

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular Meeting-----July 13, 1983

The meeting was called to order by the Chairman, Darwin Gilger, at the District Office at 8:00 P.M. Other Board ATTENDANCE members present were: Neal Dalton, Dan Holyoak, Linda McKinney and George White.

Others present were: Harry Austin, John West, John Hill, Sewer Construction Manager, John Keogh, Surveyor, A. Douglas Holyoak, Accountant, David J. Bretzke, Executive Director, and Roberta R. Highland, Secretary.

The minutes of the previous meeting was read by Roberta MINUTES READ Highland. George White moved to approve the minutes as read. Dan Holyoak seconded. MOTION CARRIED.

John West reported that his Board had come up with no JOHN WEST & HECLA BOARD figures, because his people could not come to any agreement and stated that his Board had not been able to get any consensus. He reported that there were three main concerns: HECLA CONCERNS:

1. The majority of the residents wanted an underground system.

2. The Association wants to know if the District is interested in the wells, tanks, water rights, etc.

3. The Association is confused as to whether the cash buy-out is a cash pay out, or if it is some sort of credit to their accounts.

The Board answered these points in order: BOARD ANSWERS

1. An above-ground system would no longer be considered.

2. The District is not interested, but Grand County Water Conservancy District might be.

3. The buy-out would be for cash, not a credit arrangement.

George White stated that the Grand County Water Conservancy District might be interested in acquiring the water rights.

David J. Bretzke reported that the value of the pipe was \$7,600.00, and the water rights and well and fixtures would be \$3,300.00 and proposed the Spanish Valley District pay \$600.00 to each resident for the whole package. Dave stated that he had discussed the well with Mark Page, and apparently there were two water rights, one (05-148) which has a value of 1.11 cfs right and 05-492 which has a value of 1.11 cfs, making a total right of 2.21), and those rights together would only be good for 79.64 acre feet per year, for 6.05 acres and culinary water for 26 lots.

VALUE OF
ITEMS

Harry Austin stated that many people were not happy with the original takeover of the lines, and stated that it was a good well, which had never gotten a bad test.

George White asked what amount the subdivision had paid toward the well.

Dan Holyoak asked what the majority of the Association was for a pay off or the line, and John West replied that in his opinion it was about 50/50.

Road repairs were discussed and David Bretzke reported that approximately 22% of the road was torn up and that Stratton Bros. was trying to get approval to take out the asphalt and put in Armor Coat instead of hot asphalt, and put a new seal on the whole street, and that if we then put in an irrigation line, this new street would have to be torn up and patched. Neal Dalton stated that in his opinion we should work on the pay-out, and that we should not settle for less than the cost

ROAD REPAIRS

of replacing the irrigation line.

These costs were estimated as follows:

COSTS OF REPLACEMENTS

\$10,000.00, 4,000 ft. of line

\$ 1,300.00, 26 valves @ \$50.00

\$ 8,400.00, asphalt repair, for a total of \$19,700.00.

Darwin Gilger suggested we round it off to \$20,000.00, which would amount to \$769.23 per lot. Harry Austin suggested we round that figure to \$800.00.

Dan Holyoak moved we offer two alternatives:

1. \$1,000.00 per lot, which would include the pay-off on an irrigation system, the well tanks, water rights and lot and everything else pertaining thereto; or

2. \$800.00 per lot as a pay off on the irrigation system only, the Association to keep everything pertaining to the well, water rights, etc. George White seconded. MOTION CARRIED

John West indicated he would carry these proposals back to his Board of directors and would let us know their decision.

Dan Holyoak reported that John Keogh was present because of a problem with the line where it went onto Rholand Murphy's property, and up through some property Harold Bowen had bought from Rholand Murphy. The line had drifted from the easement some 14 feet, which was a point of concern to Harold Bowen to the point that he had informed us we would either move the pipeline, buy the property or face a tremendous lawsuit. Apparently this was the point where John Keogh had quit surveying the points, and John Hill had stated that the stakes had been put there. Dan reported that he asked John Keogh to prepare a plat, and he plotted in the actual sewerline, and that he,

HAROLD
BOWEN PROB-
LEM

and Dan had met with Harold Bowen, and that they had come to an agreement, subject to the Board's ratification, that the two sewer connections installed would be given to Harold Bowen, and that the Board would pay John Keogh for surveying the line, and preparing the plat. At the time Harold Bowen would receive two receipts for the two connectins, and Harold Bowen would then give the district an easement for the line. After discussion, Dan Holyoak moved we accept the above proposal. George White seconded. MOTION CARRIED.

John Hill was asked if the Asphalt Batch Plant was back in town, John replied he was not sure, but that L. A. Young had moved their Batch Plant back to Monticello, and hopefully, next week they might start bringing in the asphalt.

ASPHALT
BATCH PLANT

David J. Bretzke was asked to check the specs to see how deep the laterals were, because if someone planned to put in a basement, they would have problems with the five or six feet depth at property lines the laterals were now being dug.

DEPTH OF LAT-
ERALS

Employee time sheets were handed out, and the following bills were presented:

TIMESHEETS &
BILLS

(List attached)

Dan Holyoak moved we pay the bills. George White seconded. MOTION CARRIED.

David Bretzke reported that we had had a letter from Mr. Edward T. Wells, Summerhays, Runyon, and McLelland, attorneys, from Salt Lake City regarding the Jim Sarten easement on Phase I of the sewer. He reported that Jim Sarten had promised an easement, but sold the property before that happened. Now the new owner, Mr. R. B. Holladay has hired this attorney,

JIM SARTEN
EASEMENT

asking for \$30,000.00 in settlement. He also stated that he had turned the matter over to Harry Snow for further action.

David also stated that he had been contacting computer and software firms, and that one Company was going to send us a computer for a free trial period.

COMPUTER
COMPANIES

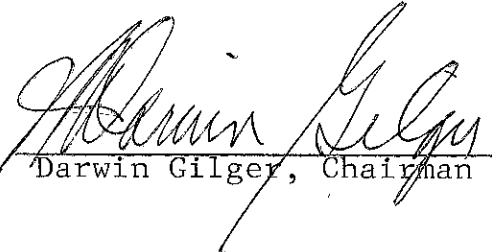
Other easements were questioned and David reported the problem is being worked on. The secretary was requested to invite Nancy and David Minor to the next Board meeting to discuss their easement.

OTHER EASE-
MENTS

George White moved adjournment. Dan Holyoak seconded. The meeting adjourned at 9:45 P.M.

ADJOURNMENT

ATTEST:



Darwin Gilger, Chairman



Neal Dalton, Clerk