



BEAR RIVER WATER CONSERVANCY DISTRICT
PETITION FOR WATER SERVICE

DATE: 6-18-2026
APPLICANT'S NAME: Vernon C Mortensen
BUSINESS/DEVELOPMENT NAME: Sunset Vista Subdivision
MAILING ADDRESS: 689 W 7950 S
CITY: Willard STATE: UT ZIP: 84340
PHONE: 435-640-8376 EMAIL: vernonmortensen@gmail.com

REQUESTED WATER SERVICE
NEW DEVELOPMENT/RETAIL NO. OF CONNECTIONS NEEDED 12
WHOLESALE NO. OF ACRE-FEET NEEDED PER YEAR
ADDRESS/LOCATION OR PARCEL # OF REQUESTED SERVICE:
Approx: 11000 N HWY 38, Deweyville, UT 84309 Parcel 05-021-0073
DESCRIPTION OF PROPOSED PROJECT AND REQUESTED WATER SERVICE:
Water connections and service for 12 lots on parcel 05-021-0073 in Box Elder County.
BRWCD has a pump house on this parcel. Street will enter from SR-38 near the pump house.
Layout of the lots has been provided with this petition for water service.

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

APPLICANT'S SIGNATURE [Signature] DATE 6-18-2026

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

**Bear River Water Conservancy District
Check Register
All Bank Accounts - 05/01/2026 to 05/31/2026**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
Amazon Capital Services	5157	13JD-1YQM-7WR	04/22/2026	05/01/2026	182.97	cleaning and maintenance supplies	6262 - Building Repairs & Maintenan	
Amazon Capital Services	5157	1MFH-6LLM-GN3	04/23/2026	05/01/2026	234.89	Operating Supplies / Charging Ports	6449 - Operating Supplies	
					\$417.86			
AWWA Intermountain Section	5158	SO295733	03/23/2026	05/01/2026	443.00	7/1/2026-6/30/2027 Membership renewal	6210 - Memberships & Registrations	
Baxter, Chance	5159	2	05/01/2026	05/01/2026	800.00	April 2026 Cleaning Services	6262 - Building Repairs & Maintenan	
Baxter, Chance	5159	4282026	04/28/2026	05/01/2026	100.00	Uniform allowance reimbursement	6191 - Uniforms-Office Personnel	
					\$900.00			
Bingham, Boyd	5160	2242026	05/01/2026	05/01/2026	535.05	Mileage Reimbursement (Rural Water 2026)	6232 - Mileage Reimbursement	
Bingham, Boyd	5160	667074	02/24/2026	05/01/2026	147.75	Lodging Reimbursement (Rural Water 2026)	6233 - Travel Expenses	
					\$682.80			
Bishop Consulting Group	5161	1038	04/30/2026	05/01/2026	4,000.00	April 2026 - Consulting/lobbying services	6310 - Lobbying	
Chemtech Ford, LLC	5162	26B0804	02/24/2026	05/01/2026	132.00	Metals preparation	6450 - Beaver Dam O&M Expenses	
Chemtech Ford, LLC	5162	26C0304	03/17/2026	05/01/2026	21.00	back up well - TDS	6451 - Bothwell System O&M Expens	
Chemtech Ford, LLC	5162	26D1310	04/21/2026	05/01/2026	21.00	TDS - Newman Well	6451 - Bothwell System O&M Expens	
					\$174.00			
Hansen Allen & Luce Inc.	5163	57346	04/07/2026	05/01/2026	1,613.00	Water Conservation Plan	6313 - Engineering	
Hansen Allen & Luce Inc.	5163	57532	04/23/2026	05/01/2026	4,128.00	Bothwell-Tremonton EPA Compliance	6313 - Engineering	
Hansen Allen & Luce Inc.	5163	57535	04/23/2026	05/01/2026	22,775.60	Harper Ward Well	1600 - Work in Process	
Hansen Allen & Luce Inc.	5163	57536	04/23/2026	05/01/2026	825.00	03/01/2026-03/31/2026 General Consulting	6313 - Engineering	
					\$29,341.60			
JUB Engineers - Logan	5164	195558	04/20/2026	05/01/2026	327.00	Water Rights Support	6313 - Engineering	
JUB Engineers - Logan	5164	195567	04/20/2026	05/01/2026	8,932.08	Secondary Water Study	6313 - Engineering	
					\$9,259.08			
Les Olson IT	5165	MNS66634	04/22/2026	05/01/2026	768.70	Monthly IT Support	6263 - Computer/Networking	
North American Weather Consultant	5166	INV1214	04/06/2026	05/01/2026	6,810.25	Fixed monthly cost 4/2026 / Generator Hours	6480 - Weather Modification Expense	
PEHP Group Insurance	5167	788878	04/15/2026	05/01/2026	69.91	Vision Insurance	2225.7 - Vision Insurance payable	
PEHP Group Insurance	5167	788878	04/15/2026	05/01/2026	433.54	Dental Insurance	2225.1 - Dental Insurance payable	
PEHP Group Insurance	5167	788878	04/15/2026	05/01/2026	8,951.64	Group Health Insurance	2225.2 - Health Insurance payable	
					\$9,455.09			
PEHP Life	5168	04202026	04/20/2026	05/01/2026	183.21	Additional Life Insurance	2224.1 - Additional Life payable	
PEHP Long Term Disability	5169	42026	04/30/2026	05/01/2026	-0.01	accrual adjustment	6136 - Employee LT Disability	
PEHP Long Term Disability	5169	PR041126-638	04/14/2026	05/01/2026	77.82	Long Term Disability	2225.4 - Long Term Disability payable	
PEHP Long Term Disability	5169	PR042526-638	04/28/2026	05/01/2026	77.45	Long Term Disability	2225.4 - Long Term Disability payable	
					\$155.26			
Rocky Mountain Power	5170	4102026	04/10/2026	05/01/2026	12.21	3/11/2026 - 4/9/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5170	4132026	04/13/2026	05/01/2026	26.04	3/12/2026-4/10/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5170	4152026	04/15/2026	05/01/2026	969.07	3/16/2026-4/14/2026	6454 - So Willard System O&M Expe	
Rocky Mountain Power	5170	4172026	04/17/2026	05/01/2026	21.87	3/18/2026-4/16/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5170	41720262	04/17/2026	05/01/2026	75.33	3/16/2026 -4/3/2026	6453 - Harper Ward System O&M Ex	
Rocky Mountain Power	5170	41720262	04/17/2026	05/01/2026	1,644.83	3/18/2026 - 4/16/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5170	41720262	04/17/2026	05/01/2026	2,546.19	HWY 38 pump site contract	6453 - Harper Ward System O&M Ex	
					\$5,295.54			
SKM Inc.	5171	32416R	03/12/2026	05/01/2026	3,111.25	Professional Services through 1/31/2026	6456 - SCADA	
Strive Workplace Solutions	5172	WO-220306-1	04/21/2026	05/01/2026	172.10	Toilet Paper	6241 - Office Supplies & Postage	
Top Lube	5173	125657	04/28/2026	05/01/2026	124.24	F350 Pickup Service (Wyatt)	6261 - Automotive Repairs	
JUB Engineers - Logan	5174	195561	04/20/2026	05/01/2026	62,483.00	BR Lower - Plan EIS #24	6313.5 - BR Canal PL 566	
1Wire Fiber	5175	4274647	05/01/2026	05/12/2026	394.44	Internet & Phone Service	6282 - Telephone Telephone	
Bear River Valley Co-op	5176	2031289	05/05/2026	05/12/2026	710.49	supplies	6449 - Operating Supplies	
Bear River Valley Co-op	5176	2031302	05/05/2026	05/12/2026	69.00	supplies	6449 - Operating Supplies	
					\$779.49			

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All Bank Accounts - 05/01/2026 to 05/31/2026**

<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>
Brigham City Corporation - Utilities	5177	4302026	04/30/2026	05/12/2026	75.90	3/26/2026-4/27/2026	6281 - Utilities Utilities	
Brigham City Corporation - Utilities	5177	43020262	04/30/2026	05/12/2026	471.87	3/26/2026-4/27/2026	6281 - Utilities Utilities	
Brigham City Corporation - Utilities	5177	43020263	04/30/2026	05/12/2026	4,073.14	3/31/2026-4/30/2026	6672 - Water Purchased-BC	
					\$4,620.91			
Bugnappers	5178	244002	05/08/2026	05/12/2026	15.00	Lawn application 5/8/2026	6262 - Building Repairs & Maintenanc	
Chemtech Ford, LLC	5179	26D2274	05/05/2026	05/12/2026	21.00	TDS - Back up well	6451 - Bothwell System O&M Expens	
Chemtech Ford, LLC	5179	26E0484	05/07/2026	05/12/2026	42.00	TDS sampling	6453 - Harper Ward System O&M Ex	
					\$63.00			
Cohne Kinghorn	5180	367168	05/01/2026	05/12/2026	700.00	Tremonton MOU	6311 - Legal	
DGO/Fleet Operations-Fuel Network	5181	F2610E00750	05/01/2026	05/12/2026	1,316.98	System Fuel - April 2026	6457 - System O&M Expenses Fuel	
Econo Waste Inc	5182	RW0000405003	05/01/2026	05/12/2026	169.00	Trash Removal Service - dumpster	6262 - Building Repairs & Maintenanc	
EFG-Consulting	5183	1368	05/01/2026	05/12/2026	1,250.00	Financial Assistance - April 2026	6312 - Accounting	
Freedom Mailing Services, Inc.	5184	52904	05/06/2026	05/12/2026	221.72	Monthly Utility Bills	6491 - Printing and Reproduction	
Greer's Hardware	5185	B908267	04/08/2026	05/12/2026	11.98	tools	6449 - Operating Supplies	
Greer's Hardware	5185	B911321	04/27/2026	05/12/2026	12.28	supplies / paint	6449 - Operating Supplies	
					\$24.26			
Health Equity	5186	8h3h7nd	05/06/2026	05/12/2026	10.50	Monthly account fees - May 2026	6139 - HSA Contribution-Employer Pa	
Home Depot Credit Services	5187	3021305	05/05/2026	05/12/2026	99.83	Paint and supplies	6451 - Bothwell System O&M Expens	
In-Situ	5188	HV39775	04/30/2026	05/12/2026	211.75	Professional Cellular	6452 - Collinston System O&M Expen	
Les Olson	5189	EA1685579	05/06/2026	05/12/2026	75.26	quarterly contract billing -Sharp Copier	6263 - Computer/Networking	
Pelorus Methods Inc	5190	260601	05/01/2026	05/12/2026	1,000.00	Quarterly software & support	6210 - Memberships & Registrations	
PYE-BARKER FIRE & SAFETY	5191	8325533	05/01/2026	05/12/2026	150.00	Monitoring 05/01/2026-07/31/2026	6262 - Building Repairs & Maintenanc	
Rocky Mountain Power	5192	552026	05/05/2026	05/12/2026	10.29	4/3/2026-5/4/2026	6453 - Harper Ward System O&M Ex	
Smith And Edwards Co., Inc.	5193	327802	04/02/2026	05/12/2026	269.89	Uniform Allowance (Richard Williams)	6192 - Uniforms-Systems Operators	
Smith And Edwards Co., Inc.	5193	328040	04/07/2026	05/12/2026	95.96	Tools and supplies	6449 - Operating Supplies	
					\$365.85			
VISA	5194	4282026	05/07/2026	05/12/2026	1,002.02	04/01/2026-04/30/2026	2150 - CC Clearing Account	
Mountain Valley Motor and Pump Se	5195	15539	05/01/2026	05/12/2026	1,128.84	Motor Repair - Beaver Dam	6450 - Beaver Dam O&M Expenses	
Baxter, Chance	5196	3	05/26/2026	05/27/2026	800.00	March 2026 Cleaning Services	6262 - Building Repairs & Maintenanc	
BIG O TIRES	5197	044265-261559	05/21/2026	05/27/2026	136.84	2023 Ford F350 Oil Change	6261 - Automotive Repairs	
Braegger & Sons Construction	5198	2026-57	05/19/2026	05/27/2026	4,025.68	Water installation 11610 N 3400 W Deweyville	6461 - Water Service Connection Cos	
Grainger	5199	9864330643	04/01/2026	05/27/2026	159.53	Mini Circuit Breaker	6454 - So Willard System O&M Expe	
JUB Engineers - Logan	5200	196322	05/14/2026	05/27/2026	3,377.00	Secondary Water Study	6313 - Engineering	
JUB Engineers - Logan	5200	196585	05/13/2026	05/27/2026	1,506.00	General Services 4/1/2026-5/09/2026	6313 - Engineering	
					\$4,883.00			
Les Olson IT	5201	MNS67800	05/20/2026	05/27/2026	768.70	Monthly IT Support	6263 - Computer/Networking	
Mountainland Supply Company	5202	S107881563.001	05/26/2026	05/27/2026	66.09	Supplies RNG	6451 - Bothwell System O&M Expens	
North American Weather Consultant	5203	INV1240	05/06/2026	05/27/2026	4,144.50	Generator Hours - April 2026	6480 - Weather Modification Expense	
Orkin	5204	295310402	04/29/2026	05/27/2026	116.02	April 2026 Service	6262 - Building Repairs & Maintenanc	
PEHP Group Insurance	5205	05152026	05/15/2026	05/27/2026	69.91	Vision Insurance	2225.7 - Vision Insurance payable	
PEHP Group Insurance	5205	05152026	05/15/2026	05/27/2026	433.54	Dental Insurance	2225.1 - Dental Insurance payable	
PEHP Group Insurance	5205	05152026	05/15/2026	05/27/2026	8,951.64	Group Health Insurance	2225.2 - Health Insurance payable	
					\$9,455.09			
PEHP Life	5206	05012026	05/01/2026	05/27/2026	183.21	Additional Life Insurance	2224.1 - Additional Life payable	

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Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account	Activity Code
PEHP Long Term Disability	5207	PR050926-638	05/12/2026	05/27/2026	77.60	Long Term Disability	2225.4 - Long Term Disability payable	
PEHP Long Term Disability	5207	PR052326-638	05/26/2026	05/27/2026	77.82	Long Term Disability	2225.4 - Long Term Disability payable	
					\$155.42			
PYE-BARKER FIRE & SAFETY	5208	8360044	05/13/2026	05/27/2026	190.00	service call	6262 - Building Repairs & Maintenan	
Rocky Mountain Power	5209	3142026	05/14/2026	05/27/2026	1,004.63	4/14/2026-5/13/2026	6454 - So Willard System O&M Expe	
Rocky Mountain Power	5209	5112026	05/11/2026	05/27/2026	12.09	4/9/2026-5/8/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5209	5122026	05/12/2026	05/27/2026	27.14	4/10/2026-5/11/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5209	51220262	05/12/2026	05/27/2026	1,040.33	4/6/2026-5/6/2026	6452 - Collinston System O&M Expen	
Rocky Mountain Power	5209	5182026	05/18/2026	05/27/2026	23.55	4/16/2026-4/26/2026 --4/27/2026-5/15/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5209	572026	05/07/2026	05/27/2026	334.63	4/7/2026-5/6/2026	6450 - Beaver Dam O&M Expenses	
Rocky Mountain Power	5209	5720262	05/07/2026	05/27/2026	594.94	4/7/2026-5/6/2026	6452 - Collinston System O&M Expen	
Rocky Mountain Power	5209	5720263	05/07/2026	05/27/2026	52.26	4/7/2026-5/6/2026	6452 - Collinston System O&M Expen	
Rocky Mountain Power	5209	5720264	05/07/2026	05/27/2026	386.53	4/7/2026-5/6/2026	6452 - Collinston System O&M Expen	
					\$3,476.10			
SKM Inc.	5210	33021	05/22/2026	05/27/2026	1,840.02	Bear River SSD Telemetry	6456 - SCADA	
Square One Printing	5211	475832	05/15/2026	05/27/2026	377.94	Envelopers	6241 - Office Supplies & Postage	
Standard Plumbing Supply Co.	5212	AMFC81	05/14/2026	05/27/2026	157.75	Parts	6262 - Building Repairs & Maintenan	
Strive Workplace Solutions	5213	WO-220883	05/15/2026	05/27/2026	6.66	Towel Dispensers	6241 - Office Supplies & Postage	
Top Lube	5214	126404	05/21/2026	05/27/2026	102.69	2024 Ford F150 Service	6261 - Automotive Repairs	
Verizon	5215	6142905230	05/06/2026	05/27/2026	40.01	BD SCADA Communications	6450 - Beaver Dam O&M Expenses	
Verizon	5215	6142905230	05/06/2026	05/27/2026	52.01	SCADA Office	6282 - Telephone Telephone	
Verizon	5215	6142905230	05/06/2026	05/27/2026	77.35	Harper Ward SCADA Communications	6453 - Harper Ward System O&M Ex	
Verizon	5215	6142905230	05/06/2026	05/27/2026	120.03	Bothwell SCADA Communications	6451 - Bothwell System O&M Expens	
Verizon	5215	6142905230	05/06/2026	05/27/2026	160.04	Collinston SCADA Communications	6452 - Collinston System O&M Expen	
					\$449.44			
Rocky Mountain Power	5216	51820262	05/18/2026	05/27/2026	563.02	Contract	6453 - Harper Ward System O&M Ex	
Rocky Mountain Power	5216	51820262	05/18/2026	05/27/2026	3,328.09	4/16/2026 - 5/15/2026	6451 - Bothwell System O&M Expens	
Rocky Mountain Power	5216	51820262	05/18/2026	05/27/2026	3,823.74	4/3/2026-5/4/2026	6453 - Harper Ward System O&M Ex	
					\$7,714.85			
Patriot Construction	5217	PMT 7	05/01/2026	05/27/2026	40,950.43	Application 7 (Harper Ward Well Equipping)	1600 - Work in Process	
Adobe	CC	3451671735	05/08/2026	05/08/2026	21.38	Adobe Subscription Monthly (Jamie)	6241 - Office Supplies & Postage	
Adobe	CC	512026	05/01/2026	05/01/2026	26.72	Adobe Subscription Monthly (Chance)	6241 - Office Supplies & Postage	
Bluedot	CC	98D979AE-64273	05/19/2026	05/19/2026	50.00	Subscription	6449 - Operating Supplies	
LAAN THAI	CC	5122026	05/12/2026	05/12/2026	116.59	Business Lunch (Chance, Jamie, Cody)	6233 - Travel Expenses	
Little Ceasars	CC	4302026	05/01/2026	05/01/2026	22.64	Staff on-site lunch	6233 - Travel Expenses	
Quick Quack Car Wash	CC	5142026	05/14/2026	05/14/2026	100.99	Operator Car Wash Subscription	6449 - Operating Supplies	
Utah Lieutenant Governor's Office	CC	ECR-00021170	05/27/2026	05/27/2026	25.00	Entity Registration	6449 - Operating Supplies	
Utah Lieutenant Governor's Office	CC	ECR-00021172	05/27/2026	05/27/2026	25.00	Entity Registration	6449 - Operating Supplies	
					\$388.32			
Blue Stakes of Utah	EFT	UT202600279	03/31/2026	05/01/2026	125.00	1st quarter notifications 2026	6449 - Operating Supplies	
Dept of Treasury Internal Revenue S	EFT	PR042526-553	04/28/2026	05/01/2026	466.60	Medicare Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR042526-553	04/28/2026	05/01/2026	1,165.00	Federal Income Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR042526-553	04/28/2026	05/01/2026	1,995.20	Social Security Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR050926-553	05/12/2026	05/15/2026	467.56	Medicare Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR050926-553	05/12/2026	05/15/2026	1,148.00	Federal Income Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR050926-553	05/12/2026	05/15/2026	1,999.28	Social Security Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR052326-553	05/26/2026	05/29/2026	468.90	Medicare Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR052326-553	05/26/2026	05/29/2026	1,151.00	Federal Income Tax	2221 - Fed & Fica payable	
Dept of Treasury Internal Revenue S	EFT	PR052326-553	05/26/2026	05/29/2026	2,005.00	Social Security Tax	2221 - Fed & Fica payable	
Enbridge Gas UT WY ID	EFT	562026	05/06/2026	05/18/2026	84.77	4/7/2026-5/6/2026	6281 - Utilities Utilities	
PathPoint Merchant Services	EFT	5312026	05/31/2026	05/31/2026	149.52	5/1/2026-5/31/2026	6612 - Merchant Card Services	
Utah Local Governments Trust	EFT	1569503CR	05/01/2026	05/19/2026	-2.36	10210-Property Endorsement Credit	6512 - Liability Insurance	
Utah Local Governments Trust	EFT	1625438	05/01/2026	05/19/2026	4.68	10210- Accidental Dental	6134 - Dental Insurance Expense	

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Utah Local Governments Trust	EFT	1625439	05/01/2026	05/19/2026	178.70	10210-WC	6141 - Workers Compensation	
Utah Retirement Systems	EFT	PR050926-683	05/12/2026	05/15/2026	96.00	Roth IRA	2223.2 - Roth payable	
Utah Retirement Systems	EFT	PR050926-683	05/12/2026	05/15/2026	1,095.38	URS 401k Additional	2223.1 - 401K payable	
Utah Retirement Systems	EFT	PR050926-683	05/12/2026	05/15/2026	2,527.62	URS Retirement	2223.1 - 401K payable	
Utah State Tax Commission	EFT	PR042526-685	04/28/2026	05/01/2026	662.00	State Income Tax	2222 - State Withholding Payable	
Utah State Tax Commission	EFT	PR050926-685	05/12/2026	05/15/2026	665.00	State Income Tax	2222 - State Withholding Payable	
Utah State Tax Commission	EFT	PR052326-685	05/26/2026	05/29/2026	666.00	State Income Tax	2222 - State Withholding Payable	
Xpress Bill Pay	EFT	INV-XPR035548	04/30/2026	05/05/2026	249.06	customer payment processing	6612 - Merchant Card Services	
					<u>\$17,367.91</u>			
					<u>\$245,302.31</u>			

Town of



DEWEYVILLE

June 9, 2026

To Whom It May Concern,

The Town of Deweyville is denying services for the property parcel 05-021-0073, a portion of which is located in the Land Management and Development Code AG-40 Zone.

Sincerely,

A handwritten signature in blue ink. The first part of the signature is cursive and appears to be 'C. Town'. It ends with a large, stylized flourish that extends downwards and to the right.

Mayor, Deweyville Town



SANITARY SEWER NOTES

SEPTIC SYSTEM DESIGN, SIZING, PERMITTING, AND INSTALLATION ARE BY OTHERS. LOCATION SHOWN IS FOR REFERENCE ONLY AND SUBJECT TO APPROVAL BY THE LOCAL HEALTH DEPARTMENT.

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH BOX ELDER COUNTY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN & PAY FOR ALL REQUIRED CONSTRUCTION PERMITS FROM BOX ELDER COUNTY AND OTHER AGENCIES PRIOR TO BEGINNING WORK.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PROJECT DRAWINGS HAVE BEEN LOCATED FROM A LIMITED SITE SURVEY AND FROM AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A UTILITY LINE LOCATION DIFFERS FROM THE DESIGN DRAWINGS OR IF AN UNANTICIPATED UTILITY LINE IS DISCOVERED.
- THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL PERSONNEL AND SIGNAGE REQUIRED FOR WORK WITHIN EXISTING RIGHTS-OF-WAY.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE DUST CONTROL & CLEAN-UP OF EXISTING STREETS.
- THE CONTRACTOR SHALL EXERCISE CAUTION TO VERIFY VALUES SHOWN ON THE PLANS, CONSTRUCTION STAKES AND/OR CUT SHEETS. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS, GRADES, SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES, AMBIGUITIES, OR OTHERWISE APPARENT GRADING PROBLEMS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER WHO WILL PROMPTLY CORRECT SAID INCONSISTENCIES OR AMBIGUITIES IN WRITING. ALL GRADES AND FORMS MUST BE INSPECTED AND APPROVED BEFORE PLACING CONCRETE. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES OR WITHOUT PROPER INSPECTION SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE TO CORRECT.
- CONSTRUCT THE CULINARY WATER SYSTEM TO BOX ELDER COUNTY STANDARDS & SPECIFICATIONS.
- ALL TRENCH BACKFILL, ROADWAY SUBGRADE PREPARATION, AND EASEMENT DRAINAGE SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE "GEOTECHNICAL STUDY"
- A GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE SITE BY _____, THE CONTRACTOR SHALL FAMILIARIZED HIMSELF WITH THE CONTENTS OF THIS REPORT PRIOR TO BEGINNING WORK. ALL RECOMMENDATIONS CONTAINED THEREIN SHALL BE STRICTLY ADHERED TO.
- STRUCTURAL PAVEMENT CONSTRUCTION METHODS SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- ADJOINING PROPERTIES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES AND SITE RUNOFF.
- SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DELETERIOUS MATERIAL PRIOR TO GRADING.
- CONTRACTOR SHALL REVIEW BOX ELDER COUNTY'S STORM WATER MANAGEMENT PLAN & CONFORM TO ALL RECOMMENDATIONS CONTAINED THEREIN.
- FIRE HYDRANTS TO BE CONSTRUCTED WITH TRACING WIRE INSTALLATION PER BOX ELDER COUNTY STANDARDS (SEE DETAIL SHEET, CS-10)
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, A PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND HELD WITH BOX ELDER COUNTY PERSONNEL AND REPRESENTATIVES FROM ALL APPLICABLE UTILITY COMPANIES.
- UPON COMPLETION OF PUBLIC IMPROVEMENTS, INCLUDING WATER, SEWER, AND STORM DRAIN INFRASTRUCTURE, THE CONTRACTOR SHALL PROVIDE AN ELECTRONIC COPY OF THE AS-BUILT DRAWINGS TO THE CITY ENGINEER FOR REVIEW AND RECORD.

VERNON MORTENSEN SERVICES GROUP, CORP.
689 WEST 7950 SOUTH, WILLARD, UT 84340

WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEERTRAIL SUITE 224, ORDEN, UT 84054
(801) 775-9191 | WASATCHCIVIL.COM

PRELIMINARY SITE PLAN
DEWEYVILLE
SUBDIVISION

DRAWN: C.S.
DESIGNED: C.S.
CHECKED: J.D.B.

JUNE 17, 2026

SHEET:
1

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 THIS DOCUMENT AND ALL ATTACHED MATERIAL ARE THE PROPERTY OF WASATCH CIVIL ENGINEERING AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS PROJECT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WASATCH CIVIL ENGINEERING.



MEMORANDUM

DATE: June 12, 2026
TO: Chance Baxter
Bear River Water Conservancy District
102 W. Forest Street
Brigham City, UT 84302

FROM: Ridley Griggs, P.E.
Hansen, Allen & Luce, Inc. (HAL)
859 West So. Jordan Pkwy – Suite 200
South Jordan, Utah 84095

SUBJECT: Sunset Vista Subdivision
Development Review

PROJECT NO.: 091.02.126

DRAFT

INTRODUCTION

This memorandum is a hydraulic evaluation to determine the water infrastructure necessary to serve the Sunset Vista Subdivision development.

The development is located in the Collinston system of the BRWCD service area. It is east of Highway 38 and north of Deweyville Cemetery. The developer proposes 11 single-family lots. The purpose of this memo is to identify appropriate peak water demands, recommend water line sizing, and analyze pressures during peak demands.

HYDRAULIC MODELING REQUIREMENTS

The Collinston system provides water for indoor uses, irrigation, and fire protection. The following are peak day demands, fire flow demands, and pressure requirements as specified by the District and Utah Administrative Code.

- 20 psi residual pressure during Peak Day + Fire Flow Events (R309-105-9(2)(a))
- 30 psi during peak instantaneous demands (R309-105-9(2)(b))
- 40 psi during peak day demands (R309-105-9(2)(c))
- 150 psi maximum static pressure (R309-550-5(1)(b))
- 1,785 gpd/ERC for peak day demand
- Fire flow requirement of 1,000 gpm for 2 hours

WATER DEMANDS

Peak day water demands for the model were estimated based on information provided in the developer's submittal. The developer proposes 11 single-family lots for a total of 11 ERCs. The level of service (LOS) provided by the district was used to compute the total water demand for the development. See Table 1.

**Table 1
Sunset Vista Subdivision Water Demands**

ERCs	LOS (gpd/ERC)	Total Water Demand (gpm)
11	1,785	13.6

ASSUMPTIONS

The following assumptions were made for this analysis:

- This review is focused on hydraulic performance. Source and water rights capacity for the system as a whole was not considered.
- A fire flow requirement of no more than 1,000 gpm will be specified by the local fire authority.
- The development will connect downstream of the Collinston system South booster.
- 8-inch diameter pipes will be constructed inside the development.

HYDRAULIC ANALYSIS – DRINKING WATER

Drinking water pipes were put into the model as required to provide local transmission and fire flow capacity. Water demands were entered into the model, and the system was checked to ensure adequate hydraulic performance. The model was also used to test fire flow capacity for the development. Findings are summarized in this section.

Findings

The development was modeled during peak day and peak day plus fire flow scenarios. Results from the modeling analysis are as follows:

- The model indicates an available fire flow capacity of at least 1,000 gpm for 2 hours.
- The model indicates that peak day pressures in the development would range from approximately 125 psi to 136 psi.
- The model indicates that diurnal pressure variations in the development would be less than 10 psi under peak day conditions.

CONCLUSIONS AND RECOMMENDATIONS

The following are key conclusions and recommendations from this analysis:

1. The model indicates adequate service pressures under peak day conditions and a fire flow capacity of at least 1,000 gpm for 2 hours assuming 8-inch pipes are constructed inside the development and that the development will connect to BRWCD pipes downstream of the Collinston South Booster Station.



Legend

Pipes

- 8-inch
- 12-inch

Pumps

- P



**BRWCD
Sunset Vista Subdivision**

**FIGURE
A**

Bear River Water Conservancy District
Standard Financial Report
Operations - 05/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>May Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1100 First Community Checking	16,550.97	(5,775.04)	386,480.59
1101 First Community Savings	81,155.21	51.84	81,430.73
1103 Petty Cash	1,340.89	700.00	2,083.39
1110 Xpress Bill Pay Clearing	32,639.18	1,593.59	32,702.58
1120 PTIF 0239	2,411,104.77	(100,000.00)	1,762,171.83
1121 PTIF 2258 Depreciation Savings	1,027,060.52	0.00	668,013.55
1130 PTIF 4446 Bothwell Impact Fee	154,815.17	0.00	156,788.04
1131 PTIF 4447 HW Impact Fee	14,103.46	0.00	7,233.52
1133 PTIF 4815 Valley Investment	79,565.42	0.00	80,579.34
1134 PTIF 8438 Collinston Impact Fee	22,367.93	0.00	126.31
1135 PTIF 8439 Beaver Dam Impact Fee	52,980.69	0.00	53,655.83
1136 PTIF 8585 S.W. Impact Fee	25.49	0.00	25.81
1141 PTIF 5071 2008 LBA CapFac SW/	285,552.48	0.00	289,191.38
1142 PTIF 5072 1993-99 CapFac BW/H	141,301.20	0.00	143,101.84
1143 PTIF 5074 2020 Flat Canyon from	122,770.41	0.00	124,334.91
1148 PTIF 5379 2014-2008 LBA Res S	269,116.94	0.00	272,546.39
1149 PTIF 5675 2011 Cap Fac BD	13,509.08	0.00	13,681.23
1150 PTIF 5676 2011 Reserve BD	11,442.90	0.00	11,588.72
1151 PTIF 8317 2016 Res MP	9,580.37	0.00	10,709.02
1153 PTIF 7374 SRF	232,664.94	0.00	194,062.16
Total Cash and cash equivalents	<u>4,979,648.02</u>	<u>(103,429.61)</u>	<u>4,290,507.17</u>
Receivables			
1311 Accounts Receivable	140,591.21	(33,640.99)	301,137.78
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)
Total Receivables	<u>824,062.63</u>	<u>(33,640.99)</u>	<u>984,609.20</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>5,809,447.25</u>	<u>(137,070.60)</u>	<u>5,280,852.97</u>
Non-Current Assets			
Capital assets			
Work in Process			
1600 Work in Process	6,077,560.95	53,441.57	6,982,453.37
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>7,075,457.35</u>	<u>53,441.57</u>	<u>7,980,349.77</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
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

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	Prior Year Actual	May Actual	Current Year Actual
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	(5,904,902.29)	(34,875.15)	(6,079,278.04)
1722 Accumulated Amortization	(15,677.21)	0.00	(15,677.21)
Total Accumulated depreciation	(5,920,579.50)	(34,875.15)	(6,094,955.25)
Total Capital assets	18,528,825.45	18,566.42	19,259,342.12
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	18,698,572.35	18,566.42	19,429,089.02
Total Assets:	24,508,019.60	(118,504.18)	24,709,941.99
Liabilities and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(475,600.90)	100,869.72	(31,277.92)
2132.1 CC - Capital One	(487.76)	0.00	(487.76)
2132.4 CC - Visa	(2,980.59)	613.70	(388.32)
2150 CC Clearing Account	487.76	0.00	487.76
2330 Customer Rental deposits	(3,190.00)	0.00	(3,190.00)
Total Current liabilities	(481,771.49)	101,483.42	(34,856.24)
Payroll liabilities			
2211 Accrued wages payable	(14,828.52)	(894.04)	(15,722.56)
2220 Payroll liability clearing	0.00	(119.43)	(119.43)
2221 Fed & Fica payable	0.00	3,626.80	0.00
2222 State Withholding Payable	0.00	662.00	0.00
2223.1 401K payable	(364.99)	(3,652.87)	(4,017.86)
2223.2 Roth payable	0.00	(96.00)	(96.00)
2224.1 Additional Life payable	(949.57)	5.99	(1,286.04)
2225.1 Dental Insurance payable	(2,751.90)	0.00	(3,717.78)
2225.2 Health Insurance payable	(59,829.60)	(0.50)	(79,118.68)
2225.3 HSA Contributions	(1,134.00)	(426.90)	(1,774.35)
2225.4 Long Term Disability payable	(246.57)	155.27	(59.86)
2225.7 Vision Insurance payable	(434.02)	(0.03)	(585.28)
2226 Suta payable	(284.54)	(31.12)	(334.30)
2290 Deferred Vacation payable	(42,214.03)	0.00	(42,214.03)
Total Payroll liabilities	(123,037.74)	(770.83)	(149,046.17)
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	10,230.01	0.00	10,230.01
2509 SRF 3S1849 2024	(1,038,452.01)	0.00	(1,038,452.01)
2515 So Willard 3S096 Interest	(429,385.91)	0.00	(429,385.91)
2516 Beaver Dam 3F144	(146,000.00)	0.00	(138,000.00)
2517 Collinston 3F214	(1,780,000.00)	0.00	(1,780,000.00)
2518 Master Plan 3F253P	(10,000.00)	0.00	(10,000.00)
2519 Flat Canyon 3S1740	(34,974.85)	0.00	(34,974.85)

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	Prior Year Actual	May Actual	Current Year Actual
2520 HW Test Well 3S1761	(105,941.32)	0.00	(105,941.32)
2521 Lease Liability	(15,486.00)	0.00	(15,486.00)
2521.1 2024 SRF - Issued	(2,840,000.00)	0.00	(2,840,000.00)
2522 General LTD Offset	2,840,000.00	0.00	2,840,000.00
Total Long-term liabilities	<u>(3,550,010.08)</u>	<u>0.00</u>	<u>(3,542,010.08)</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>(5,668,671.09)</u>	<u>100,712.59</u>	<u>(5,239,764.27)</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	(17,515,037.99)	17,791.59	(18,145,867.20)
Total Equity - Paid In / Contributed	<u>(18,839,348.51)</u>	<u>17,791.59</u>	<u>(19,470,177.72)</u>
Total Liabilites and Fund Equity:	<u>(24,508,019.60)</u>	<u>118,504.18</u>	<u>(24,709,941.99)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Bear River Water Conservancy District

Standard Financial Report

Operations - 05/01/2026 to 05/31/2026

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	<u>Prior Year Actual</u>	<u>May Actual</u>	<u>Current Year Actual</u>	<u>Revised Budget</u>	<u>Remaining Budget</u>	<u>% Earned/ Used</u>
Income or Expense						
Income From Operations:						
Operating income						
Water sales						
5141 Beaver Dam Dry Taps	600.00	50.00	250.00	600.00	350.00	41.67%
5142 Beaver Dam Retail	23,335.68	1,873.40	8,362.12	24,439.00	16,076.88	34.22%
5152 Bothwell M&I Retail	78,494.74	8,284.93	27,108.09	82,927.00	55,818.91	32.69%
5153 Bothwell M&I Wholesale	369,410.27	0.00	437,994.80	309,783.00	(128,211.80)	141.39%
5161 Collinston Dry Taps	9,660.00	800.00	3,990.00	11,919.00	7,929.00	33.48%
5162 Collinston Retail	74,478.84	6,172.54	21,755.90	74,718.00	52,962.10	29.12%
5163 Collinston Wholesale	89,541.45	0.00	48,877.35	83,811.00	34,933.65	58.32%
5172 Harper Ward Retail	110,850.30	9,854.55	32,401.59	120,003.00	87,601.41	27.00%
5182 South Willard Retail	2,717.14	205.80	895.44	4,519.00	3,623.56	19.82%
5183 South Willard Wholesale	28,737.60	0.00	14,644.20	22,809.00	8,164.80	64.20%
5190 Water Testing Reimbursed	140.00	0.00	60.00	255.00	195.00	23.53%
Total Water sales	787,966.02	27,241.22	596,339.49	735,783.00	139,443.51	81.05%
Rental income						
5212 Farm Power Reimbursement	44,249.08	0.00	0.00	0.00	0.00	0.00%
5213 Farm Rent	87,756.00	0.00	31,000.00	0.00	(31,000.00)	0.00%
5215 Riverside North Garland Lease	2,218.00	0.00	0.00	2,218.00	2,218.00	0.00%
5216 Ukon Sublease	12,286.22	0.00	12,286.22	12,286.00	(0.22)	100.00%
5217 Farm Water Sales	0.00	0.00	0.00	275,000.00	275,000.00	0.00%
5218 Farm Land Lease	0.00	0.00	0.00	23,500.00	23,500.00	0.00%
Total Rental income	146,509.30	0.00	43,286.22	313,004.00	269,717.78	13.83%
Total Operating income	934,475.32	27,241.22	639,625.71	1,048,787.00	409,161.29	60.99%
Operating expense						
Water system operations						
Payroll expenses						
Wages						
6110 Gross Wages	399,340.61	32,719.10	178,706.96	649,136.00	470,429.04	27.53%
6111 Gross Wages: Bonuses	4,250.00	0.00	0.00	0.00	0.00	0.00%
6112 Trustees Payroll Expense	9,630.00	775.00	3,085.00	12,000.00	8,915.00	25.71%
Total Wages	413,220.61	33,494.10	181,791.96	661,136.00	479,344.04	27.50%
Benefits						
6131 FICA Expense	31,335.79	2,529.68	13,743.93	56,584.00	42,840.07	24.29%
6132 SUTA Expense	508.27	31.93	180.31	1,552.00	1,371.69	11.62%
6133 Employee Health Insurance	176,213.32	8,952.14	65,707.24	198,780.00	133,072.76	33.06%
6134 Dental Insurance Expense	8,501.58	438.22	3,275.54	10,815.00	7,539.46	30.29%
6135 Employee Life Insurance	1,229.14	42.06	576.72	919.00	342.28	62.76%
6136 Employee LT Disability	1,939.03	155.42	848.85	3,743.00	2,894.15	22.68%
6138 Vision Insurance Expense	1,348.96	69.94	514.40	1,795.00	1,280.60	28.66%
6139 HSA Contribution-Employer Paid	20,128.10	10.50	52.50	34,508.00	34,455.50	0.15%
6140 Retirement & Benefits	74,786.88	5,907.57	32,258.77	129,275.00	97,016.23	24.95%
6141 Workers Compensation	2,082.18	178.70	691.75	6,489.00	5,797.25	10.66%
Total Benefits	318,073.25	18,316.16	117,850.01	444,460.00	326,609.99	26.52%
Total Payroll expenses	731,293.86	51,810.26	299,641.97	1,105,596.00	805,954.03	27.10%
Operations						
6191 Uniforms-Office Personnel	201.89	0.00	100.00	450.00	350.00	22.22%
6192 Uniforms-Systems Operators	819.87	0.00	399.94	1,050.00	650.06	38.09%
6210 Memberships & Registrations	22,918.65	1,000.00	12,059.60	25,000.00	12,940.40	48.24%
6231 Conferences Training	375.00	0.00	0.00	0.00	0.00	0.00%
6232 Mileage Reimbursement	3,711.50	713.40	3,880.20	10,000.00	6,119.80	38.80%
6233 Travel Expenses	10,862.69	139.23	10,542.37	15,000.00	4,457.63	70.28%
6241 Office Supplies & Postage	8,743.97	543.58	2,005.64	12,000.00	9,994.36	16.71%
6261 Automotive Repairs	10,565.97	239.53	876.50	8,000.00	7,123.50	10.96%
6262 Building Repairs & Maintenance	31,487.14	(11,232.23)	(6,295.28)	20,000.00	26,295.28	-31.48%
6263 Computer/Networking	13,720.29	843.96	4,206.76	20,000.00	15,793.24	21.03%
6281 Utilities Utilities	11,465.82	623.62	4,523.44	15,000.00	10,476.56	30.16%
6282 Telephone Telephone	8,207.40	446.45	3,732.25	12,000.00	8,267.75	31.10%
6310 Lobbying	45,000.00	4,000.00	20,000.00	50,000.00	30,000.00	40.00%
6311 Legal	34,879.66	700.00	9,934.50	60,000.00	50,065.50	16.56%
6312 Accounting	42,510.00	1,250.00	41,730.00	50,000.00	8,270.00	83.46%
6313 Engineering	120,187.42	17,389.75	55,737.55	100,000.00	44,262.45	55.74%

Bear River Water Conservancy District
Standard Financial Report
Operations - 05/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	Prior Year Actual	May Actual	Current Year Actual	Revised Budget	Remaining Budget	% Earned/ Used
6314 Exploration & Studies	212,524.80	0.00	0.00	300,000.00	300,000.00	0.00%
6320 Engineering Howell Town	1,369.25	0.00	0.00	0.00	0.00	0.00%
6322 County Water Master Plan	166,136.50	0.00	0.00	0.00	0.00	0.00%
6323 Thatcher Penrose IFFP	0.00	0.00	(7,500.00)	0.00	7,500.00	0.00%
6448 Equipment and Tools	54,710.59	0.00	470.83	80,000.00	79,529.17	0.59%
6449 Operating Supplies	25,873.39	1,087.01	3,468.45	20,000.00	16,531.55	17.34%
6450 Beaver Dam O&M Expenses	13,071.60	1,503.48	4,823.04	30,000.00	25,176.96	16.08%
6451 Bothwell System O&M Expenses	141,910.41	6,077.73	34,134.33	200,000.00	165,865.67	17.07%
6452 Collinston System O&M Expense	47,032.11	2,445.85	14,237.18	75,000.00	60,762.82	18.98%
6453 Harper Ward System O&M Expe	17,688.48	4,516.40	14,990.47	125,000.00	110,009.53	11.99%
6454 So Willard System O&M Expens	25,144.30	1,758.98	6,158.84	30,000.00	23,841.16	20.53%
6456 SCADA	25,109.00	1,840.02	4,951.27	50,000.00	45,048.73	9.90%
6457 System O&M Expenses Fuel	14,793.73	1,316.98	6,206.98	20,000.00	13,793.02	31.03%
6460 Contracted-Misc Services	2,581.00	0.00	0.00	0.00	0.00	0.00%
6461 Water Service Connection Costs	9,830.67	4,025.68	4,025.68	10,000.00	5,974.32	40.26%
6480 Weather Modification Expense	49,365.68	4,144.50	30,121.00	60,000.00	29,879.00	50.20%
6490 Advertising Advertising	45.88	0.00	0.00	7,000.00	7,000.00	0.00%
6491 Printing and Reproduction	2,844.71	221.72	1,600.42	5,000.00	3,399.58	32.01%
6510 Auto Insurance	4,961.42	0.00	0.00	7,000.00	7,000.00	0.00%
6511 Fidelity Bonds	3,723.00	0.00	0.00	10,000.00	10,000.00	0.00%
6512 Liability Insurance	9,618.46	(2.36)	(2.36)	10,000.00	10,002.36	-0.02%
6611 Bank Service Charges	1,120.02	100.00	402.00	1,500.00	1,098.00	26.80%
6612 Merchant Card Services	4,089.89	149.52	1,583.07	3,500.00	1,916.93	45.23%
6613 Bad Debt Expense	0.00	0.00	0.00	150.00	150.00	0.00%
Total Operations	1,199,202.16	45,842.80	283,104.67	1,442,650.00	1,159,545.33	19.62%
Water purchased						
6672 Water Purchased-BC	48,877.68	4,073.14	20,365.70	50,000.00	29,634.30	40.73%
6673 Water Purchased-Deweyville	20,844.00	0.00	5,000.00	20,000.00	15,000.00	25.00%
Total Water purchased	69,721.68	4,073.14	25,365.70	70,000.00	44,634.30	36.24%
Depreciation						
6690 Depreciation Depreciation	406,180.26	34,875.15	174,375.75	412,000.00	237,624.25	42.32%
Total Depreciation	406,180.26	34,875.15	174,375.75	412,000.00	237,624.25	42.32%
Total Water system operations	2,406,397.96	136,601.35	782,488.09	3,030,246.00	2,247,757.91	25.82%
Total Operating expense	2,406,397.96	136,601.35	782,488.09	3,030,246.00	2,247,757.91	25.82%
Total Income From Operations:	(1,471,922.64)	(109,360.13)	(142,862.38)	(1,981,459.00)	(1,838,596.62)	7.21%
Non-Operating Items:						
Non-operating income						
Property taxes						
5501 Property Taxes	1,711,736.78	0.00	359,943.60	1,822,919.00	1,462,975.40	19.75%
5502 Property Tax RDA	0.00	0.00	0.00	128,832.00	128,832.00	0.00%
Total Property taxes	1,711,736.78	0.00	359,943.60	1,951,751.00	1,591,807.40	18.44%
Grants						
5510 State Grants	214,984.00	0.00	14,354.50	100,000.00	85,645.50	14.35%
5511 Weather Modification	37,300.00	0.00	0.00	30,000.00	30,000.00	0.00%
5515 Federal Grants	646,613.35	22,775.60	302,735.61	0.00	(302,735.61)	0.00%
5515.1 BR Canal PL 566	530,107.00	62,483.00	231,580.67	244,330.00	12,749.33	94.78%
Total Grants	1,429,004.35	85,258.60	548,670.78	374,330.00	(174,340.78)	146.57%
Impact fees						
5520 Other income	8,390.69	0.00	11,196.77	0.00	(11,196.77)	0.00%
5522 Bothwell Impact Fees	80,296.00	0.00	0.00	7,601,809.00	7,601,809.00	0.00%
5523 Collinston Impact Fees	0.00	0.00	0.00	38,603.00	38,603.00	0.00%
5524 Harper Ward Impact Fees	0.00	0.00	0.00	16,821.00	16,821.00	0.00%
5525 South Willard Impact Fees	0.00	0.00	0.00	11,657.00	11,657.00	0.00%
Total Impact fees	88,686.69	0.00	11,196.77	7,668,890.00	7,657,693.23	0.15%
Other non-operating income						
5310 Connection Fees Collected	20,302.00	5,900.00	5,900.00	66,000.00	60,100.00	8.94%
5320 Miscellaneous Income	0.00	0.00	700.00	0.00	(700.00)	0.00%
5410 Finance Charge Income	6,219.34	358.10	2,085.97	0.00	(2,085.97)	0.00%
5610 Interest Income	189,093.71	51.84	46,711.96	85,000.00	38,288.04	54.96%
5630 Gain on Disposal of Asset	6,200.00	0.00	0.00	0.00	0.00	0.00%
Total Other non-operating income	221,815.05	6,309.94	55,397.93	151,000.00	95,602.07	36.69%

Bear River Water Conservancy District
Standard Financial Report
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41.67% of the fiscal year has expired

	Prior Year Actual	May Actual	Current Year Actual	Revised Budget	Remaining Budget	% Earned/ Used
Total Non-operating income	3,451,242.87	91,568.54	975,209.08	10,145,971.00	9,170,761.92	9.61%
Non-operating expense						
Interest expense						
6809 SRF 3S1849 2024 - Principle	129,000.00	0.00	0.00	157,400.00	157,400.00	0.00%
6813 Collinston 3F Series 2014	11,238.01	0.00	0.00	104,238.00	104,238.00	0.00%
6814 Harper Ward DDW R	0.00	0.00	0.00	7,000.00	7,000.00	0.00%
6816 South Willard DDW S096	106,000.00	0.00	0.00	115,614.00	115,614.00	0.00%
Total Interest expense	246,238.01	0.00	0.00	384,252.00	384,252.00	0.00%
Contributions to other governments						
6313.5 BR Canal PL 566	413,257.00	0.00	201,498.67	0.00	(201,498.67)	0.00%
6912 Interest Expense - Other	0.00	0.00	18.82	0.00	(18.82)	0.00%
Total Contributions to other governme	413,257.00	0.00	201,517.49	0.00	(201,517.49)	0.00%
Total Non-operating expense	659,495.01	0.00	201,517.49	384,252.00	182,734.51	52.44%
Total Non-Operating Items:	2,791,747.86	91,568.54	773,691.59	9,761,719.00	8,988,027.41	7.93%
Total Income or Expense	1,319,825.22	(17,791.59)	630,829.21	7,780,260.00	7,149,430.79	8.11%



Annual Board Meeting Minutes

Wednesday May 27, 2026 @ 6:00 PM
102 West Forest Street
Brigham City, UT 84302

In Attendance: Jay Capener, Chairman
Lyle Holmgren, Financial Chairman
Ryan Smith
Kelly Lemmon
Lesley Kendrick, Vice-Chairman
Tim Munns
Mike Braegger
Joseph Summers

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

Presenters: Chris Slater, JUB Engineering
Riker Porter, Gardner Engineering

1- WELCOME

Chairman Jay Capener called the meeting to order at 7:01 pm

2- INVOCATION & PLEDGE OF ALLEGIANCE

Financial Chairman Lyle Holmgren

3- DECLARATION OF CONFLICTS OF INTEREST

No conflicts declared

4- CONSENT AGENDA

A- Adoption of Agenda

B- Approval of Minutes – March 25, 2026

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

5- APPROVAL OF FINANCIAL STATEMENTS – FEBRUARY 2026

Financial Chairman Lyle Holmgren reported that he reviewed the bank statements, expenditures, income, and financial statements. He found everything to be in order, with no unusual or out-of-place expenditures. Trustee Joseph Summers made a motion to approve the March & April 2026 financial statements, motion was seconded by Vice-Chairman Lesley Kendrick; all members vote aye, motion passed.

6- PUBLIC HEARING

UTAH PERMANENT COMMUNITY IMPACT FUND BOARD (CIB) LOAN APPLICATION

(Office Manager Jamie Williams read the purpose of the public hearing in detail)

The purpose of this public hearing is to gather input on the Bothwell/Tremonton water system improvement project, including a proposed \$5 million funding request to the Utah Community Impact Board (CIB).

The total project cost is estimated to be between \$15 and \$20 million and will be funded through a combination of CIB funds, impact fees, available reserves, grants, and potentially bonds.

This project includes key upgrades to the Bothwell system, including new transmission pipelines, a new approximately 2.5-million-gallon storage tank, and other improvements needed to increase capacity and reliability.

Recent engineering analysis shows the current system cannot meet peak demand when fire flow is required, lacks sufficient storage, and has no available capacity for new growth.

These improvements are necessary to:

- Meet current fire flow and safety standards*
- Improve system reliability and emergency storage*
- Support existing and future growth and development in the area*

The Board is not making any decisions today. Any funding decisions will occur at future meetings with additional public hearings.

The purpose of this hearing is to receive public input on the project and the CIB funding application. General Manager Chance Baxter will be happy to answer any questions before opening the public hearing.

Board members asked for clarification on the total project cost and the nature of the \$5 million CIB request. They confirmed the total project is estimated at \$15–20 million and questioned whether the \$5 million would be a grant or a loan. The response was that the district is hoping for a grant, but it is more likely to be a low-interest loan (2–3%), as advised by their financial consultant.

Board members also asked if the CIB typically funds projects in Box Elder County and were told that while it hasn't in the past, there may now be an opportunity since the CIB funded the County Water Master Plan. The purpose of the current hearing is to see if any funding is available at all.

Questions were raised about whether a local match would be required, and it was confirmed that a match is often needed. The board discussed other funding sources already secured, including a \$4 million state grant to Tremonton City (to be used for water shares and project costs), impact fees from Tremonton City, and a \$2 million grant previously received by the district, all of which will go toward the project.

Overall, the board is working to assemble a comprehensive funding package from various sources and is seeking public input before proceeding further. No decisions are being made at this meeting; the process is exploratory to determine what funding options are available.

Financial Chairman Lyle Holmgren made a motion to move into the public hearing for the purpose to receive public input on the project and the CIB Funding, motion was seconded by Trustee Mike Braegger; all members vote aye, motion passed.

After giving the public an opportunity to speak and receiving no comments, Trustee Tim Munns made a motion to close the public hearing, motion seconded by Trustee Joseph Summers; all members vote aye, motion passed.

7- ACTION ITEMS

A- Marriott Elk Lodge water service and powerline easement – Riker Porter, Gardner Engineering
The board discussed action items related to providing water service and a power line easement for the Marriott Elk Lodge property. Riker Porter with Gardner Engineering explained that the Marriotts need an easement from the Bear River Water Conservancy District to run a buried power line (about 10 feet wide

and 350 feet long) to supply electricity to a booster pump for their water system. The easement would not interfere with existing or future district infrastructure.

The water service plan involves connecting to an existing district water line near the Marriott property. The Marriotts have two existing homes and a bunkhouse located about 450 feet higher than the connection point, so a booster pump (powered by the new line) and a storage tank are needed to provide adequate water pressure and fire protection. The tank will be sized to serve up to five homes (two existing, one new, and two future), meeting fire marshal requirements for fire flow and residential needs.

General Manager Chance Baxter clarified that the district will only be responsible for infrastructure up to the meter; everything beyond that point will be privately owned and maintained by the Marriotts. The Marriotts will pay five impact fees (one for each home) and will be billed monthly for water usage. The district confirmed that there is ample water supply and system capacity to support these connections, as the system is currently operating well below its maximum capacity. The arrangement is designed to avoid the need for future oversight by the district as more homes are added, as long as the total does not exceed five.

Trustee Kelly Lemmon made a motion to approve the powerline easement and the water service for Marriott Elk Lodge, motion was seconded by Trustee Tim Munns; all members vote aye, motion passed.

B- Hawk Way Bench design approval – Chance Baxter, General Manager

The board considered the design approval for the Hawk Way Bench subdivision, General Manager Chance Baxter led the discussion, confirming that the project had undergone an extensive review process involving both the district's engineers and the developer's engineers, with back-and-forth communication and revisions spanning nearly two years. The proposed improvements were ultimately found to meet all district standards.

The subdivision is located in Harper Ward, at the far north end of the Harper Ward water system. The development will connect to an existing district main line, and the project includes the construction of a booster station equipped with three pumps to provide adequate household water pressure, as well as a dedicated fire pump capable of delivering up to 1,000 gallons per minute for fire protection. Unlike a previous plan for the project, there will be no new storage tank; instead, the booster station will handle both daily and emergency needs.

The water lines for the project will be standard 8-inch diameter, and the terrain is notably steep, making the engineering somewhat complex. The subdivision is anticipated to have 11 or 12 residential connections, each of which will be subject to an impact fee if the developer proceeds with construction. Once all improvements are completed, the infrastructure will be deeded over to the district, which will then own and maintain it.

The board inquired about the engineering review process, and Chance confirmed that all documentation, requirements, and requested changes had been addressed and that the district's engineers were satisfied with the final plans. The developer, Kory Wayment, has also paid for all engineering costs incurred by the district's engineers.

Financial Chairman Lyle Holmgren made a motion to approve the Hawk Way Bench design, motion was seconded by Trustee Mike Braegger; all members vote aye, motion passed.

C- Lower Bear River Watershed Plan Agreement – Chance Baxter, General Manager Chris Slater, JUB

Chris Slater from JUB presented an overview and update on the Lower Bear River Watershed Plan, a multi-year, multi-entity effort focused on improving water infrastructure, environmental protection, and watershed management in the Lower Bear River region. The plan originated several years ago when the

Bear River Canal Company sought funding from the NRCS (Natural Resources Conservation Service) for system improvements near Cutler Dam. The NRCS encouraged a broader, regional approach, prompting the canal company to partner with other local water entities, municipalities, and environmental groups.

The Bear River Water Conservancy District was asked to serve as the lead sponsor for the watershed plan, primarily because it covers the entire area and has the authority to exercise eminent domain if necessary for future projects. Chris clarified that the district's role is mainly administrative and facilitative, not as a direct project implementer.

The plan encompasses a variety of proposed projects, including:

- Piping and enclosing sections of the Hammond Canal and Western Main Canal to improve reliability and reduce water loss in steep canyon areas.
- Replacing aging infrastructure such as the New Bear Canal Company's flume with a new siphon under the river.
- Pressurizing the Bear River City community's irrigation system for greater efficiency.
- Piping and upgrading the Highland Ditch and Central Canal.
- Watershed protection actions, such as rebuilding levees near duck clubs and Salt Creek to protect wetlands from flooding and degradation.

Chris reviewed the funding structure, noting that the NRCS is the primary funding source, typically covering 75% of construction costs for agricultural and environmental projects, with the remaining 25% local match to be provided by the participating entities. The local match can come from state grants, loans, or other non-federal sources. The total estimated cost for all projects is approximately \$115 million, with about \$90 million anticipated from the NRCS and \$26 million from local and state sources.

The planning process has taken about three years and included extensive environmental studies, stakeholder engagement, and a public comment period. The current phase involves finalizing the Environmental Impact Statement (EIS) and incorporating public and agency feedback. Chris noted that the earliest possible timeline for design funding would be in the fall, but actual construction is likely several years away, depending on federal funding availability.

Board members asked about the district's financial obligations and liability as lead sponsor. Chris and Chance clarified that the district has not contributed direct funding to date, serving instead as a facilitator and pass-through for grant administration. The district received a small administrative grant for this role. The board expressed concern about language in the agreement documents that could imply financial responsibility for the district.

Trustee Mike Braegger made a motion to approve the Lower Bear River Watershed Plan Agreement contingent on adding language specifying that the district is not financially obligated for the local match or project costs, which would instead be the responsibility of the individual participating entities, motion was seconded by Trustee Tim Munns; all members vote aye, motion passed.

D- Memorandum of Agreement with Natural Resources Conservation Services (NRCS)

Trustee Mike Braegger made a motion to approve the Memorandum of Agreement (MOA) with the NRCS which allows for continued environmental studies and project development, motion seconded by Vice-Chairman Lesley Kendrick; all members vote aye, motion passed.

8- DISCUSSION ITEMS

A- District tour dates – Chance Baxter, General Manager

General Manager Chance Baxter discussed holding a district tour to see new and completed infrastructure projects, noting that the Harper Ward project is nearly finished. Chance will propose several possible dates for the tour, which will likely take most of a day and include lunch. Board members agreed it would be helpful, Chance suggested extending the invite to the County Commissioners and wholesale water recipients. He will coordinate and send out dates for everyone to consider.

B- Board of Trustees photos – Jamie Williams, Office Manager

Office Manager Jamie Williams informed the board that updated photos of trustees will be taken before the next meeting, on June 24th at 5:30 p.m., for use on the district website. She will coordinate the schedule and contact new board members and staff with individual times.

9- General Manager's Report

General Manager Chance Baxter gave a quarterly report summarizing year-to-date activities and progress. The main focus was the completion of the Three Wells Project, including the Harper Ward well, tank, and pipeline, which is nearly finished and expected to be fully operational and paid out within a month. The South Willard well house is also under construction and should be completed by November, wrapping up the district's major infrastructure investment of nearly \$7 million over the past four years.

Chance noted that operational demands are high this time of year as water usage increases across the cities and towns the district serves. He commended the operations staff for their efforts in meeting these challenges. The district has also begun implementing tasks from its recently adopted master plan.

Work continues on the long-term Bothwell Tremonton project, with efforts focused on securing funding and commitments from local entities. Environmental studies are underway for a new tank location on BR Mountain, with cooperation from the Marriott family, and Chance anticipates it will take another six to seven months to complete the necessary environmental and cultural reviews before engineering can begin.

Other updates included the successful overhaul of the Bothwell Newman pump station and ongoing progress on secondary water studies. Chance also addressed questions about new subdivisions in South Willard, noting that Mountain Bay (26 homes) is moving forward, while other developments are in early stages.

Chance encouraged board members to review the full written report in their packets and to reach out with any questions, emphasizing his commitment to transparency in district operations.

10- PUBLIC COMMENT

Justin Tang

Justin Tang, a first-time attendee, introduced himself and explained he is developing a platform to provide water intelligence reports for farmers in several Utah and Idaho counties. He asked the board about gaps in water information for local farmers and how farmers in the district typically access such information. Board members and General Manager Chance Baxter explained that the district primarily manages culinary water, while agricultural water is handled by entities like the Bear River Canal Company. They noted that most farmers rely on word of mouth, meetings, and state or federal data sources. Chance offered to meet with Justin to discuss further and provide additional resources and contacts.

11- TRUSTEES REPORT

Lesley Kendrick

Vice-Chairman Lesley Kendrick asked General Manager Chance Baxter if anyone had contacted him about a proposed subdivision near the cemetery in Deweyville. Chance replied that one individual had expressed interest and said he had the property under contract, but no formal petition or further action had been taken at this time.

Lyle Holmgren

Financial Chairman Lyle Holmgren reported that Tremonton City received a \$4 million state grant, which will be used in partnership with the district to support local water projects.

Mike Braegger

No report

Riggin Holmgren

Absent

Brian Shaffer

Absent

Kelly Lemmon

Trustee Kelly Lemmon reported that he spoke with Scott Waldron from Thatcher Hills, who mentioned that no maintenance or bill collection support from the district had occurred yet. Kelly asked Chance Baxter for an update on this assistance. Chance responded that the district is still working on cost estimates for the requested support and added that a group of senior engineering students from Utah State University (USU) has taken on a project to study long-term water solutions for Thatcher Hills and nearby developments. The students will explore different scenarios and provide engineering recommendations, though their work will not be officially stamped. Kelly also referenced a letter about tiered water rates for private water companies, and Chance confirmed that some private companies already have tiered rates in place.

Joe Summers

No report

Ryan Smith

Trustee Ryan Smith reported that Brigham City is currently working through its budget process and has a long list of projects needing attention. He provided an update on a recent major issue involving the city's spring water line from Mantua Canyon. Due to a UDOT infrastructure failure, the city's culinary water lines were pinched off, cutting off spring water and causing significant operational challenges, including flooding and backed-up sewer lines in Mantua. The city had to pump excess water into Box Elder Creek to manage the situation. Ryan confirmed that repairs have been completed and the system is now functioning properly.

Tim Munns

No report

Boyd Bingham

Absent

Jay Capener

Chairman Jay Capener reported that the Canal Company experienced a major failure on the Hammond Canal during the first week of the season, but repairs have been completed. He noted at the recent board meeting that, surprisingly, they have not yet needed to use any storage water, which he considers a blessing. He expects storage water use may begin soon, but overall, water conditions have been favorable. He concluded by expressing appreciation to the board members for their service and expertise.

12- ADJOURNMENT

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

DRAFT

Lower Bear River Watershed Plan Agreement

**between the
Bear River Water Conservancy District
Bear River Canal Company
Bear River City
Highland Ditch Company
Central Canal Company
Tremonton City
Bear River Club Company
Chesapeake Duck Club
Utah Division of Wildlife Resources
(Referred to herein as Sponsors)**

and the

**UNITED STATES DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
(Referred to herein as NRCS)**

Whereas, application has heretofore been made to the Secretary of Agriculture by the Sponsors for assistance in preparing a plan for works of improvement for the Lower Bear River Watershed, State of Utah, under the authority of the Watershed Protection and Flood Prevention Act, as amended (16 U.S.C. Sections 1001 to 1008, 1010, and 1012); and

Whereas, the responsibility for administration of the Watershed Protection and Flood Prevention Act, has been assigned by the Secretary of Agriculture to NRCS; and

Whereas, there has been developed through the cooperative efforts of the Sponsors and NRCS a watershed project plan and environmental impact statement for works of improvement for the Lower Bear River Watershed, State of Utah, hereinafter referred to as the watershed project plan or plan, which plan is annexed to and made a part of this agreement;

Now, therefore, in view of the foregoing considerations, the Secretary of Agriculture, through NRCS, and the Sponsors hereby agree on this watershed project plan and that the works of improvement for this project will be installed, operated, and maintained in accordance with the terms, conditions, and stipulations provided for in this plan and including the following:

1. **Term.** The term of this agreement is for the installation period and evaluated life of the project (102 years) and does not commit NRCS to assistance of any kind beyond the end of the evaluated life.
2. **Costs.** The costs shown in this plan are preliminary estimates. Final costs to be borne by the parties hereto will be the actual costs incurred in the installation of works of improvement.
3. **Real property.** The sponsors will acquire such real property as will be needed in connection with the works of improvement. The amounts and percentages of the real property acquisition costs to be borne by the Sponsors and NRCS are as shown in the Cost-share table in item 5 hereof.

The sponsors agrees that all land acquired for measures, other than land treatment practices, with financial or credit assistance under this agreement will not be sold or otherwise disposed of for the evaluated life of the project except to a public agency which will continue to maintain and operate the development in accordance with the Operation and Maintenance Agreement.

4. **Uniform Relocation Assistance and Real Property Acquisition Policies Act.** The sponsors hereby agree to comply with all of the policies and procedures of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (42 U.S.C. Section 4601 et seq. as further implemented through regulations in 49 CFR Part 24 and 7 CFR Part 21) when acquiring real property interests for this federally assisted project. If the sponsors are legally unable to comply with the real property acquisition requirements, it agrees that, before any Federal financial assistance is furnished, it will provide a statement to that effect, supported by an

opinion of the chief legal officer of the state containing a full discussion of the facts and law involved. This statement may be accepted as constituting compliance.

5. **Cost-share for Watershed Work Plan.** The following table shows cost-share percentages and amounts for Watershed Work Plan implementation.

Cost-Share Table					
Works of Improvement	NRCS		Sponsors		Total
	Percent	Cost	Percent	Cost	Cost
Cost-Shareable Items					
<i>Proposed Measures by Purpose and Rate of Assistance</i>					
Agricultural Water Management	75	\$65,331,140	25	\$21,777,048	\$87,108,188
Watershed Protection	65	\$8,020,663	35	\$4,318,819	\$12,339,482
<i>Subtotal: Cost-shareable Costs</i>		<i>\$73,351,803</i>	<i>\$26,095,867</i>		<i>\$99,447,668</i>
Non-Cost-Sharable Items^{1/}					
NRCS Technical Assistance/Engineering		\$13,922,676		\$0	\$13,922,676
Project Administration ^{2/}		\$1,988,955		\$44,000	\$2,032,955
Federal, State, and Local Permits		\$0		\$165,000	\$165,000
<i>Subtotal: Non-cost-share Costs</i>		<i>\$15,911,631</i>	<i>\$209,000</i>		<i>\$16,120,631</i>
Total:		\$89,263,430	\$26,304,867		\$115,568,297

^{1/} If actual non-cost-sharable item expenditures vary from these figures, the responsible party will bear the change.

^{2/} The sponsors and NRCS will each bear the costs of project administration that each incurs. Sponsor costs for project administration include relocation assistance advisory service.

6. **Land treatment agreements.** The sponsors will obtain agreements from owners of not less than 50 percent of the land above each multiple-purpose and floodwater-retarding structure. These agreements must provide that the owners will carry out farm or ranch conservation plans on their land. The sponsors will ensure that 50 percent of the land upstream of any retention reservoir site is adequately protected before construction of the dam. The sponsors will provide assistance to landowners and operators to ensure the installation of the land treatment measures shown in the watershed project plan. The sponsors will encourage landowners and operators to continue to operate and maintain the land treatment measures after the long-term contracts expire, for the protection and improvement of the watershed.
7. **Floodplain Management.** Before construction of any project for flood prevention, the sponsors must agree to participate in and comply with applicable Federal floodplain management and flood insurance programs. The sponsor is required to have development controls in place below low and significant hazard dams prior to NRCS or the sponsor entering into a construction contract.
8. **Water and mineral rights.** The sponsors will acquire or provide assurance that landowners or resource users have acquired such water, mineral, or other natural resources rights pursuant to State law as may be needed in the installation and operation of the works of improvement.
9. **Permits.** The sponsors will obtain and bear the cost for all necessary Federal, State, and local permits required by law, ordinance, or regulation for installation of the works of improvement.
10. **NRCS assistance.** This agreement is not a fund-obligating document. Financial and other assistance to be furnished by NRCS in carrying out the plan is contingent upon the fulfillment of applicable laws and regulations and the availability of appropriations for this purpose.
11. **Additional agreements.** A separate agreement will be entered into between NRCS and the sponsors before either party initiates work involving funds of the other party. Such agreements will set forth in detail the financial and working arrangements and other conditions that are applicable to the specific works of improvement.
12. **Amendments.** This plan may be amended or revised only by mutual agreement of the parties hereto, except that NRCS may deauthorize or terminate funding at any time it determines that the sponsors have failed to comply with the conditions of this agreement or when the program funding or authority expires. In this case, NRCS must promptly notify the sponsors in writing of the determination and the reasons for the deauthorization of project funding, together with the effective date. Payments made to the sponsors or recoveries by NRCS must be in accordance with the legal rights and liabilities of the parties when project funding has been deauthorized. An amendment to incorporate changes affecting a specific measure may be

made by mutual agreement between NRCS and the sponsors having specific responsibilities for the measure involved.

13. **Prohibitions.** No member of or delegate to Congress, or resident commissioner, may be admitted to any share or part of this plan, or to any benefit that may arise therefrom; but this provision may not be construed to extend to this agreement if made with a corporation for its general benefit.
14. **Operation and Maintenance (O&M).** The sponsors will be responsible for the operation, maintenance, and any needed replacement of the works of improvement by actually performing the work or arranging for such work, in accordance with an O&M Agreement. An O&M agreement will be entered into before Federal funds are obligated and will continue for the project life (100 years). Although the sponsors' responsibility to the Federal Government for O&M ends when the O&M agreement expires upon completion of the evaluated life of measures covered by the agreement, the sponsors acknowledge that continued liabilities and responsibilities associated with works of improvement may exist beyond the evaluated life.
15. **Emergency Action Plan.** Prior to construction, the sponsors must prepare an Emergency Action Plan (EAP) for each dam or similar structure where failure may cause loss of life or as required by state and local regulations. The EAP must meet the minimum content specified in the NRCS Title 180, National Operation and Maintenance Manual (NOMM), Part 500, Subpart F, Section 500.52, and meet applicable State agency dam safety requirements. The NRCS will determine that an EAP is prepared prior to the execution of fund obligating documents for construction of the structure. EAPs must be reviewed and updated by the sponsors annually.
16. **Nondiscrimination Provisions.** In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410;

Fax: (202) 690-7442; or Email: program.intake@usda.gov .

USDA is an equal opportunity provider, employer, and lender.

By signing this agreement the recipient assures the Department of Agriculture that the program or activities provided for under this agreement will be conducted in compliance with all applicable Federal civil rights laws, rules, regulations, and policies.

17. **Certification Regarding Drug-Free Workplace Requirements** (7 CFR Part 3021). By signing this Watershed Agreement, the sponsors are providing the certification set out below. If it is later determined that the sponsors knowingly rendered a false certification, or otherwise violated the requirements of the Drug-Free Workplace Act, the NRCS, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. Section 812) and as further defined by regulation (21 CFR Sections 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacturing, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) all direct charge employees; (ii) all indirect charge employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantees' payroll; or employees of subrecipients or subcontractors in covered workplaces).

Certification:

- A. The sponsors certify that they will or will continue to provide a drug-free workplace by—
- (1) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
 - (2) Establishing an ongoing drug-free awareness program to inform employees about—
 - (a) The danger of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace
 - (3) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (1).
 - (4) Notifying the employee in the statement required by paragraph (1) that, as a condition of employment under the grant, the employee must—
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
 - (5) Notifying the NRCS in writing, within 10 calendar days after receiving notice under paragraph (4)(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice must include the identification numbers of each affected grant.
 - (6) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (4) (b), with respect to any employee who is so convicted—
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.
 - (7) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (1), (2), (3), (4), (5), and (6).
- B. The sponsors may provide a list of the sites for the performance of work done in connection with a specific project or other agreement.
- C. Agencies will keep the original of all disclosure reports in the official files of the agency.
18. **Certification Regarding Lobbying** (7 CFR Part 3018) (for projects > \$100,000)
- A. The sponsors certify to the best of their knowledge and belief, that:
- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the sponsors, to any person for influencing or attempting to influence an officer or employee of an agency, Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal

loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned must complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The sponsors must require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients must certify and disclose accordingly.

B. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by U.S. Code, Title 31, Section 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

19. Certification Regarding Debarment, Suspension, and Other Responsibility Matters—Primary Covered Transactions (7 CFR Part 3017).

A. The sponsors certify to the best of their knowledge and belief, that they and their principals:

- (1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (2) Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph A(2) of this certification; and
- (4) Have not within a 3-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

B. Where the primary sponsor is unable to certify to any of the statements in this certification, such prospective participant must attach an explanation to this agreement.

20. Clean Air and Water Certification.

A. The project sponsoring organizations signatory to this agreement certify as follows:

- (1) Any facility to be utilized in the performance of this proposed agreement is (____), is not (X) listed on the Environmental Protection Agency List of Violating Facilities.
- (2) To promptly notify the NRCS-State administrative officer prior to the signing of this agreement by NRCS, of the receipt of any communication from the Director, Office of Federal Activities, U.S. Environmental Protection Agency, indicating that any facility which is proposed for use under this agreement is under consideration to be listed on the Environmental Protection Agency List of Violating Facilities.
- (3) To include substantially this certification, including this subparagraph, in every nonexempt sub-agreement.

B. The project sponsoring organizations signatory to this agreement agrees as follows:

- (1) To comply with all the requirements of section 114 of the Clean Air Act as amended (42 U.S.C. Section 7414) and section 308 of the Federal Water Pollution Control Act (33 U.S.C. Section 1318), respectively, relating to inspection, monitoring, entry, reports, and information, as well as other requirements specified in section 114 and section 308 of the Air Act and the Water Act, issued there under before the signing of this agreement by NRCS.
- (2) That no portion of the work required by this agreement will be performed in facilities listed on the EPA List of Violating Facilities on the date when this agreement was signed by NRCS unless and until the EPA eliminates the name of such facility or facilities from such listing.
- (3) To use their best efforts to comply with clean air standards and clean water standards at the facilities in which the agreement is being performed.
- (4) To insert the substance of the provisions of this clause in any nonexempt subagreement.

C. The terms used in this clause have the following meanings:

(1) The term “Air Act” means the Clean Air Act, as amended (42 U.S.C. Section 7401 et seq.).

(2) The term “Water Act” means Federal Water Pollution Control Act, as amended (33 U.S.C. Section 1251 et seq.).

The term “clean air standards” means any enforceable rules, regulations, guidelines, standards, limitations, orders, controls, prohibitions, or other requirements which are contained in, issued under, or otherwise adopted pursuant to the Air Act or Executive Order 11738, an applicable implementation plan as described in section 110 of the Air Act (42 U.S.C. Section 7414) or an approved implementation procedure under section 112 of the Air Act (42 U.S.C. Section 7412).

(3) The term “clean water standards” means any enforceable limitation, control, condition, prohibition, standards, or other requirement which is promulgated pursuant to the Water Act or contained in a permit issued to a discharger by the Environmental Protection Agency or by a State under an approved program, as authorized by section 402 of the Water Act (33 U.S.C. Section 1342), or by a local government to assure compliance with pretreatment regulations as required by section 307 of the Water Act (33 U.S.C. Section 1317).

(4) The term “facility” means any building, plant, installation, structure, mine, vessel, or other floating craft, location or site of operations, owned, leased, or supervised by a sponsor, to be utilized in the performance of an agreement or subagreement. Where a location or site of operations contains or includes more than one building, plant, installation, or structure, the entire location will be deemed to be a facility except where the Director, Office of Federal Activities, Environmental Protection Agency, determines that independent facilities are collocated in one geographical area.

21. Assurances and Compliance. As a condition of the grant or cooperative agreement, the sponsors assures and certifies that it is in compliance with and will comply in the course of the agreement with all applicable laws, regulations, Executive orders and other generally applicable requirements, including those set out below which are hereby incorporated in this agreement by reference, and such other statutory provisions as a specifically set forth herein.

State, Local, and Indian Tribal Governments: OMB Circular Nos. A-87, A-102, A-129, and A-133; and 7 CFR Parts 3015, 3016, 3017, 3018, 3021, and 3052.

Nonprofit Organizations, Hospitals, Institutions of Higher Learning: OMB Circular Nos. A-110, A-122, A-129, and A-133; and 7 CFR Parts 3015, 3017, 3018, 3019, 3021 and 3052.

22. Examination of Records. The sponsors must give the NRCS or the Comptroller General, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to this agreement, and retain all records related to this agreement for a period of three years after completion of the terms of this agreement in accordance with the applicable OMB Circular.

23. Signatures.

BEAR RIVER WATER CONSERVANCY DISTRICT

The signing of this plan was authorized by a resolution by the Bear River Water Conservancy District governing body and adopted at an official meeting held on

_____, 2026 at Brigham City, Utah.

By:

Date: _____

Jay Capener
Chairman
Bear River Water Conservancy District

Bear River Canal Company

Approved by:

Date: _____

Name, Title

Bear River Canal Company

Address

City State Zip

Bear River City

Approved by:

Date: _____

Name, Title
Bear River City
Address
City State Zip

Highland Ditch Company

Approved by:

Date: _____

Name, Title
Highland Ditch Company
Address
City State Zip

Central Canal Company

Approved by:

Date: _____

Name, Title
Central Canal Company
Address
City State Zip

Tremonton City

Approved by:

Date: _____

Name, Title
Tremonton City
Address
City State Zip

Bear River Club Company

Approved by:

Date: _____

Name, Title

Bear River Club Company

Address

City State Zip

Chesapeake Duck Club

Approved by:

Date: _____

Name, Title
Chesapeake Duck Club
Address
City State Zip

Utah Division of Wildlife Resources

Approved by:

Date: _____

Name, Title

Utah Division of Wildlife Resources

Address

City State Zip

USDA-NATURAL RESOURCES CONSERVATION SERVICE

Approved by:

Arelys Ortiz, Acting State Conservationist—Utah
Natural Resources Conservation Service
125 South State Street, Room 6416
Salt Lake City, UT 84138

Date: _____



Bear River Water Conservancy District
102 West Forest Street
Brigham City, UT 84302
435-723-7034

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CHANCE BAXTER
GENERAL MANAGER

June 2, 2025

RE: Anderson Subdivision
Tremonton, UT 84337 (Bothwell)
Parcels 05-124-0020 and 05-100-0073

To Whom It May Concern:

This letter serves as notification that the Bear River Water Conservancy District will serve the Anderson Subdivision, referenced above, with 200 retail water connections based on District Polices and the Bothwell Modeling presentation given in the May 28, 2025 Board Meeting.

Sincerely,

A handwritten signature in black ink that reads "Chance Baxter". The signature is written in a cursive style.

Chance Baxter
General Manager