

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting -----February 19, 1997

The meeting was called to order by the Acting Chairman Treasurer Karla VanderZanden at 7:00 P.M. at the District office. Other Board members present were George White and Neal Dalton. ATTENDANCE

Others present were Dale Pierson, Marsha Modine, and John Chartier.

After calling for additions or corrections to the minutes of the meeting of December 18th 1996, and hearing none, the Chair declared the minutes approved as read by Dale. Motion: Neal Seconded: George. MOTION CARRIED

CHECK APPROVAL:

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4170	Zions 1 st Natl Bank (Mnthly Bond Payment)	\$12292.15	
4171	City of Moab (Nov Sewer Trtmt/Tapping Machine Rental)	4971.31	
4172	Utah Div of Finance (CIB Sewer Project - Interest Pmt)	1313.01	
4173	Utah Dept of Health - Labs (Samples)	20.00	
4174	David R. Adkison (Professional Fees)	237.50	
4175	Sorenson, Craig F. Const. (Blue Stakes - Dec - GCWCD owes \$23.78)	95.10	
4176	Times-Independent (Legal Notice)	60.60	
4177	Souther Paving (Concrete)	58.88	
4178	Riverside Plumbing (Parts)	17.07	
4179	Moab Employer Council (Customer Service Seminar)	90.00	
4180	Sunrise Engineering (Replacement for Check # 4098)	1750.00	
4181	Mountainland Supply (Parts)	766.40	
4182	W. R. White Co. (Parts)	1599.66	
4183	Dave Cozzens Constr. (Waterline Repairs & Sewer Conns)	2636.00	
4184	GCWCD (Reimb Admin Fees)	6916.10	
4185	U.S. Postmaster (Jan Billing)	159.92	
4186	Zions 1 st Natl Bank (Mnthly Bond Payment)	\$12292.15	
4187	City of Moab (Jan Sewer Treatment, Swr Machine & Parts)	5455.74	
4188	Utah Dept of Health - Labs (Samples)	20.00	
4189	U.S. Postmaster (Stamps - 3 rolls of 32¢)	96.00	
4190	David R. Adkison (Audit Questions)	16.50	
4191	Dynasty Software (Annual Maintenance Fee)	500.00	
4192	GCWCD (Betty Gamlich Irrigation Pmt)	50.00	
4193	Sorensen, Craig F. Constr. (Blue Stakes)	56.95	
4194	Southern Paving (Road Material)	500.61	
4195	Turner Lumber (Weather Strip for front door)	8.44	
4196	Mountainland Supply (Waterline Ext - Parts)	1800.02	
4197	Riverside Plumbing (Pressure Reducer Repair)	3.05	
4198	W. R. White (Parts - Water)	928.18	
4199	Dave Cozzens Const. (M&O W&S, New Conn, Wtrline Ext)	9808.50	
4200	GCWCD ((Reimb Admin Fees)	7231.55	
4201	U.S. Postmaster (Feb Billing)	166.96	
4202	Hans A. Weibel (Easement Procurement)	2000.00	
	TOTAL:	\$73918.35	

Karla questioned the Mountainland check and was told we did a waterline extension near All American Acres. Neal moved to approve the checks. George seconded. MOTION CARRIED

SEWER PROJECT UPDATE: John Chartier said we were 95% done with the Schedule A interceptor line except for the tie in with Moab City and the three metering stations have been ordered. John explained that the brush line that Dave Engleman used to keep his cows in was actually on Floyd Montague's property which Dave Engleman had us fence. Floyd made us remove the fence. It appears Dave Engleman will be responsible for any fencing required. Dale and John walked the sewer line along the creek and met with Mary Winegarden about her fence. Her trees look like they are going to be all right. Dale said that those properties along the creek look much better than he expected. The tie in on Holyoak and Mill Creek is not done yet. Schedule B is going pretty well. Schedule C in Navajo Heights and Kayenta Heights was started on Hans' Weibel property - which we didn't have an easement for because Sunrise erred in their survey. Dale and John had a meeting with Henry Corning and Dave Eckersly, whose property were we about to encroach upon, and Hans. They signed ROWs, as per an agreement reached by all parties, but Hans did not. Hans sent us a bill for re-vegetating his property for \$1800. Legal council is recommending that we pay for the easement and not re-vegetating. Dale wants Han's signature before we give him a check. Sunrise recommended to take him to court or pull out of Navajo Heights and leave it to the Health department to force Navajo Heights to install the rest of the sewer line in the city's water shed protection zone. Max Young has also submitted a bill to us for the same kind of re-vegetation. Also Max would like everything cleaned up but until Hans signs his easement we can not encroach on his property. The rock saw has completed about half of its trenching. Karla recommended a sewer project update for public relations in the Times or Advertiser. CDBG block grant to be given to low and moderate income people has been given top priority by the South East Utah Association of Governments. Marsha and Dale will go to Vernal in March to learn about the administration of the grant. John went over the project budget mentioning that the project is about 30% done while the engineering budget is 60% expended. We have a 10% contingency fund which we can draw from should it be necessary. We are going to be about \$20,000 over on the pipe bedding line item because of Small Tracts rocky ground. John says the time line for completion looks good and the contractor appears to be ahead of schedule.

SEWER
PROJECT
UPDATE

SEWER CONNECTION POLICY: 1. Dale recommended that we inform people when the lines are approved so that they can hook up. Dale pointed out that connections are being put in by the contractor as they go by each residence. Dale said that in the 1983 project the District did not bill for the connection fees, but that this time we will send out bills after the completion of the project. For this project only, Dale recommended that twenty days after completion of the entire project properties have one year to hookup. Then all areas of the valley will have the same start and end date for a connection period. Karla moved in favor of Dale's recommendation and George seconded. MOTION CARRIED

SEWER
CONNECTION
POLICY

2. Charging a penalty if the connection is not paid within the first year was discussed. The penalty in place now (\$200.00) is lower than the banks would charge. Dale said that he would talk to Steve Russell about this.

3. Dale explained that the cost of installing a connection is rising and so we need to specifically tie a connection to the property and put the connection in when someone buys one. He recommended that a connection not be sold until a building permit has been issued. This will also assist in collecting the impact fees when the building permit is issued. Karla moved to adopt the policy that a sewer connection cannot be sold until a building permit is issued. George seconded. MOTION CARRIED

SHURLENE DAY - PRESSURE REDUCER: Dale explained that in the area where Shurlene lives the District put in pressure reducers. Shurlene did not get one even though she was connected during the same time. Dale would like to pay for hers with the understanding that once we put it in the reducer becomes hers to maintain and replace as is consistent with our existing policy. Dale presented a \$207.00 bill from Rick Hirschfeld to be paid at the next meeting. The consensus of the Board was to pay this upon receipt of a more detailed invoice.

SHURLENE
DAY -
PRESSURE
REDUCER

IMPACT FEES: There is a meeting on March 5th at 4:00 PM in the Council Chambers with the County and both Districts. Dale needs to talk to Hofman Associates about the collection system and the distribution system impact amounts. Future development and future storage must also be considered. Impact on sewer plant per residence is approximately \$1200 and when we get that money it will have to be placed in its own earmarked account. These fees have to be in place by July of 1997. We will no longer have a connection fee we will have a hookup fee which will be the average cost of putting the hookup in the ground. There is the potential that the impact fee for a new house could be as much as \$10,000.00. Dale encouraged the Board to attend as this will be an essential meeting.

IMPACT
FEES

Dale mentioned that there was information in the Board packets on the Ground Water Protection Conference on May 8th & 9th. The District will pickup registration expenses for those wishing to attend. Dale encouraged the Board to participate.

Karla had a question about the proposed low income housing development across from the County Road yard. Karla wondered about water pressure which she had heard was low in that area. Ray Taylor had come in and talked to Dale a little with regards to a money transfer from State Lands for infrastructure. Other than that Dale has not seen or heard anything else. Dale said that their design would not be approved unless it would not degrade or would improve existing water pressure.

Meeting adjourned at 8:45 p.m.

ATTEST:


Karla VanderZanden, Acting Chairman


Neal K. Dalton, Clerk