

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting ----- October 23, 1996

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, Chris Shumway, Dale M. Irish and Robert W. Erickson.

After calling for additions or corrections to the minutes of the meeting of September 18, 1996, and hearing none, the Chair declared the minutes approved as circulated to the Board. Motion: Dan Seconded: Neil MINUTES APPROVAL
MOTION CARRIED

CHECK APPROVAL: Motioned: George. Seconded: Dan. **MOTION CARRIED** CHECK APPROVAL

4099	Grand County 7 th Dist Court (Condemn. - Order of Immediate Occupancy)	\$ 2546.25
4100	City of Moab (Sept Sewer Trtmt/Tapping Machine Rental)	4791.30
4101	Pat Jones (Oct Meter Reading)	315.00
4102	Utah Dept of Health - Labs (Samples)	20.00
4103	Smouse Appraisal Service (Right-of-way Appraisals - Condemnation)	200.00
4104	Keogh Land Surveying (Easements - City, Allreds & Nightingales)	1285.00
4105	Sorensen, Craig F. Constr. (Blue Stakes - Sept)	93.30
4106	Turner Lumber (Parts - Water)	12.10
4107	Southern Paving (Road Mix)	786.90
4108	ULGT (Treasurers Bond)	260.00
4109	Times-Independent (Legal Notices, Envelopes)	247.60
4110	Sunrise Engineering, Inc. (Rights-of-way Procurement)	1645.00
4111	Ray Branscom, Kathy Dickerson & Anne Bartz (Right-of-way Procurement)	2132.00
4112	Leona Lay & Beverly Holladay (Right-of-way Procurement)	2919.75
4113	Lorie Hutchison & Kathy Robinson (Right-of-way Procurement)	2972.50
4114	Jay Randall (Right-of-way Procurement)	1288.13
4115	Renann Randall (Right-of-way Procurement)	1288.13
4116	Milton L. Walston, Barbara C. Walston, Milton Bryon Walston & Cathy Eileen Thompson (Right-of-way Procurement)	2610.00
4117	UDOT (Ttl Distance of Highway Right-of-way @ 10¢/ft - Annual Fee)	882.50
4118	Plumbers Supply Co., Inc. (Sewer Parts)	277.50
4119	Mountainland Supply (Water Parts)	168.08
4120	W.R. White Co. (Parts)	1304.10
4121	Dave Cozzens Const. (M&O Water, Roberts Road Water Line)	1287.00
4122	GCWCD (Administration Fees)	12037.07
4123	U. S. Postmaster (October Billing)	165.50
4124	Sunrise Engineering (Sewer Project Engineering)	4385.00
4125	Zions First Natl Bank (Mnthly Bond Payments)	5986.46
4126	Von R. & Juanita Joy Atwood (Right-of-way Procurement)	2900.00
4127	David J. Engleman Jr. & Mary K. Engleman (Right-of-way Procurement)	2296.00
	TOTAL:	\$ 57102.17

AWARD OF SEWER PROJECT BID: John Chartier from Sunrise Engineering recommended the bid be awarded to Ralph Olsen Excavation. They have been in business over 21 years and all references checked were positive. Olsen was \$300,000 under the next low bidder and \$500,000 under Sunrises estimates. Motioned: Dan Seconded: George Abstained: Paul
AWARD OF SEWER PROJ. BID
MOTION CARRIED

SEWER PROJECT UPDATE: The 'Right of Immediate Occupancy' court hearing was held today. However, the hearing was put off until November 4th due to a problem serving one of the parties on time. This along with a right-of-way problem with the city of Moab set back the loan closing until November 22, 1996. John Chartier suggested Ralph Olsen Excavation mobilize November 1st in order to be ready to start the interceptor line, Schedule A, on time. Legally the District can not give notice to proceed until after bond closing or they will be liable for payment of work completed if the bond closing does not go through. Dale stated that we should know enough by November 15th to have them mobilize. Dan motioned to give Dale contingent permission if all requirements are met by the 15th. George seconded. MOTION CARRIED
SEWER PROJECT UPDATE

Dale stated that we are requesting an additional \$189,000 from Farm Home for the sewer project. The District is also investigating a community development block grant for low income property owners to help pay for their sewer connections fees. A certain percentage of the property owners per area must qualify as low income in order for the District to qualify for the grant. If the District is unable to secure this grant, the District will make information available to the community of low interest loans or grants to individuals age 62 and older through FMHA.

CHRIS SHUMWAY: The sewer line designed to go across the Shumway property was changed to connect into a lower manhole and stay within the current road easements eliminating the need for an easement from the Shumways.
CHRIS SHUMWAY

VON ATWOOD PROPERTY: Mr. Atwood asked for \$1,500 more than the District's offering of \$1,400 for an easement. Dale recommended this amount be approved. The Board approved paying Mr. Atwood the requested \$2,900.
VON ATWOOD PROPERTY

RESOLUTION AUTHORIZING THE CONDEMNATION PROCEDURE: Dale asked the board to adopt a verbal resolution authorizing the condemnation procedure.
RESOLUTION AUTHORIZING CONDEMNATIO PROCEDURE

Karla asked if the value of the property is based on the potential to develop the property, and what tools are used by the appraiser. Dan stated that the value is based on sales of like property.

Karla asked if the appraiser can use a value placed on like property in another community. Dan responded that the property owner has a right to hire an appraiser and the District has a right to hire an appraiser, the court will determine the value. Generally only sales of like property in the community are used.

Karla asked if the cost to repair disturbed property was included in the construction contract. John Chartier stated that the contractor is required to restore property which is disturbed by construction in the contract.

Karla asked about reclamation in the area along the creek at the end of Wagner where vegetation would be removed during construction. How will this vegetation be valued? Paul answered that this was somewhat of a unique situation and that it would be difficult to appraise value on native vegetation, particularly the old cottonwood trees. The court will have to determine what that value is based on the two appraiser's valuation.

Karla asked about the design within what is perceived as wetlands. John Chartier stated that the Army Corps of Engineers has issued a permit for the construction of this project along the creek. The design criteria meets the Corps' standards.

Dan moved that the board resolve to condemn properties as determined necessary by the District Manager. Neil seconded. MOTION CARRIED

CAPITAL IMPROVEMENT PLANNING: Dale asked the Board to budget \$2,500 for 1997 to Hofman Planning Associates to complete a capital improvement plan. Dan motioned and Neil seconded. MOTION CARRIED

CAPITAL
IMPROVEMENT
PLANNING

FINANCIAL STATEMENT: September 1996 financial statement was presented to the board for review.

FINANCIAL
STATEMENT


BOARD MEMBER RECOMMENDATIONS: Two positions on the SVW & SID Board of Trustees expire at the end of this year. Letters of interest and recommendations from the Board are submitted to the Grand County Council for appointment. Dan Holyoak explained that the applicants had the right to petition the county to be put on a ballot and hold an election in December. Appointments would begin at the first of 1997 and last six (6) years with no limit to the number of terms. The Board then interviewed the applicants. Further discussion was tabled until the end of the meeting when the Board members not up for reappointment could make their recommendations with the applicants not present.

BOARD
MEMBER
RECOMMEND.

After the applicants left, Neil motioned to recommend the two present members be left on the Board. Dan seconded and Karla agreed.

Meeting adjourned at 9:10 p.m.

ATTEST:


Paul J. Morris, Chairman



Neal K. Dalton, Clerk