

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting -----August 20, 1997

The meeting was called to order by the Chairman, Paul J. Morris at 7:00 P.M. at the District office. Other Board members present were George White, Neal Dalton, Karla VanderZanden and Dan Holyoak.

ATTENDANCE

Others present were Dale Pierson, Marsha Modine, Jolyne Hoffmann, Mike Shumway, Jackie Olsen, Vern Fisher, John Chartier, Alma Y. Erekson, Tim Erekson, Bill Bly and Joyce Robertson.

After calling for additions or corrections to the minutes of the meeting of July 16, 1997, and hearing none, the Chair declared the minutes approved as circulated to the Board. Motion: Neal Seconded: George MOTION CARRIED

MINUTES
APPROVAL

SEWER RATES - PUBLIC HEARING: Dale explained that the only change in the sewer rates was for Motels. The room rate was based on the ERU per motel room from the Public Facilities Analysis study by Hofman Planning Associates. The \$7.90 per room is derived from the single family dwelling rate of \$22.00 per month multiplied by .36 per ERU per motel room. Those drains that are not room drains would be charged at the normal commercial drain rate of \$7.25 per drain. Paul Morris opened the public hearing at 7:02. Alma Erikson, one of the owners of Sleep Inn, introduced his son Tim and the local manager of the Sleep Inn Bill Bly. Mr. Erikson said he had no objections to the rates as published. He asked if the rate would be effective starting August 1st. Dan said yes. No further comments were made. The public hearing was closed at 7:05 Dan motioned to accept Resolution No. 97-03 and George seconded. MOTION CARRIED

SEWER RATES -
PUBLIC
HEARING

WASTEWATER COLLECTION AND WATER DISTRIBUTION IMPACT FEES: Dale identified the fees the Board needed to take action on. The recommended fees are \$700 per ERU for water distribution; \$927 hookup fee, based on the average ¾" connection; \$1271.83 for sewer treatment; \$385 for sewer collection; and \$1109 for sewer hookup, based on the average 4" connection. All other sizes of connections would be based on the actual cost of installation. Public hearings were held for all fees. Dale mentioned that the hookup fee should be looked at every year or two. John Chartier said impact fees should be reviewed every four to five years. Dale said that the source and storage fees passed by GCWCD will have to be rolled into SVW&SID based on the decision at the joint Board meeting that SVW&SID will do a source and storage tank. An interlocal agreement will have to be written for SVW&SID to take over the fees. Dale recommended taking out all references to 'service permit' from the Impact Fee Resolution. Existing homes were not included in the study by Hofman Planning Associates exempting them from impact fees. Dale said the impact fees would become effective 15 days after the Board passed the fees. Vern Fisher mentioned that the funding agencies are less likely to fund projects if impact fees are not in place. Dan motioned to pass Resolution No. 97-02 with an impact fee of \$700 for water distribution; \$925 for water hookup fee, based on the average ¾" connection; \$1270 impact fee for sewer treatment; \$385 for sewer collection; and \$1100 for sewer hookup, based on the average 4" connection with all other sizes of connections based on the actual cost of installation. Neal amendment the motion to indicate new building only by changing all references within the Rules and Regulations to 'building permits and/or service agreements' to 'building permits'. Karla seconded the motion. MOTION CARRIED

WASTEWATER
COLLECTION
& WATER
DISTRIBUTION
IMPACT FEES

SEWER PROJECT UPDATE: John Chartier introduced Jackie Olsen, the president of Ralph Olsen Excavating, to the Board. He said the project was stopped from putting any more pipe in the ground until the contractor caught up with clean up by motion of the Grand County Council. Ralph Olsen's was told that any pipe laid from this day on would not be paid for until clean up was caught up. Pay request would also not be processed until progress was evident. Exceptions for Overlook Road and Canyonlands Circle were approved. John said there is still 16,000 feet or 15% of pipe left to lay. Liquidated damages of \$200 per day are being assessed until Schedule A is complete. Schedules B & C completion date is August 30. Originally, Schedule B was estimated at 5000 ft of rock. The contractor is running into six times that amount. Based on the added rock excavation and the delays caused by the Navajo Heights residents, John asked the Board for a five to six week extension on Schedules B and C. Mike Shumway said most of the rock is five feet under the ground equating the digging time to 17 working days based on Olsens working 4/10's. John said the contractor is paid the same amount of money even if it takes longer to complete. Dan moved to give the contractor six more weeks to complete Schedules B and C of the sewer project. George seconded. MOTION CARRIED

SEWER PROJ
UPDATE

John mentioned additional funds would be required for more asphalt. A large portion of the road edges are single chip sealed and break off when cut requiring more asphalt to repair. He estimated an additional amount of \$150,000 would be asked from the funding agencies to include the asphalt and additional work required for rock excavation. John also mentioned that Moab City billed the project \$276,000 for half the amount owed by SVW&SID for the sewer treatment plant upgrade. If Moab City has overruns on the Treatment Plant Project, this amount could change.

WATER PROJECT UPDATE: Vern Fisher said Sunrise has completed an initial analysis on the water system of what the user charges need to be. He said they were waiting for a firm commitment from the Board on impact fees that were determined tonight. They are looking at a 40% to 60% grant participation for the water project. The State Trust Lands participation is still unknown

WATER PROJ
UPDATE

ANNEXATION OF SAN JUAN COUNTY AREA INTO DISTRICT: Dale said that San Juan County agreed to initiate annexation into our District to provide services. According to Utah code, San Juan County can not do the annexation. Rick Bailey will send a letter to the Grand County Council to request that they do the annexation. Boundary maps were drawn up by John Chartier and Dale. Dale said he thought San Juan County may want sewer service within the next four to five months.

ANNEXATION OF
SAN JUAN
COUNTY AREA
INTO DISTRICT

DISTRICT OVER SIGHT BOARD: Dale mailed a list of pros and cons to the Board members at George's request. Dale asked the Board to decide if they wanted to pursue the formation of the Over Sight Board. The Board directed Dale to pursue contingent on the decision of the GCWCD and GCSSWD Boards.

DISTRICT
OVER SIGHT
BOARD

REVIEW WAGES AND POLICIES ON CONTRACT EMPLOYEES: Dale said the auditor recommended the District look at their contract employees to determine if they should be considered employees of the District and subject to workman's compensation and FICA. Based on the amount of direction given to Pat Jones by the District, she does not fit in the contract employee category. Dale recommends that she be considered as a part time employee. Additional money will be allocated for this purpose from this District.

REVIEW WAGES
& POLICIES ON
CONTRACT
EMPLOYEES

FINANCIAL STATEMENT: Marsha reviewed the July financial statement with the Board. FINANCIAL STMT

CHECK APPROVAL:

CHECK APPROVAL

4294	Zions 1 st Natl Bank (Mnthly Bond Payment)	\$6056.96
4295	Rural Development (Mnthly Sewer Bond Payment)	2663.00
4296	City of Moab (May Sewer Treatment)	5509.16
4297	Pat Jones (Aug Meter Read, Replace Broken Meters)	430.00
4298	Utah Dept of Health - Labs (Samples)	20.00
4299	Sunrise Engineering (Water Study)	5465.80
4300	Clyde, Snow & Swensen (Professional Services - Water Study)	1524.48
4301	GCWCD (Reimburse - two impact fees)	1054.42
4302	Riverside Plumbing (Parts)	138.04
4303	Turner Lumber (Water Supplies)	12.38
4304	Moab Bldg Ctr (Office Supplies)	5.25
4305	Grand County Law & Justice Ctr (Professional Fees - Apr-Jun)	754.95
4306	Southern Paving (Road Material)	93.96
4307	Times-Independent (Legal Notice)	123.60
4308	Marsha Modine for Petty Cash	19.58
4309	W.R. White Co. (Parts)	3549.04
4310	Dave Cozzens Constr (M&O W&S New Conns, Wtrline Ext)	5542.50
4311	GCWCD (Reimburse Admin Fees)	13344.98
4312	U.S. Postmaster (August Billing)	172.20
4313	Sunrise Engineering (July Water Study)	2299.33
4314	RWAU (Summer Conference Registration - Paul Morris)	95.00
	TOTAL:	\$48874.63

George motioned to approve the checks and Karla seconded. MOTION CARRIED

ITEMS FROM BOARD MEMBERS: Karla asked about the leak near Canyonlands Field Institute. A blue substance had bubbled out onto the road from Mega Blue. Dale mentioned that Mega Blue is not suppose to dispose of this in the sewer. The area was dug up by the District and die tested by Jim Adamson to determine if the substance was going into the sewer system. The tests showed that only floor drains at Mega Blue went into this line. Dale suggested that Mega Blue should re-plumb their floor drains since they have no right-of-way from Canyonlands Field Institute for this drain line. MEGA BLUE
LEAK

Adjourned at 9:12.

ATTEST:


Paul J. Morris, Chairman


Neal K. Dalton, Clerk