

# **North Union Irrigation Company**

***Special Shareholder Meeting***

November 8, 2025

1. Background
2. Storage -vs- Natural Flow
3. Water Share Liquidation Plan
4. Other Asset Liquidation
5. Additional Information
6. Next Steps
7. Questions

# Outline

- Company formed in 1883
  - Stock is shares in Provo Bench Canal & Irrigation Company (PBC&IC)
    - 727.28 shares in PBC&IC
  - 1,355.8924 shares in NUIC
    - 1.000 share NUIC = 0.5363 shares in PBC&IC

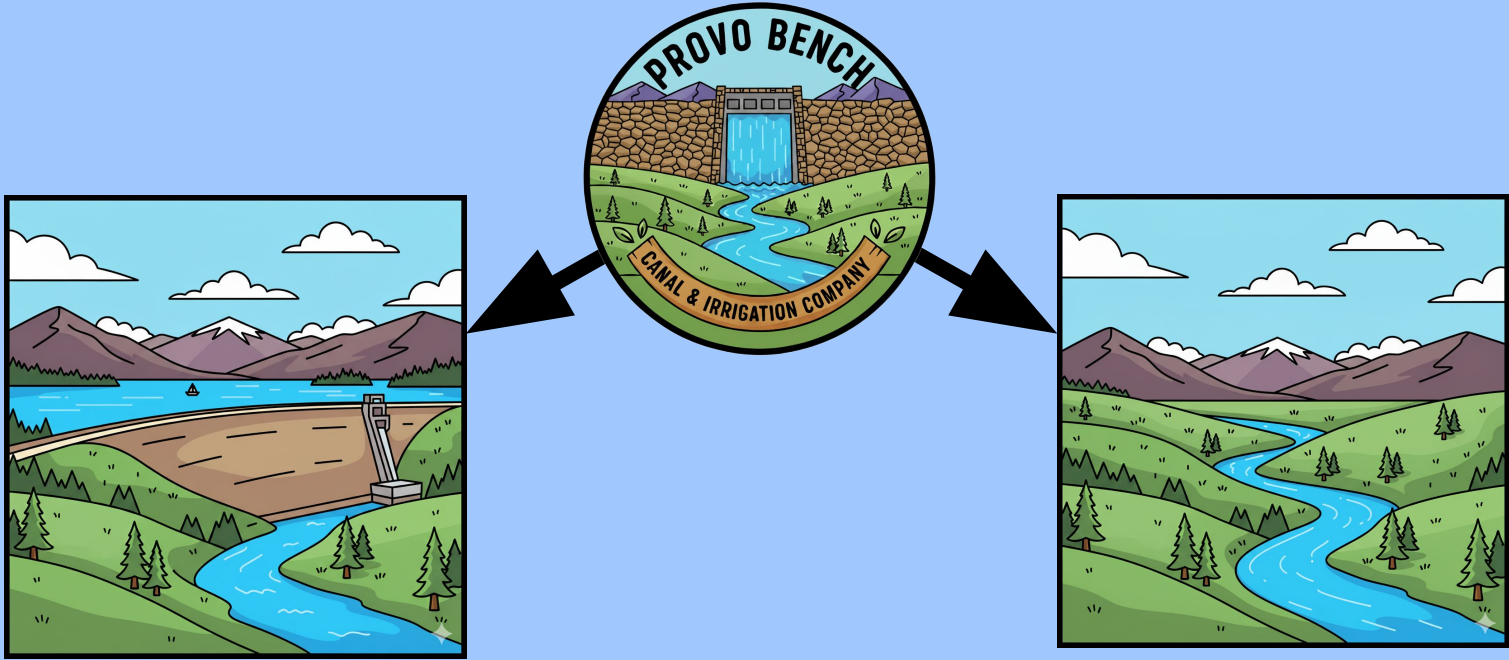
# Background

- Provo River Decree in 1921 (Morse Decree)
  - 97.55 cfs to PBC&IC
    - 36.255 cfs for NUIC
- Provo River Water Users Association in 1942
  - 2,000 shares to PBC&IC
    - 743.312 shares of PRWUA for NUIC

# Background

- PBC&IC shareholders voted to wind up the Company on September 27, 2025.
- NUIC shareholders are considering a similar action today

# Background



# Storage -vs- Natural Flow

- Provo River Natural Flow
  - Provo River Commissioner
- 1,355.8924 Company shares
- Primary source of water
- Deliveries dependent on runoff
- 1 Company share = 0.5482 PRWUA shares

Date	5/10-6/20	6/20-7/20	7/20-9/1	9/1-5/10
Total CFS	36.26	32.85	29.62	29.62

*\*CFS at 100% delivery*

# Natural Flow

- Deer Creek Water
  - Provo River Water Users Association
- PBC&IC owns 2,000 of 100,000 shares
  - Whole number share requirement
- Supplements shortages when cuts are made
- Also weather dependent
- 1 PRWUA share = 1.82 Company shares

# Storage

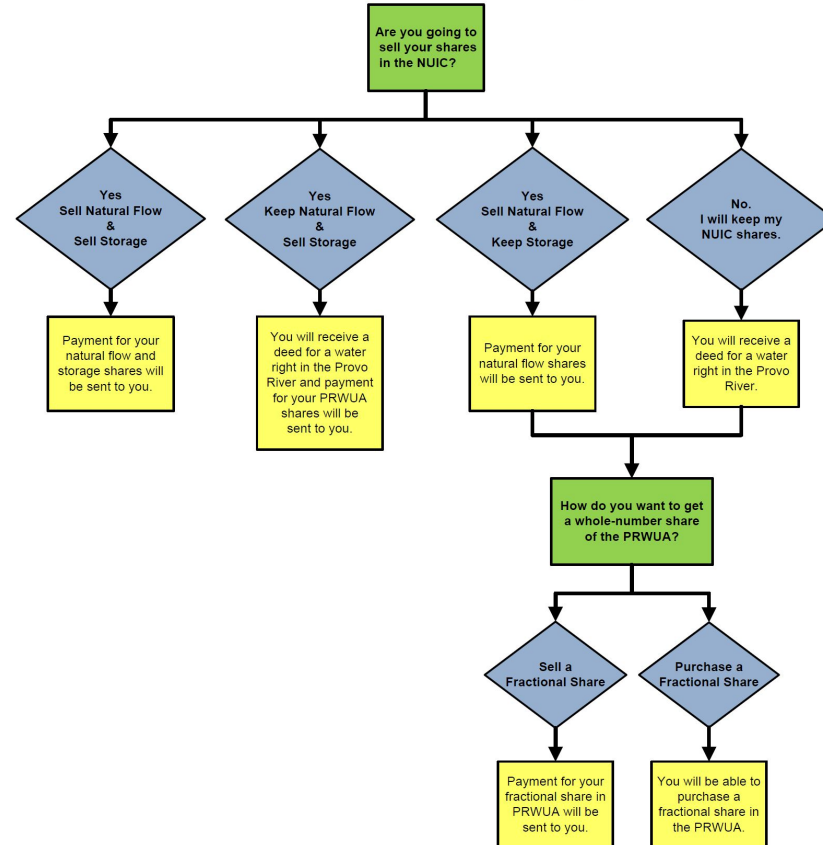
## Options

1. Sell natural flow, Sell storage
2. Keep natural flow; Sell storage
3. Sell natural flow; Keep storage
4. Keep natural flow; Keep storage

# Water Share Liquidation Plan



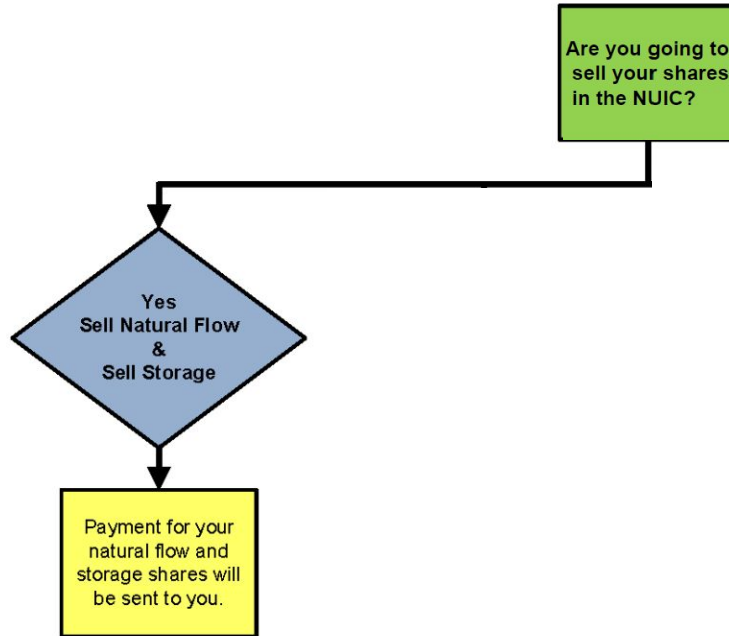
## Decision Tree for Disposing of North Union Irrigation Company Shares



1. Sell natural flow, Sell storage
  - Company will sell shares for you.

## **Water Share Liquidation Plan**

# Decision Tree for Disposing of North Union Irrigation Company Shares

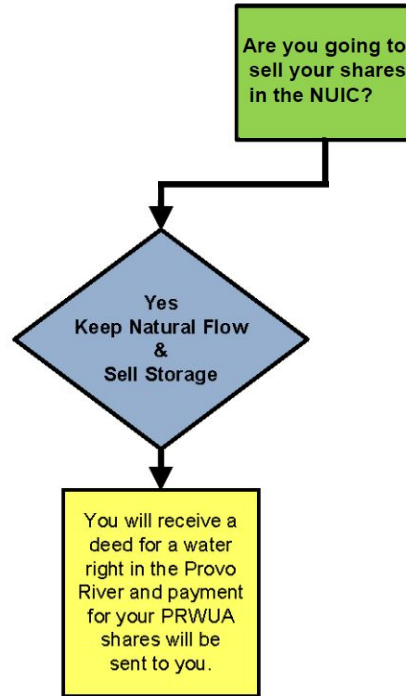


## 2. Keep natural flow; Sell storage

- You will receive a deed for a portion of the company's Provo River Water Right.
- Company will sell storage water for you.

# Water Share Liquidation Plan

# Decision Tree for Disposing of North Union Irrigation Company Shares



### 3. Sell natural flow; Keep storage

- Company will sell your natural flow water for you
- You need a whole numbered share in the PRWUA.
  - Sell the fractional portion of your share
  - Purchase a fractional portion from the pool, if available.

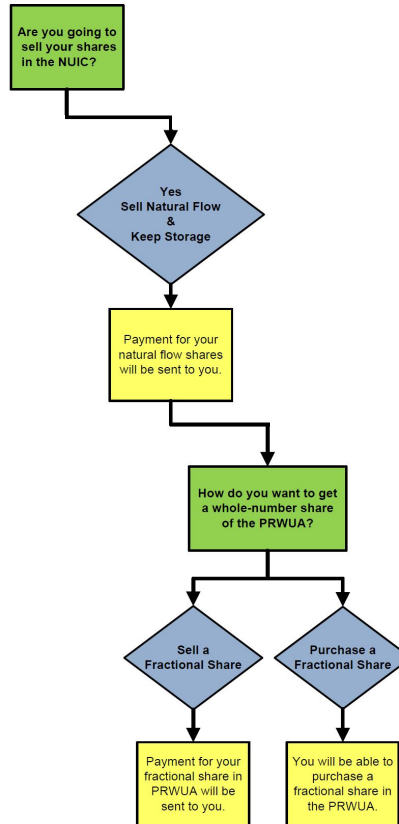
## Water Share Liquidation Plan

## PRWUA Whole Number Requirement

- Shareholder has 3.1922 NUIC shares
- Equivalent to 1.75 PRWUA shares
  - Sell 0.75 shares to have 1.00 share
    - 1.3681 NUIC share equivalent
  - Purchase 0.25 shares from the pool, if available, to have 2.00 shares
    - 0.4560 NUIC share equivalent

## Water Share Liquidation Plan

## Decision Tree for Disposing of North Union Irrigation Company Shares





## 4. Keep natural flow; Keep storage

- You will receive a deed for a portion of the company's Provo River Water Right.
- You need a whole number of shares in the PRWUA.
  - Sell the fractional portion of your share
  - Purchase a fractional portion from the pool, if available.

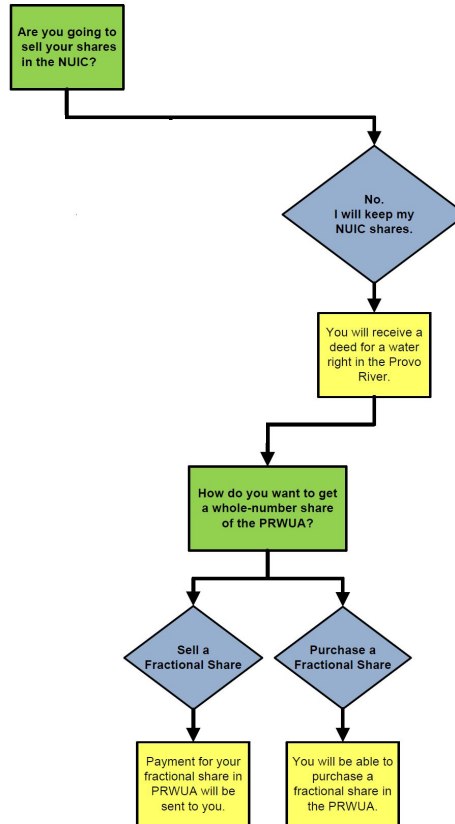
# Water Share Liquidation Plan

## PRWUA Whole Number Requirement

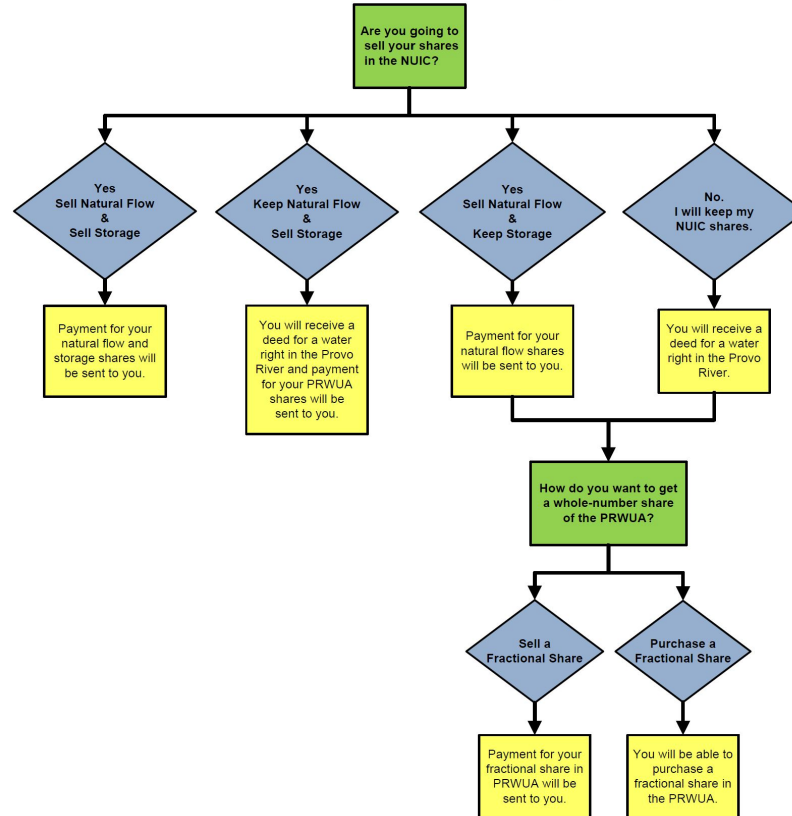
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## Water Share Liquidation Plan

## Decision Tree for Disposing of North Union Irrigation Company Shares



## Decision Tree for Disposing of North Union Irrigation Company Shares



- **Natural Flow**

- Pool of Company shares made available to shareholders
  - Order based on number of shares owned
  - Amount limited by percentage of shares of the shareholders interested in purchasing natural flow rights.
- Purchased shares will be converted to a natural flow right
- Specific details given later to interested shareholders
- Unsold shares, if any, will be sold on open market

## **Water Share Liquidation Plan**

- **Storage Component**

- Pool of Company shares made available to shareholders
- Will convert NUIC shares to PRWUA shares
- PRWUA shares must be a whole number
  - Round down, sell fractional shares
  - Round up, must purchase fractional shares
    - Priority given to shareholders who elect to purchase a fractional share from the pool of shares, if available.

# **Water Share Liquidation Plan**

- **Storage Component**

- Remaining company shares made available to shareholders
  - Order based on number of shares owned
  - Amount limited by percentage of shares of the shareholders interested in purchasing PRWUA shares
- Specific details given later to interested shareholders
- Unsold shares, if any, will be sold on open market

## **Water Share Liquidation Plan**

- \$37,550 per share
  - \$30,040 for natural flow
  - \$ 7,510 for storage

## **Water Share Liquidation Plan**



- Company owns no property.
- Remaining bank balance distributed to final shareholder of record on December 8, 2025
  - Based on proportionate share in the company.
  - A reserve may be kept for a couple of years.
  - As soon as reasonably possible.

## **Other Asset Liquidation**

- Elections due by December 8, 2025



- No response means sell on my behalf

# System Design

- How much water do you need?
- Design and installation of a watering system
  - <http://extension.usu.edu>
  - (385) 268-6530
  - CUWCD
  - (801) 226-7180
- Irrigation professional

## Additional Information

## Lindon Residents:

- Connect to pressurized irrigation (PI) system.
  - Turn in shares for size of property
  - Pay connection costs



Lindon City Fee Schedule

## Additional Information (Lindon)

# Orem Residents: System Design

- Use your current meter?
- Need new meter?
  - Connection Costs
- Interest-free financing of connection fees available through Orem City.

Meter Size	Connection Fees
¾ in	\$5,084
1 in	\$8,186
1 ½ in	\$15,831
2 in	\$24,895

## Additional Information (Orem)

# System Design

- Ongoing Costs

Meter Size	Base Rate/ Month*	Tier Rates \$/1,000 gal
¾ in	\$25.58	\$0.91
1 in	\$48.53	\$1.13
1 ½ in	\$131.44	\$1.35
2 in	\$215.67	\$1.60

Flow Allotment by Meter Size per Month <i>Units are 1,000 gallons</i>							
Meter Size	Tier 1		Tier 2		Tier 3		Tier 4
	>	≤	>	≤	>	≤	>
¾ in	0	11	11	34	34	65	65
1 in	0	18	18	57	57	109	109
1½ in	0	37	37	113	113	216	216
2 in	0	59	59	181	181	346	346

## Additional Information (Orem)

# Assisting Irrigators

- Groundwater exchange
  - Central Utah Water Conservancy District
- Water-saving programs
  - Guidance
  - Financial assistance
    - <https://www.utahwatersavers.com/>

## Additional Information

- Elections due by December 8, 2025
- Pool shares made available for purchase by interested shareholders by end of December.
- Payment to shareholders when funds from sale are received.
- Water deeds provided as soon as possible.

## **Next Steps**





Election Form

# Questions



Election Form

# Questions



Calculator