

Grand Water & Sewer Service Agency

Special Operating Committee Meeting &
Informational Meeting – North Corridor Development Area
August 15, 2001

The meeting was called to order by President Gary Wilson at 7:02 p.m. at the Grand County Civic Center, 450 N 100 E, Moab, Utah. Other Operating Committee members present were Paul Morris, Rex Tanner, Neal Dalton, and Dan Holyoak. Absent: Karl Tangren. Those in attendance established a quorum. Other Board members present Kyle Bailey, Jerry McNeely, Bill McDougald. Absent: Karla VanderZanden, James Walker and Al McLeod.

Others present were Dale Pierson, Rhonda Riberia, Marsha Modine, John Chartier – Sunrise Engineering, Brent Rose – Clyde, Snow, Sessions, & Swenson, Diane Norman, Kevin Harnison, Jim Koehler, Tim Buckingham, Judy Bane – Grand County Council Administrator, Preston Paxman, Bert Paxman, Mayor Karla Hancock, Brent Williams – City of Moab, Kirstin Peterson, Randy Day, Gary Walters, Blayne Carlton, Franklin Seal, and Barbara Morra.

GWSSA Recommendation to Grand County Council for GCSSWD Board Appointment Dale explained this was to fill the position vacated by John Keys' resignation. He added that three letters of interest had been received by the Grand County Council from Bill Love, Barbara Morra, and Dan Pyatt. Dale noted the letters had been sent to the Board members and were also in the packets. Paul motioned to recommend Dan Pyatt to the Grand County Council to fulfill the open term. Second: Jerry McNeely. Gary – aye, Paul – aye, Neal – aye, Rex – aye, Dan – aye, Jerry – aye. Kyle – nay. Motion carried. Bill McDougald was not present for the vote.

Presentation of Assessment Options

Rex Tanner left the board table to sit in the audience with the North Corridor owners.

Topics discussed included:

- ↺ Differences between the funding options of assessment by acreage, ERU's, or declared ERU's
- ↺ Process of an assessment election
- ↺ What an ERU is and how they are determined for each individual property
- ↺ Impact fees, what they are, how they are paid, whether other options might exist
- ↺ Arches National Park's portion of the project, the federal appropriation, what might happen if Arches were not part of the project
- ↺ How long the appropriation was good for
- ↺ How ERU's could be transferred from one property to another via private mechanism
- ↺ Project capacity – could Atlas be included at a later date?
- ↺ Whether private lift stations would be required
- ↺ If payment in full could be made up front
- ↺ Whether or not ERU's are zoning dependent
- ↺ Why hotels are charged less than camp parks for sewer service
- ↺ Could creating a township instead assist the owners
- ↺ Special Assessment Districts and Utah law
- ↺ Time frame for sewer plant upgrade
- ↺ Only one funding option can be used, not a combination of two
- ↺ Previous sewer projects in Spanish Valley
- ↺ Hookup fees
- ↺ Board of Equalization hearing
- ↺ Project costs cheaper through City or GWSSA?
- ↺ Multiple sewer connections on one property
- ↺ Could sewer project be done first and a water project done later?
- ↺ Anticipated length of actual project construction
- ↺ Final assessments

A short break was taken to permit owners to confer among themselves.

GCSSWD
Board
Appointment
Recommendation

Presentation
Of
Assessment
Options

After the break a roll was called for each property as listed on the *North Corridor Funding Chart*. Those present were asked to state their preferred method of assessment, or opposition to the project.

Neil Johnson – not present
Tim Buckingham – Acreage or Declared ERU
Buckeye Gas – not present
Ye Old Camera Shop – no to project
Grandview Land LLC – not present
Suburban Gas Corp –not present
Aarchway Inc – Acreage or Declared ERU
Lin Fa-Chi – not present - however, Randy felt would opt for Acreage or Declared ERU
Nature Conservancy – no to project
Aarchway Inc – Acreage or Declared ERU
Lin Bennett F K etal – not present – however, Randy felt would opt for Acreage or Declared ERU
James Koehler – any of the options, preference being Declared ERU
Aarchway Inc – Acreage or Declared ERU
Joe Gelo – not present
Venture Management – no to project
Venture Management – no to project
Lewie Pilles – absent – however, via Randy Day - Declared ERU
Oak-Trek Partners – not present – however, via letter – no to project
King's World – prefer no project, but would look at Declared ERU's
Canyonlands by Night – Declared ERU
James Winkler – not present
Warren McClatchy – not present – however, via Dale – no to project
McClatchy Family Trust – not present – however, via Dale – no to project
W & M McClatchy - not present – however, via Dale – no to project

Gary thanked everyone for their attendance and participation. He explained a letter would be sent out by the Agency Staff regarding declared ERU's.

Kyle noted that the City recognizes that the services are needed, and that the City might be able to take over the project. He noted the City might be able to work around the impact fees and connection fees based upon annexation. Randy thanked Kyle for the gesture, and asked if Kyle saw a way for the owners to annex as a whole, Kyle said there would be. Gary Wilson asked if he had heard correctly, that the City could work around the impacts? Kyle responded that no, he did not know that, but the City would look into a three year phase-in of impact fees. Mayor Hancock noted the surplus of water the City had at the present time. Rex noted the difficulties in past discussions with the City, even though the North Corridor would bring the City between \$250,000.00 - \$350,000.00 in taxes. Mayor Hancock noted the usage of the taxes would be for streets, and those who felt they needed curbs, commenting it doesn't offset it. Rex noted it would still be profitable, Kyle noted not initially, but that the lines are already there and could be looped. The Mayor noted the City recognizes the [Arches National] Park as a valuable asset. Brent Williams noted it did not matter who did the project, the time to do it is now. *Amended 9/12/01*

Gary Wilson concluded by noting it was entirely up to the North Corridor property owners, the Agency was simply here to serve where needed.

President Wilson declared the meeting adjourned at 9:20 p.m.

ATTEST:

Gary N. Wilson, President

Dale F. Pierson, Secretary/Treasurer