Tenant shall be obligated to pay). Any insurance policy issued pursuant to this Section shall be so written or endorsed as to make losses, if any, payable to the Landlord or as otherwise specified by Landlord. Tenant shall not settle, adjust or compromise any claims for insurance provided by Tenant pursuant to this Section 7.6 without the prior written consent of Landlord. All such insurance policies shall contain a provision to the effect that the insurance company shall not cancel the policy or modify it materially or adversely to the interest of Tenant or Landlord without first giving written notice thereof to Tenant and Landlord, at least thirty (30) days in advance of such cancellation or modification. Tenant shall cause that copies of all current insurance policies obtained pursuant to this Section, or certificates evidencing such policies, shall be delivered to Landlord no later than December 31 of each calendar year during the Term of this Lease.

7.7 Tenant, at its sole cost expense, shall maintain public liability insurance insuring Tenant and Landlord against claims for personal injury, death and property damage occurring upon, in or about the Subject Property and all adjoining streets and other adjoining passage-ways, with limits of at least \$3,000,000 combined single limit for personal injury or death for each occurrence and \$500,000 for property damage for any occurrence. Tenant shall cause that a certificate evidencing such insurance shall be delivered to Landlord, which certificate shall provide that such insurance will not be cancelled by the insurer without the insurer first giving to Tenant and Landlord at least thirty (30) days written notice of the intent to cancel. Tenant shall not knowingly do or suffer anything to be done whereby such public liability insurance may be

invalidated in whole or in part.

7.8 At all times from the date hereof until the end of the Term of this Lease, Tenant shall maintain, or cause to be maintained, at Tenant' s sole expense, worker' s compensation coverage with respect to all officers, agents and employees of Tenant working in, on or about the Subject Property, including coverage for occupational diseases.

7.9 Tenant shall yield up and deliver possession of the Subject Property at the termination of this Lease to the Landlord, without further demand or notice, and in as good condition as when the Lease commenced, reasonable wear and tear excepted.

7.10 Tenant shall use reasonable efforts to control and eradicate, if possible, all noxious weeds which may at any time grow on the Subject Property, and Tenant shall pay all costs and expenses incurred in connection therewith.

7.11 Tenant shall not commit, allow or suffer any waste on the Subject Property, nor shall Tenant sublet or permit any other persons or entities to occupy or possess the Subject Property, except those allowed under the terms of Section XVIII of this Lease. Tenant shall not erect or place upon the Subject Property any structures, buildings, or improvements, permanent or temporary, nor alter the existing Improvements, without the prior written consent of Landlord. Tenant and Landlord hereby acknowledge that during the Sublease Tenant constructed the New Steel Building, defined in the Sublease, next to the Tenant office located at 10785 West 12800 North in Tremonton, Utah, on the 7 acre Office Parcel identified in Exhibit C.

7.12 Upon the termination of this Lease, all Improvements, including without limitation all structures, buildings, improvements, and alternations, including without limitation the New Steel Building, erected, placed or made upon the Subject Property by Tenant during the Term of this Lease shall, at the option of Landlord, remain and become the sole property of Landlord, with the exception of the irrigation pivots purchased by Tenant for the purpose of irrigating the Subject Property. The ownership of such pivots shall remain with Tenant and shall be removed by Tenant at the termination of this Lease. Should Landlord elect not to exercise this option, Tenant shall remove from the Subject Property all such structures, buildings, improvements and/or alterations erected or placed upon the Subject Property by Tenant as Landlord may designate at Tenant' s sole expense.

7.13 The parties agree the New Steel Building is valued at \$252,684. Because, upon termination of this Lease, Landlord will own the New Steel Building, Landlord agrees Tenant may forgo the Office Parcel Rent for the first four years of the Lease. Tenant warrants and represents that no other entity has any interest in the New Steel Building. Tenant warrants there are no liens or unpaid costs for the New Steel Building. If the Lease terminates before four years, Tenant shall not receive the New Steel Building credit for the years remaining of the four years of credit.

7.14 Tenant shall not use nor permit the use of the Subject Property or any part thereof for any unlawful purpose or in any way which would make void or voidable any insurance in force covering any buildings or other Improvements on the Subject Property.

7.15 Tenant shall permit Landlord or its agents and representatives to enter and inspect the Subject Property, the crops and all Improvements thereon at all reasonable times.

7.16 Throughout the Term of this Lease, Tenant shall not drill any additional wells on any portion of the Subject Property, nor shall Tenant seek approval from the Utah State Engineer or from any other governmental authority to drill new wells on the Subject Property, nor shall Tenant seek to appropriate or divert Water from any location on the Subject Property other than those designated in Section 1.1(c). Tenant may file a change application to divert its own water rights from Well 4 only. Upon termination of the Lease, Tenant shall have not right to divert its water rights from any District facility without express written permission outside of this Lease.

7.17 In conducting Tenant's farming operations on the Subject Property, Tenant shall not use any materials or substances which could contaminant or pollute the Subject Property or the Water located on or beneath the Subject Property. Tenant shall not use, spread or apply any substances or chemicals of any nature within the DWSP Zones. Any chemicals or fertilizers used or applied by Tenant on the Subject Property shall not be used or applied in excess of the application rate then in effect for the crop to which such fertilizer or chemical is applied, as such application rate is established by the manufacturer of such fertilizer or chemical. In no event shall the rate of application for such fertilizer or chemical exceed the maximum rate, if any, established by any governmental entity having jurisdiction over the Subject Property. Tenant shall use chemical pesticides on the Subject Property only when needed to control pests, and Tenant's rate of application of any chemical pesticide to the Subject Property shall be strictly in accordance with the then current manufacturer's application instructions for the particular crop to which such chemical pesticide is to be applied. If a particular chemical pesticide is not approved by the manufacturer thereof for the crop which Tenant proposes to treat with such pesticide, then Tenant shall not use such pesticide on such crop. In any event, Tenant shall comply with all applicable rules and regulations of all governmental entities having jurisdiction over the Subject Property, including without limitation all such rules and regulations pertaining to the use of chemical pesticides. Throughout the Term of this Lease, Tenant shall maintain a detailed annual record for each field within the Subject Property, which record shall identify for each field the crops planted and/or grown by Tenant or anyone else during such year and the dates on which Tenant or anyone else app lied any fertilizers, chemicals, pesticides or other materials to such field and the rate of application for each such fertilizer, chemical, pesticide or other material. Tenant shall deliver to Landlord no later than December 31 of each calendar year during the Term of this Lease a copy of all such reports prepared by Tenant for the entire Subject Property for such calendar year.

7.18 Tenant shall not disturb or impair in any manner the above-ground and underground pipe system used with respect to the distribution of Water on the Subject Property. Tenant shall repair at Tenant's sole cost and expense any damage to such Water distribution system caused by Tenant or any of Tenant's family members, agents , employees or permitted sublessees during the Term of this Lease.

7.19 Nothing herein contained shall authorize the Tenant to do any act or to make any contract so as to encumber or affect in any manner the title or rights of the Landlord in the Subject Property, it being understood that all repairs and alterations made by Tenant upon or in the Subject Property shall be paid for by Tenant in cash or its equivalent, and it is specifically agreed (and notice is hereby given to the effect) that no contract, transfer, assignment, mortgage, judgment, mechanic's or other lien arising out of the transactions of Tenant shall in any manner affect the title of Landlord in the Subject Property or take precedence to any of the rights or interest of Landlord in the Subject Property.

7.20 Tenant has independently examined the Subject Property, and Tenant shall be deemed to have accepted the Subject Property in its "AS IS" condition at the commencement of the Term of this Lease, and Tenant is not relying on any statement or representation of Landlord.

7.21 Tenant agrees to comply with and conform to all applicable rules and regulations of the United States Department of Agriculture relating to the growing and marketing of crops or sod, including conservation plans and giving timely reports of acreages and yields, and to take no action which would in any way jeopardize or prejudice the crop allotment or allotments applicable to the Subject Property, or to in any way jeopardize or prejudice the Water Rights.

7.22 Tenant shall provide timely periodic reports (other than financial information) as requested by Landlord which may include crop plans, fertilizer, pesticide and herbicide applications, tillage practices, yields and other requested information. Landlord may require verification of amounts with invoices, storage or sales receipts.

VIII. DEFAULT

8.1 Should Tenant fail to pay to Landlord any installment of Annual Rent in Section V or other payments provided for herein no later than 30 days after same is due and payable or should Tenant fail to perform any of the terms, conditions or provisions hereof or should Tenant assign or attempt to assign this Lease or to sublet the Subject Property or any part thereof to persons or entities not expressly permitted by this Lease, and without the express prior written approval of Landlord, then after notice to Tenant as hereafter provided (or should Tenant file bankruptcy or have involuntary bankruptcy proceedings brought against Tenant or should Tenant enter into any composition or arrangement with creditors, then without notice), at the election of Landlord this Lease shall be terminated, and Landlord or the legal representatives of Landlord shall have the right to take possession of the Subject Property and the crops growing thereon, with or without process of law. In the event of any such default by Tenant, all damages incurred by Landlord, including but not limited to attorneys' fees and litigation costs, arising from or associated with Tenant's failure to perform any of Tenant's obligations under this Lease, shall be added to and become a part of the Rent in Section V payable by Tenant hereunder, and all such amounts shall be recoverable by Landlord from Tenant as additional rent hereunder. Any re-entry by Landlord, however, shall not be deemed to be a termination of this Lease by Landlord, unless Landlord notifies Tenant in writing of such termination. In the event Landlord thereafter relets the Subject Property, Tenant shall, in such event, pay to Landlord promptly when due the difference between the Rent required hereunder to be paid and the rent which Landlord may actually receive by having relet the Subject Property after Landlord deducts therefrom all costs and expenses incurred by Landlord in reletting the Subject Property.

8.2 For those defaults specifically requiring notice as herein provided, Landlord may deliver to Tenant, either personally or by mail, in the manner provided in Section XIII hereof, by certified, return receipt mail, a notice outlining in what specific respects Tenant has failed to comply with the terms of this Lease. Should Tenant fail to cure such defaults within a thirty (30)-day period after said notice has been personally delivered or deposited in the mail, then Tenant shall be in default, and Landlord shall be entitled to pursue all of its remedies provided for herein or as otherwise may be available to Landlord at law or in equity. Notwithstanding the foregoing, Tenant shall not be entitled to receive any written notice of default pertaining to the failure of

Tenant to pay to Landlord when due any installment of any Rent or any other payment payable by Tenant to Landlord pursuant to this Lease.

8.3 The remedies hereinabove set forth shall be considered as optional remedies, and Landlord does not waive any right or remedy Landlord would otherwise have at law or in equity to enforce the obligations of Tenant under this Lease or to recover damages for Tenant's breach of Tenant's obligations under this Lease.

IX. TENANT'S LIABILITIES AND INDEMNIFICATIONS

Tenant shall be solely responsible for all claims for damages or other forms of relief arising out of Tenant's use, occupancy and/or possession of the Subject Property, excepting only those claims arising from Landlord's or its agent's or representative's negligence, willful misconduct, or failure to perform any of Landlord's obligations hereunder. Tenant agrees to indemnify, defend and save harmless Landlord, employees and agents of Landlord from any and all fines, suits, proceedings, claims, demands and actions of any kind or nature together with all attorneys' fees and litigation costs incurred by such indemnified parties in defending against the same, arising from such use, occupancy or possession of the Subject Property or from the acts or omissions of Tenant, its agents, contractors, servants or employees, licensees, invitees or subtenants or by reason of any breach by Tenant of Tenant's obligations under this Lease.

X. DISCHARGE OF LIENS

Tenant will promptly discharge and file releases of any liens which may be placed against the Subject Property by reason of any act or omission of Tenant or Tenant's agents, representatives or employees or anyone holding or claiming the Subject Property through or under Tenant, but Tenant reserves the right to contest any such lien to a final conclusion before such payment and discharge shall be necessary.

XI. UNENFORCEABILITY

If any term or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, condition, and provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

XII. CERTAIN DEFINITIONS

The terms "Landlord" and "Tenant" shall include the original Landlord and Tenant and their respective legal representatives, permitted successors and permitted assigns, and the terms and conditions hereof shall extend to and be binding upon all such persons or entities.

XIII. NOTICE

All notices required to be given, or otherwise given hereunder shall be in writing and shall be delivered (1) either by personal service or (2) by certified mail, return receipt requested, as follows:

To Tenant: BBM Land, LLC
 P.O. Box 306
 10785 West 12800 North
 Tremonton, Utah 84337

To Landlord: Bear River Water Conservancy District
 102 West Forest Street
 Brigham City, Utah 84302

Either party may change said address by written notice of a new address sent to the other party as provided in this Section XIII. Any time required for an y notice shall be calculated from the date of actual personal delivery or the date of actual mailing of such notice.

XIV. ATTORNEYS' FEES

Should either party default in performing such party' s obligations under this Lease, the defaulting party shall pay or reimburse to the non-defaulting party all costs and expenses, including without limitation attorneys' fees and all costs of litigation, incurred by the non-defaulting party arising or resulting from said breach, either directly or indirectly, and whether incurred by the filing of suit or otherwise.

XV. APPLICABLE LAW

This Lease is governed by and shall be constructed and enforced in accordance with the laws of the State of Utah and jurisdiction for any action based on this Agreement shall be with the District Court of Box Elder County, State of Utah.

XVI. ENTIRE AGREEMENT

This Lease contains the entire agreement of the parties hereto with respect to the subject matter hereof and may not be modified or changed orally, but only by an agreement in writing which is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought. The Recitals and attached Exhibits are incorporated into this Lease as if fully set forth herein.

XVII. BINDING EFFECT

The terms and conditions hereof shall be binding upon and shall inure to the benefit of the parties hereto and their permitted successors and assigns.

XVIII. NO ASSIGNMENT OR SUBLEASING BY TENANT

Tenant shall not assign this Lease nor sublet all or any portion of the Subject Property without obtaining the prior written consent of Landlord, which consent Landlord may withhold in Landlord's sole and absolute discretion.

XIX. KNOWLEDGE AND DRAFTING PARTY

The parties have read this Lease and have executed it voluntarily after having been apprised of all relevant information and risks and having had the opportunity to obtain legal counsel of their choice. This Lease has been and shall be deemed to be a product of joint drafting by the parties and there shall be no presumption otherwise.

XX. NO WAIVER

Any party's failure to enforce any provision of the Lease shall not constitute a waiver of the right to enforce such provision or any other provision, nor shall any such waiver constitute a continuing waiver. The provisions of this Lease may be waived only in writing by the party intended to benefit by the provisions, and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

IN WITNESS WHEREOF the Landlord and Tenant have executed this Lease as of the day and year first above written.

LANDLORD
BEAR RIVER WATER CONSERVANCY
DISTRICT

TENANT
BBM LAND, LLC

BY:

BY:

PRINTED NAME:

PRINTED NAME:

TITLE:

TITLE:

DATE:

DATE:

EXHIBIT "A"

LEGAL DESCRIPTION OF THE REAL PROPERTY

Those certain parcels of real property located in Box Elder County, State of Utah, described as follows:

PARCEL 1: (06-117-0003)

The Northeast Quarter of Section 22, Township 12 North, Range 4 West, Salt Lake Base and Meridian.

PARCEL 2: (06-071-0004 and 06-071-0005)

The West Half of the East half of the Northwest Quarter of Section 35, Township 12 North, Range 4 West, and the West Half of the Northwest Quarter of Section 35, Township 12 North, Range 4 West, Salt Lake Base and Meridian.

LESS: Any portion occupied by County Roads.

ALSO LESS: Beginning at a point 24.75 feet North and 33 feet East of the Southwest Corner of the Northwest Quarter of said Section 35, running thence North along the County Road right of way 206.45 feet; thence East 211 feet; thence South 206.45 feet to a roadway; thence West along the roadway 211 feet, more or less, to the point of beginning.

PARCEL 3: (06-119-0004)

The South Half of the Northeast Quarter of Section 34, Township 12 North, Range 4 West, Salt Lake Base and Meridian.

PARCEL 4: (06-071-0003)

The East Half of the East Half of the Northwest Quarter of Section 35, Township 12 North, Range 4 West. Salt Lake Base and Meridian.

LESS: County Road on the North.

PARCEL 5: (06-117-0005)

The South Half of the Southeast Quarter of Section 22, Township 12 North, Range 4 West, Salt Lake Base and Meridian.

SUBJECT TO: County Roads over the South and East sides thereof.

EXHIBIT "B"

DESCRIPTION OF THE WATER RIGHTS

WATER RIGHT NO. 29-1474
 29-1575
 29-1592
 29-1909
 29-2026
 29-2030
 29-2047
 29-2736
 29-2816
 29-3021

DESCRIPTION OF WATER SOURCES

Sources to be used
by Tenant:

- Wells Nos. 3 and 4
- Office Parcel Well providing domestic water to the Residence and the adjacent buildings
- Control valve directly south of the pump station and associated water lines specifically used for irrigation purposes

Sources retained for
exclusive use by
Landlord:

- Newman Well
- Backup Well
- All other Wells on the Real Property other than the Wells specifically described above for use by Tenant
- Landlord's pump station and facilities
- Landlord' s water distribution lines for use in Landlord's culinary water distribution system

EXHIBIT “C”

Find address or place

Map navigation controls: zoom in (+), zoom out (-), home, and refresh.

Exhibit C.1

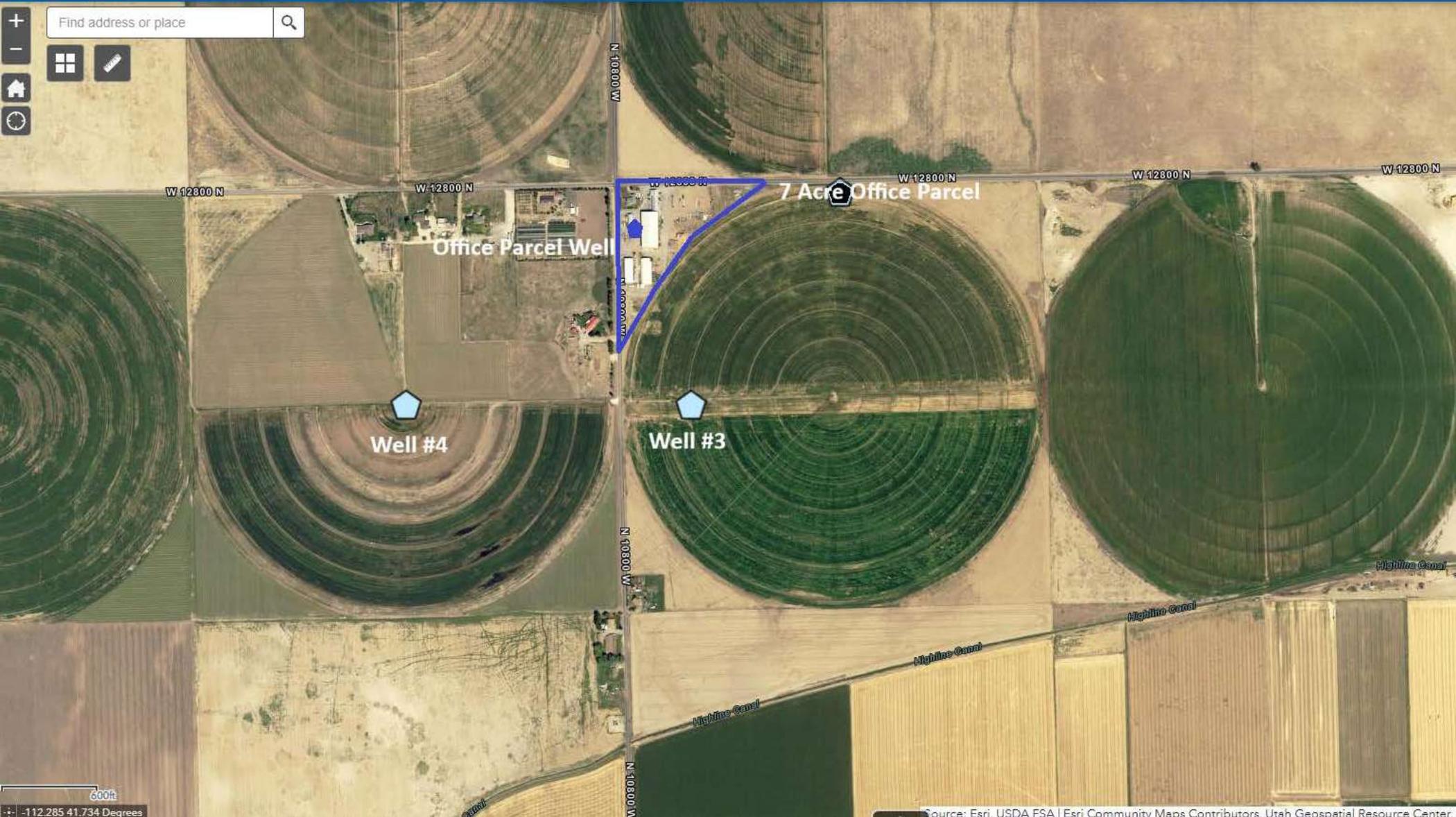
Newman Well Backup Well

200ft
-112.288 41.766 Degrees



Find address or place

+
-
Home
Layers



-112.285 41.734 Degrees

Source: Esri, USDA FSA | Esri Community Maps Contributors, Utah Geospatial Resource Center,

EXHIBIT "D"

FORM OF LAND AND WATER USE PLAN

Harris	(A) _____ _____ acres	(2) _____ _____ acres	(1) _____ _____ acres
		06-117-0003	° Newman Well and Backup Well
Harris	(B) _____ _____ acres	(C) _____ Oyler _____ acres	
		(3) _____ _____ acres	
		06-117-0005	

Section 22

LAND AND WATER USE PLAN

1. Identify crops to be planted on each parcel owned by the District (#1-7).
2. Identify crops to be planted on parcels not owned by the District (A-D).
3. Total acres to be irrigated on parcels identified in #2 above.

Thurgood	(D) _____ _____ acres	(5) _____ Well #3°	Well #2
	Well #4	_____ acres	(6) _____ acre
(4) _____ _____ acres	06-119-0004	06-071-0005	(7) _____ acre

Section 34

Section 35

LAND AND WATER USE PLAN (continued)

5. Attach the schedule and list of chemicals applied to the land.

6. List of new improvements, if any, made to the property.

7. Certificate of liability insurance submitted? yes no

8. 2016 Financial Reconciliation: District will provide power billings and water usage for the year. Identify any balances due.

Rent _____ Power _____
Well Maintenance _____ Irrigation for other Property _____

9. Condition of land & buildings and any comments:

10. List any subleases for land or buildings located on District Property.

11. Any concerns or recommendations.

Bear River Water Conservancy District Date: _____

Buster Joe Marble, Chanshare Select Inc. Date: _____

Brett Marble, Chanshare Select Inc. Date _____

Exhibit E							
Year	Quarter	Due Date	Per Acre Rent	Office Parcel Rent	Water Use Rent	Well maintenance fee	Total Payment
2026	Q1	Jan 1, 2026	\$5,875.00	\$0.00 (Pursuant to New Steel Building Credit)	\$68,750.00	\$1,875.00	\$76,500.00
	Q2	Apr 1, 2026	\$5,875.00	\$0.00 (Pursuant to New Steel Building Credit)	\$68,750.00	\$1,875.00	\$76,500.00
	Q3	Jul 1, 2026	\$5,875.00	\$0.00 (Pursuant to New Steel Building Credit)	\$68,750.00	\$1,875.00	\$76,500.00
	Q4	Oct 1, 2026	\$5,875.00	\$0.00 (Pursuant to New Steel Building Credit)	\$68,750.00	\$1,875.00	\$76,500.00
	TOTAL		\$23,500.00	\$0.00	\$275,000.00	\$7,500.00	\$306,000.00
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2027	Q1	Jan 1, 2027	\$6,051.25	\$0.00 (Pursuant to New Steel Building Credit)	\$70,812.50	\$1,931.25	\$78,795.00
	Q2	Apr 1, 2027	\$6,051.25	\$0.00 (Pursuant to New Steel Building Credit)	\$70,812.50	\$1,931.25	\$78,795.00
	Q3	Jul 1, 2027	\$6,051.25	\$0.00 (Pursuant to New Steel Building Credit)	\$70,812.50	\$1,931.25	\$78,795.00
	Q4	Oct 1, 2027	\$6,051.25	\$0.00 (Pursuant to New Steel Building Credit)	\$70,812.50	\$1,931.25	\$78,795.00
	TOTAL		\$24,205.00	\$0.00	\$283,250.00	\$7,725.00	\$315,180.00
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2028	Q1	Jan 1, 2028	\$6,232.79	\$0.00 (Pursuant to New Steel Building Credit)	\$72,936.88	\$1,989.19	\$81,158.85
	Q2	Apr 1, 2028	\$6,232.79	\$0.00 (Pursuant to New Steel Building Credit)	\$72,936.88	\$1,989.19	\$81,158.85
	Q3	Jul 1, 2028	\$6,232.79	\$0.00 (Pursuant to New Steel Building Credit)	\$72,936.88	\$1,989.19	\$81,158.85
	Q4	Oct 1, 2028	\$6,232.79	\$0.00 (Pursuant to New Steel Building Credit)	\$72,936.88	\$1,989.19	\$81,158.85
	TOTAL		\$24,931.15	\$0.00	\$291,747.50	\$7,956.75	\$324,635.40
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2029	Q1	Jan 1, 2029	\$6,419.77	\$0.00 (Pursuant to New Steel Building Credit)	\$75,124.98	\$2,048.86	\$83,593.62
	Q2	Apr 1, 2029	\$6,419.77	\$0.00 (Pursuant to New Steel Building Credit)	\$75,124.98	\$2,048.86	\$83,593.62
	Q3	Jul 1, 2029	\$6,419.77	\$0.00 (Pursuant to New Steel Building Credit)	\$75,124.98	\$2,048.86	\$83,593.62
	Q4	Oct 1, 2029	\$6,419.77	\$0.00 (Pursuant to New Steel Building Credit)	\$75,124.98	\$2,048.86	\$83,593.62
	TOTAL		\$25,679.08	\$0.00	\$300,499.92	\$8,195.45	\$334,374.45
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2030	Q1	Jan 1, 2030	\$6,612.36	\$17,775.34	\$77,378.73	\$2,110.33	\$103,876.76
	Q2	Apr 1, 2030	\$6,612.36	\$17,775.34	\$77,378.73	\$2,110.33	\$103,876.76
	Q3	Jul 1, 2030	\$6,612.36	\$17,775.34	\$77,378.73	\$2,110.33	\$103,876.76
	Q4	Oct 1, 2030	\$6,612.36	\$17,775.34	\$77,378.73	\$2,110.33	\$103,876.76
	TOTAL		\$26,449.45	\$71,101.36	\$309,514.92	\$8,441.32	\$415,507.05

1. HB 19 Drinking Water Utilities Amendments
<https://le.utah.gov/2026/bills/static/HB0019.html> Rep Doug Welton
 - a. Emergency response plan. Cyber-attacks are the issue they are trying to address
2. HB 60 Water Right Amendments <https://le.utah.gov/2026/bills/static/HB0060.html> Rep Shallenberger
 - a. Clarifies what the State Engineer can make a decision on in a water right application. Particularly public trust.
 - b. Clarifies who can file protest (Standing)
3. HB 60 Livestock Watering Amendments
<https://le.utah.gov/2026/bills/static/HB0063.html> Rep Chew
 - a. Allows for subbasin transfers of stock watering POD.
4. HB 69 Drinking Water Restructuring Amendments
<https://le.utah.gov/2026/bills/static/HB0069.html> Rep Albrecht
 - a. For drinking water systems that have been neglected.
 - b. The process of placing them in receivership and placing them in the ownership of a responsible entity. How to work through clean water act violations.
5. HB 125 Aquatic Invasive Species Amendments
<https://le.utah.gov/2026/bills/static/HB0125.html> Rep Shipp
 - a. Defines what an Aquatic Invasive is
 - b. Some boat are exempt from inspections
6. HB 154 Water Loss Study Amendments
<https://le.utah.gov/2026/bills/static/HB0154.html> Rep Doug Owens
 - a. Further guidance on water loss studies for losses in municipal systems
 - b. Looked to establish typical system losses.
7. HB 155 Water Rates Amendments <https://le.utah.gov/2026/bills/static/HB0155.html>
Rep Doug Owens
 - a. Encourage more rate blocks within rate systems.
8. HB 157 Department of Natural Resources Amendments
<https://le.utah.gov/2026/bills/static/HB0157.html> Rep Shipp
 - a. Water related piece allows Water Rights can maintain records digitally, not just physically.
 - b. Removes funding caps on secondary metering loans.
 - c. Directs UGS to complete ground water studies.

1. Assess wetland help and the extent the wetland is interrelated to surrounding water resources
9. HB 187 Water Use Amendments <https://le.utah.gov/2016/bills/static/HB0187.html>
 - a. Allow for water banking/instream flow/ saved water.
 1. ESA listings in Virgin River require minimum flows, ect
 - b. Allows water conservancy districts in the lower Colorado River Basin to participate in water banking as it related to water conservation efforts.
10. HB 247 Great Salt Lake Funding Amendments
<https://le.utah.gov/Session/2016/bills/static/HB0247.html> Rep Ward
 - a. Changes the brine shrimp royalty to go to sovereign lands for use from Species Protection account
 - b. Directs what the funds are to be used for. Allows for leasing of water for the GSL.
11. HB 251 Diligence Claims Water Amendments
<https://le.utah.gov/Session/2016/bills/static/HB0251.html> Rep Chew
 - a. Cleans up Diligence Claim section of Code.
 - b. Adds and defines Homestead and how a water right is associated with the original homesteads (small ponds)
 1. Creates a rebuttable presumption for which a protestant has to rebut
12. HBXXX (Great Salt Lake Leasing Amendments) Rep Snider
13. SB 46 Water Wise Landscaping Amendments
<https://le.utah.gov/2016/bills/static/SB0046.html> Sen Stratton
 - a. Only applies to state owned assets.
 - b. Defines: Functional Turf, Water Wise Landscaping, Weather and soil-based monitoring technology,
 - c. Defines percentages allowed for functional turf.
 - d. Requires meeting these requirements if a building has a major upgrade.
14. SB 130 River Restoration Amendments
<https://le.utah.gov/Session/2016/bills/static/SB0130.html> Sen Fillmore
 - a. Allows for funds previously used at the Utah Fair park Investment and Restoration District to also be used for Jordan River recreation area via FFSL
 - b. Reworks Jordan River Commission grants language
15. Other Bills of interest
 - a. HB 38 County Government Amendments
<https://le.utah.gov/2016/bills/static/HB0038.html> Rep Dunnigan

A large-scale center pivot irrigation system is shown in operation over a vast green field. The system consists of a long, dark metal wheel line supported by a series of truss-like structures. Multiple smaller wheels are visible along the line, and a fine mist of water is being sprayed from the system onto the crops. In the background, there are rugged, rocky mountains under a clear blue sky with some light clouds. A dark blue rectangular box with a white wavy line at the bottom is overlaid on the upper part of the image, containing the title text.

BOX ELDER WATER MASTER PLAN

Executive Summary

**4TH LARGEST
IN UTAH BY
AREA** Box Elder
County

**5,746 TOTAL
SQUARE
MILES**

**934 SQUARE
MILES** of County
is water

**65,006 2025
Population of Box
Elder County**

**70% of residents
live on eastern side
of County**

**43% of County is
Agricultural lands**

BACKGROUND

Box Elder County initiated this Water Master Plan in response to a need for coordinated, county-wide water management including cooperation with land use planners and water resource planners. Planning was organized across seven regions to reflect local conditions. The process integrated local knowledge through over 50 interviews and multiple regional meetings with planners, municipalities, irrigation systems, private systems, and environmental groups.

The Master Plan process included identification of actions for local systems to consider as part of the regional plans. It also included an evaluation and development of a list of recommended regional actions and a list of recommended countywide actions.

Plan Purpose:

The Box Elder Water Master Plan provides a strategic blueprint for managing our precious Box Elder County water resources; ensuring a reliable supply for our communities now and in the future.



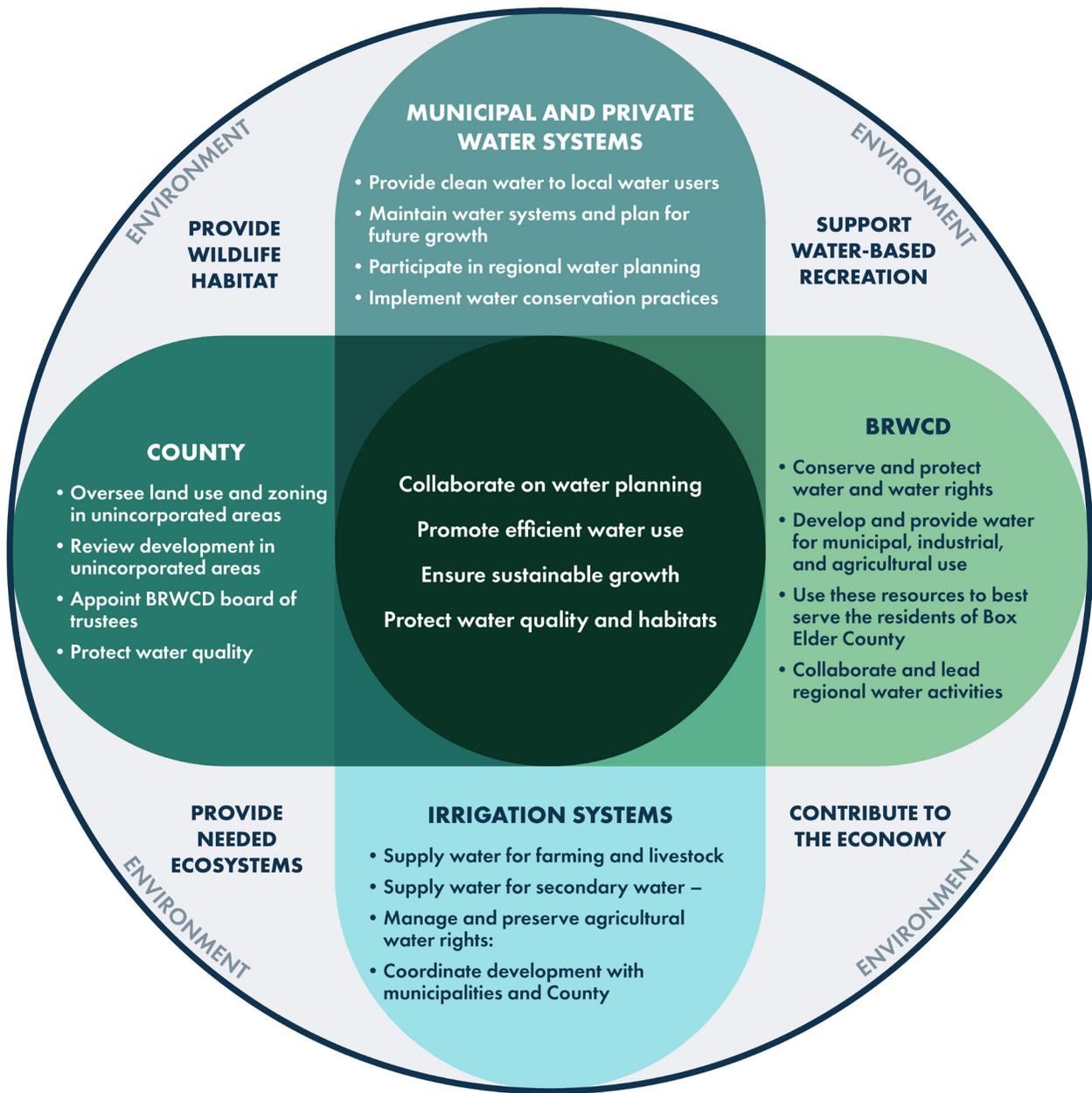
Roles of Water Users in the Plan Process

The Plan unites Box Elder County, BRWCD, municipalities, private systems, irrigation companies, and environmental partners to align land use and water planning.

Box Elder County and BRWCD operate as distinct entities with separate governance structures, yet their missions often intersect, particularly in the realm of water resource management and sustainable development. The County oversees land use and development in unincorporated areas, ensuring that growth aligns with zoning ordinances and long-term infrastructure planning. Meanwhile, BRWCD focuses on conserving, developing, and supplying water for municipal, industrial, and agricultural needs across the county. Both entities collaborate on water planning initiatives, promote efficient water use, and work to ensure that development occurs sustainably. This cooperative relationship is essential for balancing growth and meeting the evolving needs of Box Elder County’s residents.

Roles of the County and BRWCD





Roles of Water Users

Municipal and private drinking water systems maintain infrastructure and plan for future drinking water needs. The county's irrigation systems play a vital role in supporting agriculture, preserving water rights, and coordinating with municipalities to balance urban development with farming needs. Environmental water needs are also a priority especially for sustaining habitats, recreation, and the local economy.

Overall, successful water management in the county depends on collaboration among the county, BRWCD, municipalities, private systems, irrigation companies, and environmental stakeholders to promote sustainable growth and protect vital water resources.

1.

ENGAGED STAKEHOLDERS

GOAL: Build shared understanding and trust through broad participation with communities and stakeholders

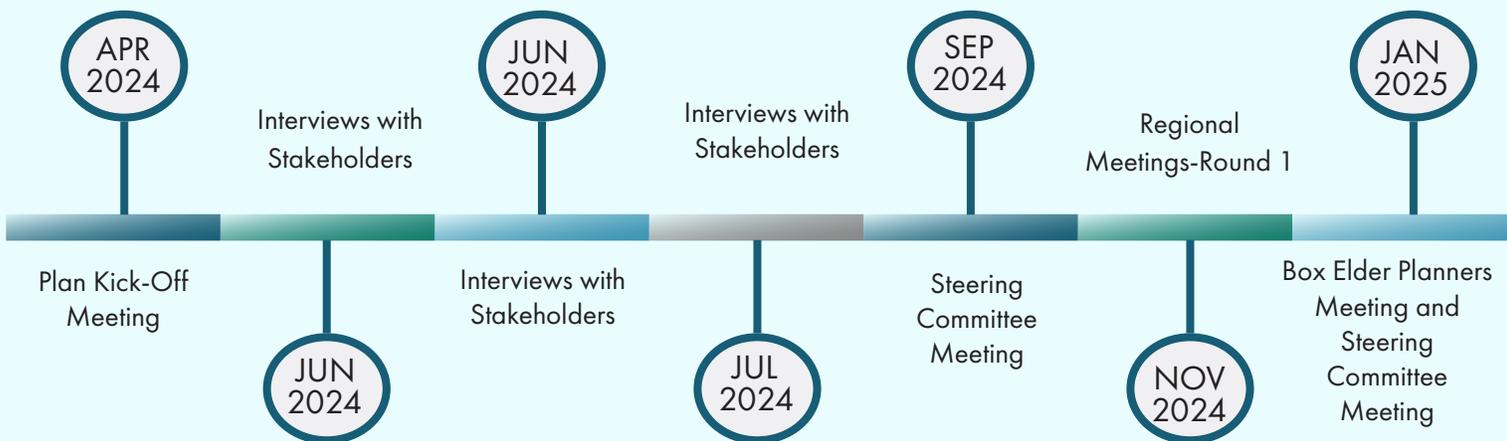
The planning team launched a countywide engagement process—It was an essential priority, as part of a Water Master Plan to meet the needs of all users, to engage as many different water users as possible across the entire county to fully understand the challenges and needs facing each of them.

Plan Kick-off Meeting

The Master Plan process began with a Plan Kickoff Meeting designed to gather initial input from a diverse audience of stakeholders across the county. The goal of this meeting was to introduce the planning process, define the scope, and begin identifying the most pressing water issues and concerns across the County.

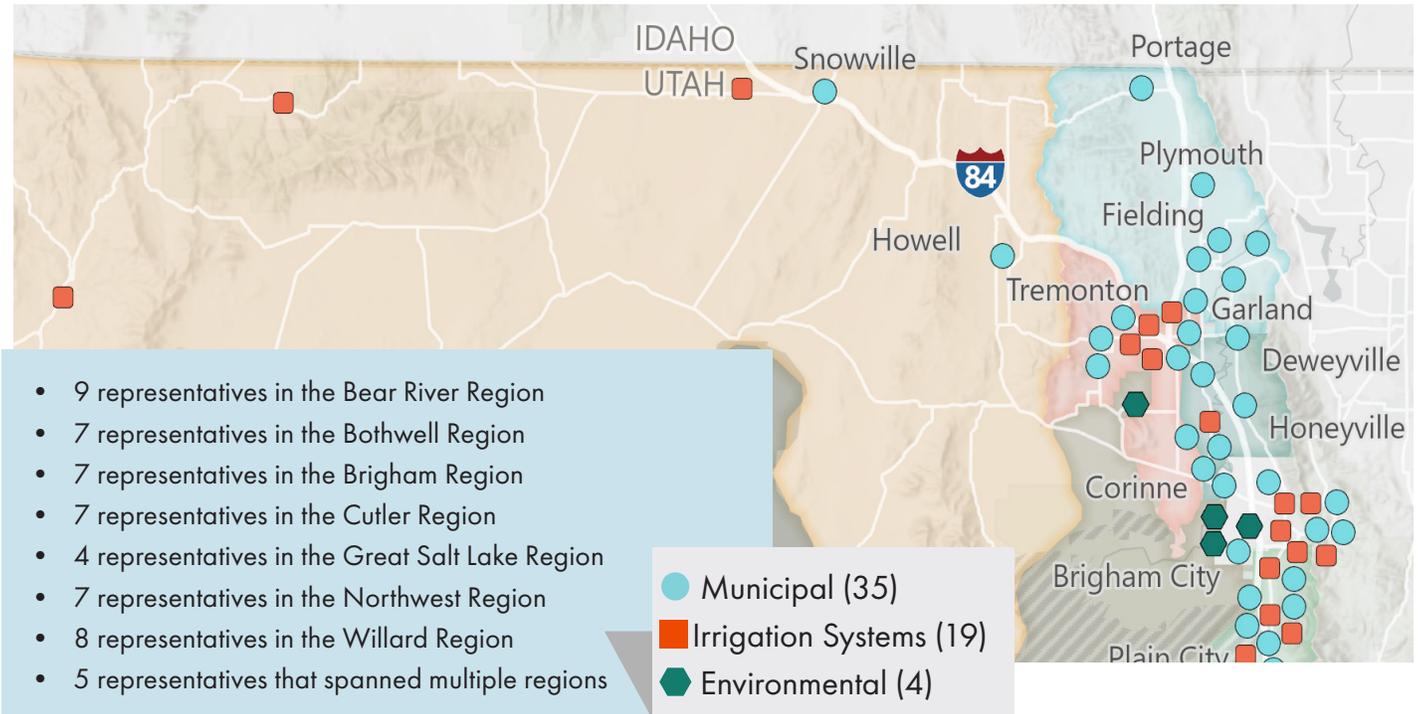
Created a Steering Committee

The Steering Committee was established as a core working group to guide the Master Plan process and ensure that key entities were represented in decision-making. Its primary purpose was to provide essential technical expertise, political support, and direction throughout the planning effort, ensuring the final recommendations were informed and broadly supported.



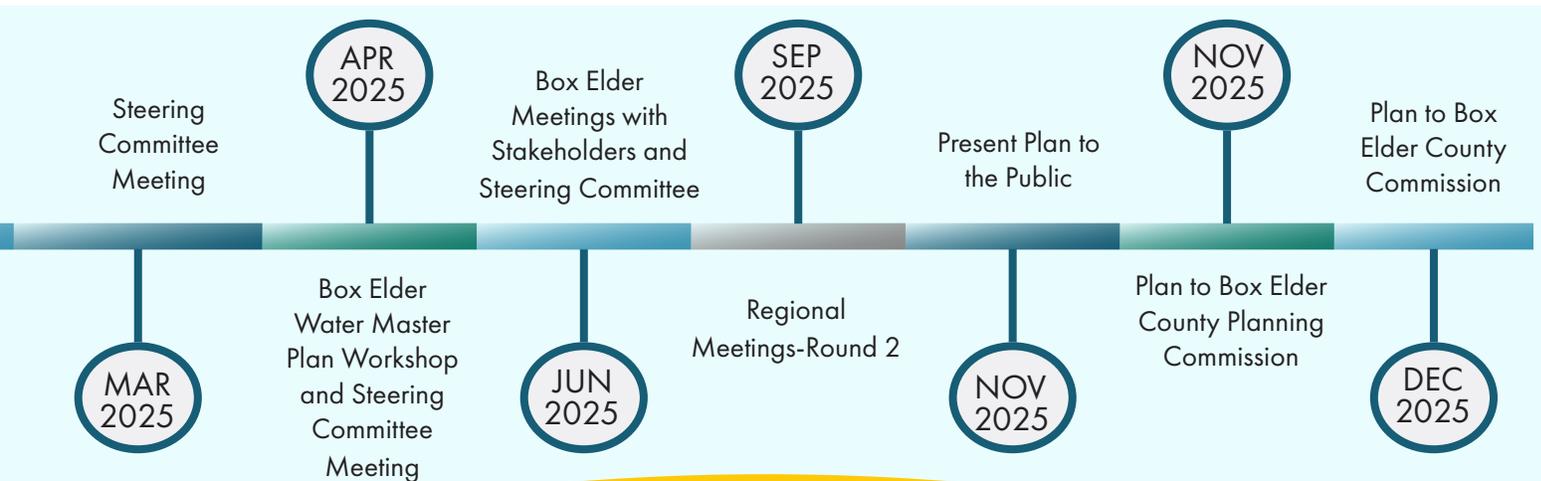
Interviewed Over 50 Stakeholders

Conducted interviews with key stakeholders to gather input across municipal, water districts, irrigation companies, agricultural operators, environmental groups and the public.



Held Two Rounds of Regional Meetings

The Master Plan included two rounds of regional meetings within the seven distinct areas to ensure a thorough understanding of local conditions. These sessions were crucial for identifying specific local and regional challenges and needs, enabling the planning team to accurately tailor solutions to the unique issues facing each area.



2.

COLLECTED & ANALYZED INFORMATION

GOAL: Understand existing and future water supplies throughout the County

To establish a shared understanding of current and future conditions, the team analyzed population growth, water supply and demand, infrastructure capacity, water rights, and conservation potential. Growth hot spots and resource gaps were mapped to inform each region's strategy.

RADAR Exercise

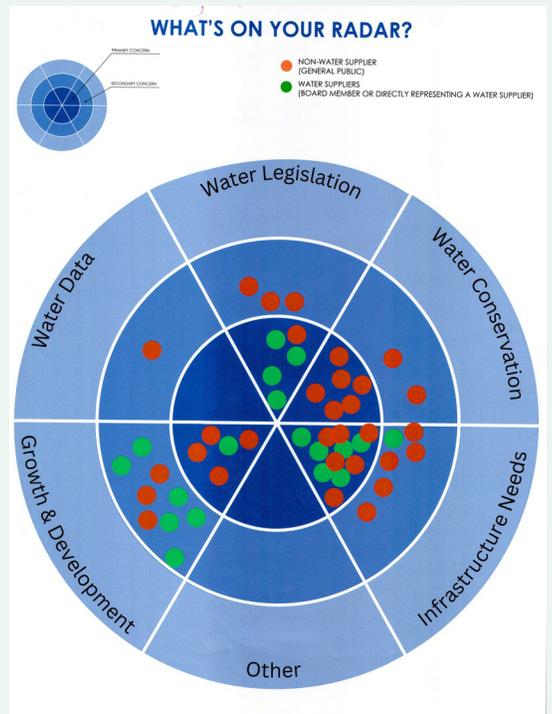
The RADAR Exercise was an activity held during the Public Kick-off Meeting where attendees placed dots on specific categories to provide their input on the concerns and priorities facing their respective regions. The outcomes of this exercise were vital, as they helped guide the subsequent development of stakeholder interview questions, regional meeting agendas, and the criteria used in the prioritization matrix.

Met with Community Planners

As an integral part of the planning process, the team held meetings with community planners from across the county. This was essential to ensure that the Master Plan's water strategies were fully integrated and aligned with existing and future land use and development goals outlined in municipal and county general plans.

Analyzed Growth

The team dedicated time to analyze future growth projections and development trends across the county, which is a necessary step for any long-range infrastructure plan. By understanding where and how the population is expected to expand, the Master Plan could accurately forecast future water demand and ensure that strategies for supply and infrastructure could support this anticipated expansion.

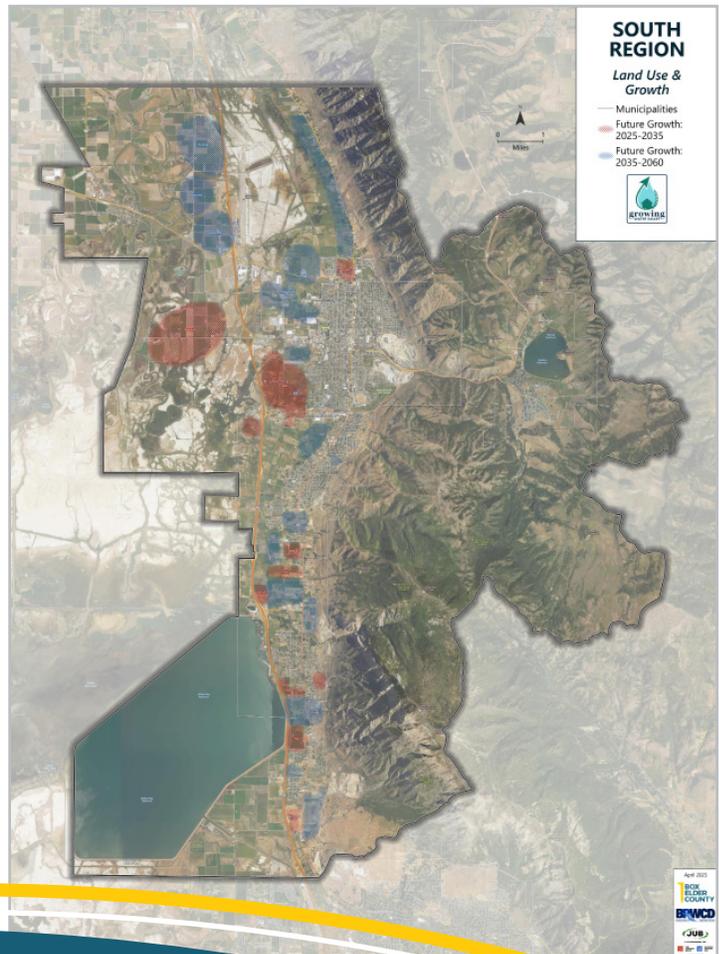
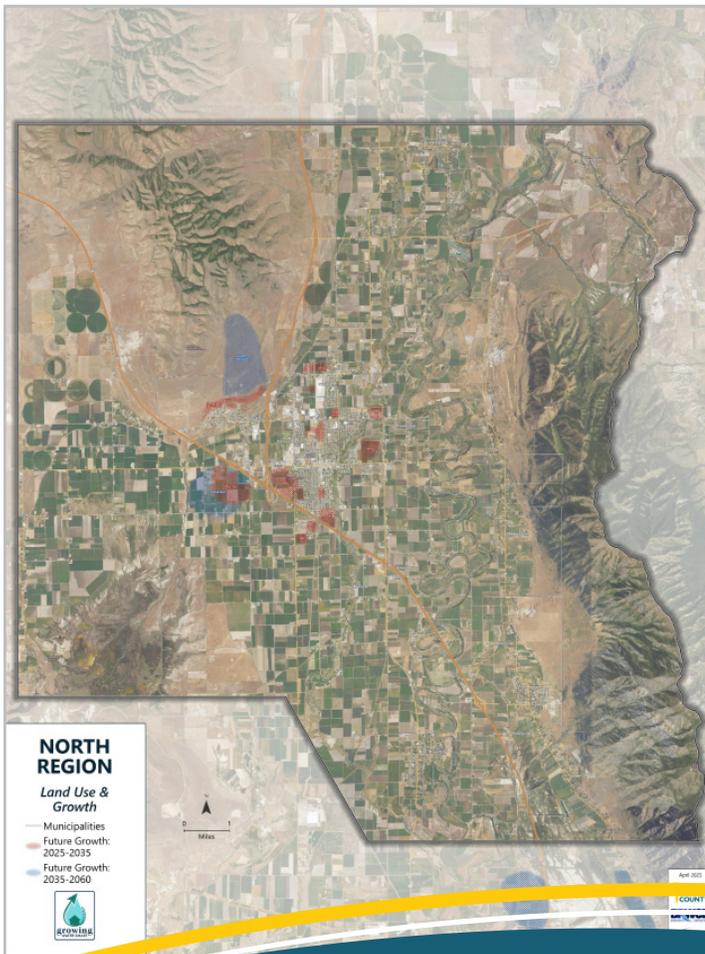


Water Demand Increase: South Area

Public Water Supplier	Estimated 2035 Units	Residential Use (gpcd) (DWRe)	Total Use (AF) (DWRe)	Increased Residential Use (AF)	% Increase of Total Use
Brigham City	1,150	140	7,703	523	7
Perry	600	53	1,963	103	5
South Willard	600	55	108	107	99
Willard	650	197	958	416	43

Water Demand Increase: North Area

Garland	230	99	352	74	21
Tremonton	3,185	124	2,923	1,283	44



3.

EVALUATED ACTIONS & STRATEGIES

GOAL: Identify and prioritize actions and strategies for long term county-wide water management

Best Management Practices (BMPs) were translated into candidate actions and scored with a multi-objective framework. This process prioritized actions with the highest shared benefit.

Infrastructure Improvements: Upgrade critical facilities, improve irrigation efficiency, and expand data monitoring networks.

Water Supply & Rights Management: Identify and responsibly develop new sources; require new development to bring water; support conversion of

agricultural water where feasible; monitor groundwater trends.

Water Management & Education: Strengthen inter-entity coordination; educate water users and developers; inform the public on legislation; align land use with water availability; monitor septic impacts.



INFRASTRUCTURE

- Replace aging infrastructure
- Improve connectivity between municipal systems
- Improve water measurement and monitoring
- Standardize secondary water requirements
- Improve irrigation efficiency



SUPPLY

- Identify water sources & develop water responsibly
- Ensure new development brings their own water
- Improve conversion of agricultural water to municipal uses
- Preserve agricultural lands
- Monitor groundwater levels



MANAGEMENT

- Strengthen coordination & agreements between water entities
- Educate water users & developers on conservation & efficient management
- Inform public of proposed water legislation
- Develop long-term funding strategies for water infrastructure
- Protect water rights
- Align land use planning & zoning with water sustainability goals
- Monitor effects of septic systems on groundwater & lot densities

A range of potential actions, such as new wells, distribution piping, conservation planning, were evaluated conceptually based on the desired best management practices/objectives. The results for each action were color-coded indicating their effectiveness.

Actions that were more effective were colored darker than those that were less effective. The following table shows some of the actions evaluated and is only shown to illustrate the process that was followed.

Stakeholder Entity	Action Alternative	Added redundant sources for community systems such as interconnects (P of conservation)	Population served (thousand)	Reduced surface runoff (acre-feet/year)	Distribution pipes replaced or upgraded (miles)	Non-potable water data collected (cubic feet)	Infiltration water conserved (MG/acre-ft/yr)	Supply added/conservation reduced (MG/acre-ft/yr)	Current water rights puts on regional map (MG/acre-ft/yr)	Percent of water for developing areas that is conserved for MSU users and purchased for use in the other parts of the county (MG/acre-ft/yr)	Negative trends to agriculture (value)	Increased ground water available for analysis (value)	Improved protection of water quality (value)	Estimates involved in an agreement or sharing resources (number)	Capital cost without a grant (\$/acre-ft)	Capital cost with a grant (\$/acre-ft)	Potential level of grant (% of project cost)	Likelihood of securing grant	Proximity to existing connections (miles)	Are adequate water rights available (method)	Improved understanding (value)	Extent of outreach and public education (value)	Do-Do influence on new water related bills (value)
		High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High
BEAR RIVER REGION																							
BRAC	Bear River Regional Well & Distribution - Build a new pipeline from Hooper Plains field to Colburn and additional wells along the Hooper plain, consolidation of resources.	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	
BOTHWELL REGION																							
BRAC	Bothwell Water Infrastructure - Purification funding and security improvements to add new, larger piping from Bothwell to Thompson and add water storage to address growth in and around Bothwell, Thatcher, Pennock, West Central, Union, Hill, Central, and Thompson.	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	
BRAC	Bothwell County Treatment Plant Study - Study possibility of building a regional treatment plant to treat water from sources in the Bothwell region.	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	
BRAC	Additional County Storage - Build a 3 to 5 billion gallon-sized near Thompson.	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	
BRAC	Supplemental Secondary System - Develop a new secondary water system supplied by water in the Bothwell region.	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	High	

Recommended regional and county-wide actions listed in the Master Plan report are presented using a standard framework referred to as the IRAR framework. IRAR is an acronym that stands for Issue, Rule, Analysis, and Recommendation.

IRAR Framework Analysis	
Issue	Identifies the water-related problem, challenge, or need. These were derived from stakeholder interviews, regional meetings, and technical assessments
Rule	Refers to applicable laws, policies, best practices, planning mandates, or standards that may be relevant to the issue or recommendation
Analysis	Describes how the evaluated actions align with BMPs (objectives) identified through the stakeholder process and technical objectives
Recommendation	Proposes actionable strategies, identifies responsible parties, and outlines steps



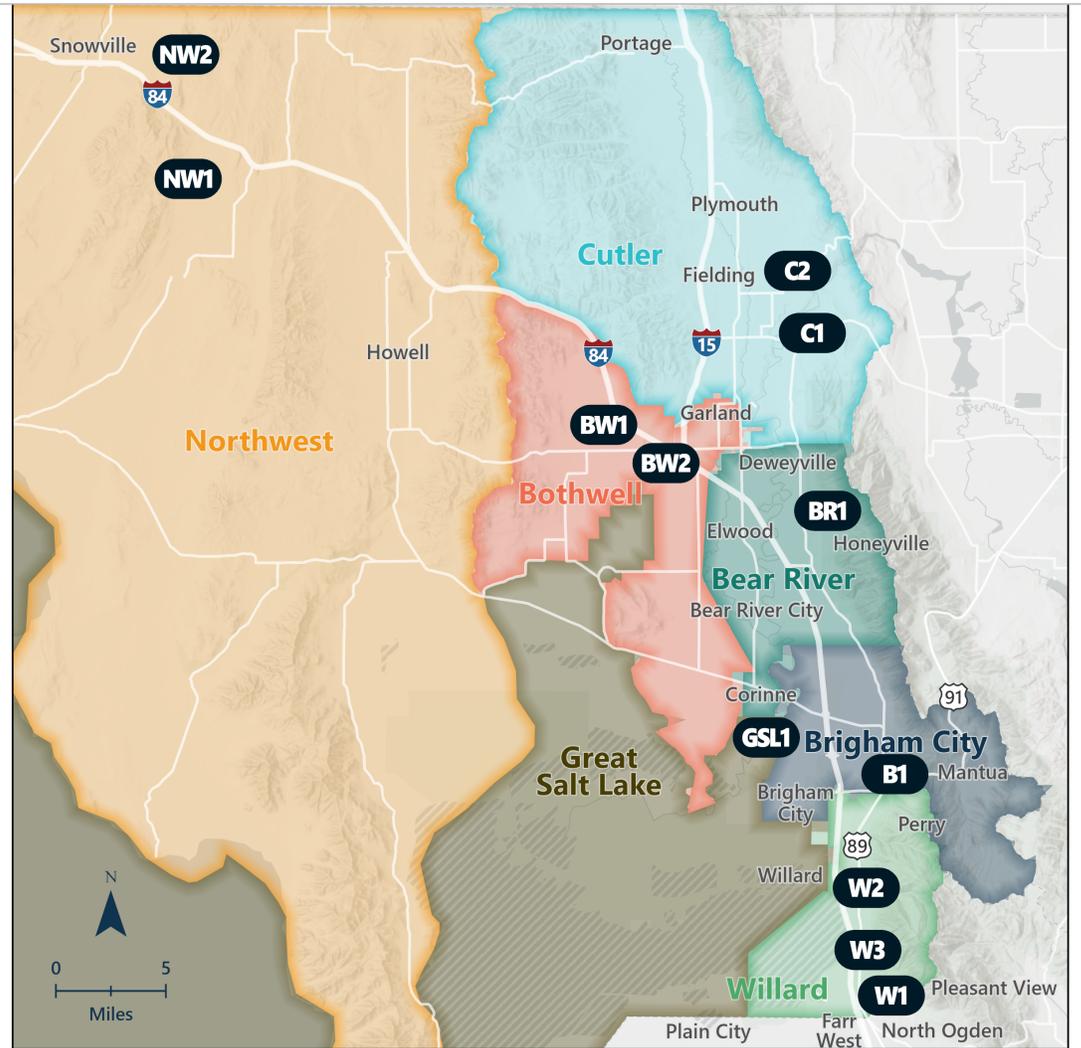
4.

DEVELOPED A RECOMMENDED ACTION PLAN

GOAL: Deliver a coordinated roadmap of regional and county-wide actions for sustained, adaptive implementation.

Regional Actions

Evaluation identified 12 Regional Actions with significant cross-jurisdictional impact. These actions are prioritized for collaborative implementation, supporting a unified and flexible approach across the county.



REGIONAL ACTIONS

- BR1** Evaluate pipe from Harper Ward to Collinston and new wells
- BW1** Pursue funding & evaluate larger pipe improvements & storage from Bothwell to Tremonton
- BW2** Evaluate plant near Tremonton to treat Bothwell water
- B1** Work with Brigham to secure funding to study & implement use of irrigation water for sprinkler irrigation
- C1** Explore UKON / BRWCD partnership to construct a water treatment plant
- C2** Local groundwater level monitoring
- GSL1** Meter outflows from refuge to GSL
- NW1** Assist in water rights tracking, grant writing, & operator certifications
- NW2** Idaho groundwater monitoring
- W1** Equip and connect an existing well
- W2** Evaluate community interconnections
- W3** Seek funding to replace infrastructure at Coleman, Hot Springs, and Fox Hill

County-Wide Actions

In addition to the Regional Actions, the evaluation identified a separate category of county-wide actions that possess a broader scope of impact across multiple regions. These crucial actions were assigned to either Box Elder County or the BRWCD to lead, recognizing their roles as the foundational partners in county-wide water governance and ensuring that the most impactful projects are implemented at the highest level of coordination.

Figure 9-B: Timeline of Recommended Actions



* ● Milestone Check-in

This living plan supports flexible, region-specific actions within a unified county-wide vision. Implementation will proceed through defined milestones, with periodic review and adjustment as conditions evolve.

Water Master Plan Recognition

Project Leads

Scott Lyons, Box Elder County Community Development Director
Chance Baxter, BRWCD General Manager
Chris Slater, J-U-B Engineers
Quinn Dance, J-U-B Engineers
Josh King, J-U-B Engineers, The Langdon Group
Emily Benson, J-U-B Engineers, The Langdon Group
Emily Mead, J-U-B Engineers

Key Stakeholders

JL Nicholas, Corrine City Public Works
Bruce Nelson, Mayor Honeyville City
Tyler Pugsley, Brigham City Public Works Director
Lyle Holmgren, Mayor of Tremonton
Joe Summers, Bothwell Water
Lesley Kendrick, Deweyville Mayor
Marcus Abel, Town of Mantua Public Works Director
Steve Woerner, Elwood Town
Kelly Lemmon, Collinston Water United
Jeremy Kimpton, Willard City
Riggin Holmgren, Bear River City & ACME Water
Linda Bourne, Garland Mayor
Robert Barnhill, Perry City, City Administrator
Chuck Earl, Fielding Mayor
Brodie Calder, UKON Board Member
Derek Oyler, UKON President
Randy Udy, Bear River Canal
Steve Norman, West Corrine Water Company
Monica Holdaway, Box Elder County Chamber of Commerce
Stephanie Tugaw-Madson
Trevor Nielson, General Manager Bear River Canal Company
Tim Munns, Agricultural Representative
Shane Baton, Mayor Corrine City
Kendral Norman, Corrine City Recorder
PJ Botts, Mayor Brigham City
Jeff Humprey, General Manager Pineview Water Systems
Troy McNeely, Public Works Director Honeyville City
Lesley Kendrick, Mayor Town of Deweyville
Shane Perkins, Marble Hills Water Company

Mike Waite, Brigham City Water Superintendent
Don Wallentine, Town of Mantua Board Member
Blaine Anderson, Sunset Park Water Company
Jon Webb, Sunset Park Water Company
Richard Garrett, Collinston Water United
Kyle Potter, Collinston Water United
Nathan Spackman, Town of Deweyville
Joe Summers, Bothwell Cemetery & Water Corporation

Steering Committee

Madeline Brown, Willard City Planner (Willard Region)
Jay Capener, Bear River Canal Company (Cutler Region)
Randy Udy, Bear River Canal Company (Cutler, Bear River, Brigham, Bothwell Regions)
Steve Norman, West Corrine Water Company (Bothwell Region)
Monica Holdaway, Box Elder County Chamber of Commerce (Brigham Region)
Stephanie Tugaw-Madson (Brigham Region)
Trevor Nielson, Bear River Canal Company (Cutler, Bear River, Brigham, Bothwell Regions)
Chance Baxter, BRWCD General Manager
Tim Munns (Northwest Region)
Bruce Nelson, Honeyville Mayor (Bear River Region)
Lyle Holmgren, Mayor of Tremonton (Bothwell Region)
Scott Lyons, Box Elder County Community Development Director
Boyd Bingham, Box Elder County (Northwest, All Regions)

Community Planners

Jeremy Kimpton, Willard City
Madeline Brown, Willard City
Brittany Alfau, Bear River Association of Governments
Tony Elkins, Brigham City
Ryan Halverson, UDOT Region 1
Christy Dahlberg, Wasatch Front Regional Council
Natalie Tippetts, Bear River Health Department
Bob Barnhill, Perry City

Scott Lyons, Box Elder County Community Development Director
Jeff Seedall, Tremonton City
Bill Cobabe, Tremonton City
Marcus Wager, Box Elder County
Mark Bradley, Brigham City

BRWCD Board Members

Lyle Holmgren, Mayor of Tremonton
Joe Summers, Bothwell Cemetery & Water Corporation
Lesley Kendrick, Mayor Town of Deweyville
Kelly Lemmon, Collinston Water United
Brodie Calder, UKON Board Member
Jay Capener, Bear River Canal Company
Tim Munns, Agricultural Representative
Chance Baxter, BRWCD General Manager
DJ Bott, Mayor Brigham City
Boyd Bingham, Box Elder County

Stakeholder Interviews

IRRIGATION WATER

Mantua Irrigation
Box Elder Creek Water Users Association
Harper Irrigation Company
North String Irrigation
Bigfield Irrigation
Pineview Water Systems
Bear River Canal Company
Highland Ditch Company
Central Canal Company
Ferry Farms
3 Mile Creek Irrigation
Blue Creek Irrigation
Taylor Farms
The Rose of Snowville
North Side Raft River Irrigation Companies
Spencer Land and Livestock
Poulson Farms
6d Land and Livestock
Willard Irrigation

GREAT SALT LAKE ENTITIES

Bear River Migratory Bird Refuge
Salt Creek Waterfowl Management Area (UDWiR)
Bear River Club Company
Chesapeake Duck Club

CULINARY WATER

Brigham City Corporation
Mantua Culinary Water Systems
ACME Water Company
Collinston Water System
Corrine City Corporation
Deweyville Municipal Water System
Elwood Town
Harper Ward Water System
Honeyville Municipal Water System
West Corrine Water Company
Bothwell Cemetery and Water Corporation
Garland City Corporation
Sunset Park Water Company
Thatcher (Marble) Hills Water Company
Thatcher-Penrose Service District
Tremonton City Corporation
Beaver Dam Water System
Nucor Steel Corporation
Riverside North Garland Water Company
Portage Municipal Water System
UKON Water Company
Willow Creek Water Company
East Grouse Creek Pipeline Company
Howell Town Water Department
Northrop Grumman
Snowville City Water System
BRWCD South Willard System
Coleman Mobile Home Court
Fox Hill Mobile Home Community
Hot Springs Traylor Court
Perry City Water System
South Willard Water Company
Willard City Water System
Plymouth Town



J-U-B ENGINEERS, INC.



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES



BEAR RIVER WATER CONSERVANCY DISTRICT
PETITION FOR WATER SERVICE

DATE: Jan 20, 2016
 APPLICANT'S NAME: West Corinne Water Company
 BUSINESS/DEVELOPMENT NAME: _____
 MAILING ADDRESS: 4050 West Highway 13
 CITY: Corinne STATE: Utah ZIP: 84307
 PHONE: 435-744-5160 EMAIL: westcorinne.water@gmail.com

REQUESTED WATER SERVICE
 NEW DEVELOPMENT/RETAIL NO. OF CONNECTIONS NEEDED _____
 WHOLESALE NO. OF ACRE-FEET NEEDED PER YEAR 200
 ADDRESS/LOCATION OR PARCEL # OF REQUESTED SERVICE:
Area of West Corinne Water company service area
 DESCRIPTION OF PROPOSED PROJECT AND REQUESTED WATER SERVICE:
To provide water for residential, Agricultural and commercial use

IS LOCATION OF REQUESTED SERVICE WITHIN THE BOUNDARIES OF ANY OTHER PUBLIC WATER SYSTEM?
 YES NAME OF PUBLIC WATER SYSTEM _____
 NO
 DATE OF REQUEST TO PUBLIC WATER SYSTEM _____
 RESPONSE TO REQUEST: _____
 * LETTER OF DENIAL IS REQUIRED TO ACCOMPANY THIS APPLICATION WHEN 'YES' BOX IS CHECKED

ARE THERE ANY WATER RIGHTS ASSOCIATED WITH PROPERTY INVOLVED?
 YES WATER RIGHT NO. _____ DESIGNATED USE: _____
 NO

Steve [Signature] President Jan 20, 2016
 APPLICANT'S SIGNATURE WCWC DATE

FOR DISTRICT USE ONLY - STATUS OF PETITION
 CONDITIONAL APPROVAL FINAL APPROVAL DENIED LETTER OF DENIAL ATTACHED
 WATER SERVICE POLICY GIVEN TO APPLICANT INITIAL _____ DATE _____