

GRAND WATER & SEWER SERVICE AGENCY

Regular Meeting -----March 10, 1999

The meeting was called to order by the President, Gary N. Wilson at 7:00 p.m. at the Agency office. Other Agency Board members present were Paul Morris, Neal Dalton, Dan Holyoak, Ned Dalton, Karl Tangren, and Bill McDougald.

Others present were Dale Pierson, Rhonda Riberia, John Chartier - Sunrise Engineering, Lance Christie - Regional Water Management Plan Director, Bob Norman, Horace Beeman, Garth Tangreen, Helga Stammmer, Roger Huckins, Alvin Starbuck, Alice Starbuck, Harry Cleaveland, Bert Swink, Dale Holyoak, Betty Tibbetts, Bud Tangreen, Robert Tangreen, Dorothy Cooney, John Keogh, John & Ethel Krist, B. Esplen, Fred Every, Kim Loveridge, John Young, Stan Zook, Linda Dull, Duane Dull, Lloyd Thayn, Nancy Thayn, Bobby Brookshier, Wilda Irish, Dale Irish, M. Adkison, J.C. Webb, Darren Lee, J. Lee, Donna Oviatt, Loraine Fullmer, Lois Hamilton, Wayne Norton, Clair Tangreen, Janet Axtell, Larry Axtell, Neil Craft, Pamela Marshall, Audrey Paehl, Bob Tibbits, Keith Walker, Dennis Wilberg, Dorothy Walden, Maggie Snyder, Don Swink, Troy Atwood, D. Dalaba, Doug Tangreen, Edward Pratt, and one other [name on list is illegible].

President Wilson called for additions or corrections to the minutes of the meeting of February 10, 1999. Bob Norman stated that he had disagreed with what Dave Warner said regarding which roads were County Roads and which were not, but did not see that in the minutes. Gary noted the minutes would be amended to reflect Bob's comments. Motion to accept the minutes as amended. Seconded: Neal. Motion carried.

Citizens To Be Heard/Water Project

Gary noted that the board room generally does not need to accommodate as many people as were there, but that we did not know there was a need to move the meeting. He started by asking if there was anyone present who wished to be heard on a subject other than the water project.

Citizens to
be heard/
Water
Project

Lance Christie was recognized by the Board. Lance discussed the Regional Water Management Plan, explaining that it was going through a long, slow process as noted by the numerous steps in the Scope of Work document presented to the Board. Lance continued saying the SEUALG, CDBG, and the Division of Drinking Water had agreed to it as relevant. The first item of business would be the quantification studies of the Glen Canyon aquifer. Gary asked if Lance had an idea on a time frame. Lance replied he would like to see it within the month. Gary asked if the quantification study would be incorporated with Thompson. Lance replied yes, basically for various tasks, but that they may go with a different Engineer, that matter would be decided by the Committee. Gary thanked Lance for his report.

Gary stated he wished it known up front that the Agency office did not call anyone today in regard to this meeting, but that we are glad to have everyone. He continued, that we had received responses to a letter that went out, that was assumed to have been from Bud Tangreen, and that every Board member had reviewed them. He noted that the Board could not hear from everyone this evening, but the matter could be discussed briefly. Comments would need to be limited to a few minutes this evening, and if the Board desires it, another public hearing could be held in the near future.

Gary continued, that if the Board so desired, that the staff could have ready for anyone to pick up, the rebuttal to Bud Tangreen's proposal, as prepared by Agency Staff and

Sunrise Engineering. Paul commented that the misinformation being sent out in letters to the public was filled with scare tactics.

Gary asked who would like to begin. The Board recognized Bud Tangreen. Bud said he would like to start off by saying he has taken a bit of umbrage with the Board. He said he has presented basics to the Board several times in the past, even though he is not an engineer and doesn't claim to be. Bud said he had several questions that he wanted answered tonight. Gary explained, the Board could listen to Bud, but could not respond this evening. Bud interrupted saying "I would like to ask, are you planning to go ahead with the project, yea or nay, tonight? Why not hold this public hearing in a larger meeting room?" Gary noted this meeting was not a public hearing and therefore we were unaware a larger room was needed. Bud continued saying "these are people with concerns that are here. Will this fix last for the 40 years that the bond will last? No. Have any other plans been seriously considered, if not, why not? Does anyone know how much money will really go into the project. No. I know this because I asked a month ago and the figure was 4.3 million and now it's 4.9 million, it increased in 30 days! This is quite an upgrade from what I have read. It has been difficult to get information from you, but this says there is going to be 9600 linear feet from 6" to 16" pipe - do you know that is enough to reach one end of the valley to the other twice? It says \$326,000.00 to repair roads, \$573,000.00 for engineering and inspection, and all to gain what? Twenty pounds of pressure increase in some of the lines out there, maybe extra storage to fight fires that may or may not ignite, and 50 fire hydrants." Gary thanked Bud for his comments, noting that others need to be given a chance to speak.

Bert Swink was recognized by the Board. Bert asked if the Board really believed that when you have all these people here that they can all give their views? Gary replied that no, the Board would be unable to hear from everyone from the simple standpoint that time would not provide this evening. Bert continued that he "doesn't believe that the seven and a half years I put in to make this a free country so that you can not listen to everyone." Dan explained we will be holding another meeting if the Board decides to [someone yelled 'if you decide to!' from the sides. Paul noted to her that she was out of order and had to wait her turn.] Dan responded that the decision must be made by the Board, that one person could not make it. Gary thanked Bert for his comments.

The Board recognized John Keogh - John stated that if you make your decision before the public hearing is held, please consider that since existing wells are there, but will be insufficient, that we could put a few pumps in strategic places that could meet fire regulations. Gary thanked John for his comments.

Dale Irish called out if you aren't going to discuss our concerns, why did you call the meeting?! Gary explained again that the Board did not call a public hearing tonight, but had held a public hearing to which only 13 people came. He continued, that he wished everyone had come then, and that if there are concerns, we will continue to answer them all.

The Board recognized Betty Tibbetts - Betty commented that she urged the Board to have another meeting in a larger room. Gary thanked her, and agreed with her.

Dale Holyoak called out he seconded Betty's idea, stating we need to sit down and understand all that is going on.

Gary agreed, but pointed out that everyone needed to stay in order if anyone was to be heard.

The Board recognized Pam Marshall. Pam stated she had just purchased land in Moab, and paid her impact fees and connection fees of almost \$5000.00. If the system needs to be upgraded, why are you charging folks already here who have already paid? Why not charge a higher impact fee if that was needed. Gary thanked Pam for her comments, and again noted that all the questions could not be answered this evening. Someone yelled 'If there's another public hearing, then will you answer this?!' Paul responded that all the questions asked at the first public hearing were answered there. He continued to say he had read all the letters from Bud, the letters from the customers, and that Bud had asked for 180 days to analyze his proposal, but if anyone read the rebuttal to Bud's proposal, that it wouldn't take 180 minutes. He noted that Bud's letter was filled with hyperbole and scare tactics, and that anyone who really has a desire to learn should ask for a copy of the rebuttal. Gary presented the idea to the Board, who unanimously agreed to have Staff prepare copies ready to be handed out. Gary asked Dale when they could be ready, to which Dale responded the next day.

Karl commented that the remark about scare tactics in Bud's letter was wrong. He had spoken to a bunch of folks who were present tonight, and they were upset about the Agency letter stating "A lack of response shall be considered a positive response."

Bud asked how many letters were received back. Gary responded 30 from around 1000 sent out. Bud asked how many of his letters came back. Gary responded 130. Someone yelled 'You need to include stamped envelopes!' Gary responded, that that could be done, but that ...someone interrupted yelling 'You can do what you want to do, regardless of what we want!' Ned commented that that is not what we are here for. Gary asked everyone to settle down, and wait until they were recognized by the Board.

Clair Tangreen was recognized by the Board. Clair asked for details of the costs, how they had been arrived at, etc. And asked for more information to be made public, and also asked where the map was.

Gary explained a map was shown at the public hearing, and Lance opened his project book, holding it up for everyone to see a copy of the map. Gary asked John Chartier to be sure to bring the map to the next public hearing. John agreed to do that.

Bert Swink called out that he was in the VA Hospital, and had no way to respond until it was past the deadline.

The Board recognized Dorothy Cooney. Dorothy stated I have been in the valley for seven years, and I want to know why the *&*@ can't we vote? Gary thanked her for her comment.

Gary asked if there were any other comments, and when no one responded closed the Citizens to be heard portion of the meeting at 7:45 p.m.

Gary presented to the Board the opportunity to decide on whether or not to hold a second public hearing. Dan made a motion to hold another public hearing. Seconded: Karl. Motion carried. Gary explained to those present that the hearing will be in two weeks, which is the legal amount of time required to advertise a public hearing. After discussion, it was decided that the public hearing would begin at 6:00 p.m. March 24, 1999 at the Full Agency Meeting of the Board. Gary asked Dale to find a location and publicize that as soon as possible. Gary thanked everyone for coming this evening, and extended the invitation to attend the upcoming public hearing, so that all their questions could be answered fully.

Bill commented that he was concerned about the front end of the project, the test holes, and where the well would be located. Ned noted we will need to quantify the aquifer. Gary agreed saying that was the first step of the project. Lance commented that he would be hiring the Engineers, the Engineers would report to him, as he is a neutral party, Dale and Donna Metzler are on the Regional Water Plan Committee. We need to know if the Glen Canyon Aquifer will produce more water. You have some 3500 acre feet in water rights, mostly in the Valley, underground, no established source. We need to know whether you can transfer those extraction rights to Glen Canyon, if yes, then that is a good cheap way to go. Gary asked if the funding of this study would come from grant money, district and city, or if it was a budget item. Lance responded that basically, we can have a quantification study out of CDBG funds - it appears the more you spend, the better the study. Dale commented that budget money within the project ties in a certain amount of ground work. If money needs to be spent out of the project budget but will facilitate the study, then we need to do this. Gary asked if the City was cooperating with the package deal, or planning to do their own study. Lance said no, one study will be done under Regional Water Management Plan, which is important to the city because he is a neutral broker. Gary commented the Board would like Lance to be there every step of the way. Dale noted the Regional Water Management Plan is a Division of Drinking Water initiation. The Division asked each County to do one of these within the last version of the Safe Drinking Water Act, the Federal Government asked that each Water System assess their technical, management, and financial capability.

Gary asked if there were any other questions or comments from the Board on the Water Project, noting the public seemed rather excited. Gary commented that he asked the Staff to pull ten water bills from lowest to highest usage and calculate the old bill vs. the new bill, and the percentage of increase. This report was included in the Board packets. Ned commented he had spoken to the folks from Drinking Water and if there was another hearing, they said they would come. Dale commented that the funding agencies have to be informed of the public hearing. Lance offered a suggestion, saying that when the paperwork is being put together for the hearing that it might be worth reciting exactly what the Safe Drinking Water Act Amendments will require, knowing a good portion of the improvements to the system stem from this. Dan added he had spoken to an Engineer with a firm who develop the water treatment plants, who stated that water treatment plants would add at least ten times the amount of money needed to the project. Dale suggested inviting Dan Fleming the Treatment Plant Operator for Blanding, who would be glad to come and speak. Karl suggested finding some way of explaining to the public what makes this Board work, what rules govern us, etc. as the general public doesn't understand this.

Horace Beeman Well Land Purchase Proposal

Dale noted a map was enclosed in the Board packets to show exactly what land was being offered for sale. Gary commented there was not enough of the land to create the 100' well protection zone for a culinary well, and that he was aware the other land owners were not interested in selling. After discussion, the Board thanked Horace for his time, but that they were not interested in purchasing the land at this time. Horace thanked the Board for their consideration.

Horace
Beeman Well
Land
Purchase
Proposal

George White Wells

Dale relayed to the Board George's apology for being unable to attend this evening. Dale reported that George had spoken to his sons, and that given the agreement that was already in place, they were not interested in opening another discussion at this time. After discussion, the Board agreed that discussions would need to take place when the agreement gets close to termination.

George White
Wells

Policies & Procedures

Delinquent charges Dale noted the suggested policy change falls in line with the decision made in January 1982 which stipulates that all water and sewer monthly usage charges for rentals are ultimately due by the owner. The suggested changes could involve using a Collection Agency to help collect past due amounts from renters/owners who have skipped. After discussion Bill made a motion to accept the suggested change that reads "The owner will be fully responsible for collecting from the renter themselves, and must pay GW & SSA the full amount due immediately." Seconded: Karl. Paul opposed, suggesting that it may be worthwhile to try using a Collection Agency for a few months to a year. Ned amended the motion to read "The owner will be fully responsible for writing the letters and collecting from the renter themselves, and must pay GW & SSA the full amount due immediately." Karl seconded the amended motion. Paul opposed. Amendment to the motion carried. Motion carried. Paul opposed.

Delinquent
Charges

Sewer Project

Gary asked John Chartier if Bob Norman could be serviced from either leg of the road. John said there is a grade on either. John Chartier reported on the progress of the sewer project, complimenting Condie Construction on a job well done. Bill said that Bob told him he would agree to put a line in at 250'. Dan said Bob had said at the last meeting that he would agree to cut the trench, and his own rock. After discussion, Dale offered to research the matter further for the Board, apologizing that it had become a lengthy process but that he keeps finding different maps! John suggested if the Board offers to trench, then decide if you want to offer the cost of the trencher and the cost of the road repair. John noted that Condie Construction had been paid in full by CIC. The work still to be done: 3000 - 4000 feet of pipe to be laid, road restoration, and clean up. He also commented that by the next Board meeting he should know if the \$300,000.00 bond from DWQ would be enough to complete the project, or if more would be required. He continued that he needed to have information to Water Quality regarding the \$300,000.00 bond prior to March 22, so that if need be the District can be put on the DWQ agenda. The two primary reasons for cost overruns were additional rock sawing and the stipulations on paving County Roads. Gary asked John if that meant that when Sunrise surveyed, they did not know how much rock was underneath the ground? John replied that was correct, they had no way of knowing without drilling test holes.

Sewer
Project

Dale noted that he would be unable to attend the April 9 meeting, as he would be in Washington DC, and asked if anyone else would be able to attend the meeting in St. George.

Check Approval

Dale stated to the Board that the check in the Spanish Valley packet to Live Action, Too was for health and safety work done for the District. This was completed during the time CIC had named Live Action, Too as the new Contractor. CIC had paid Live Action, Too only a portion of what was due. Paul asked about the check to Fat City, for the PCIB luncheon. Dale explained that approximately two-thirds would be repaid by the City and County. Dan made a motion to approve the checks. Seconded: Bill. Motion carried.

Items from Board

Ned relayed a request from the Planning Commission, that when Development Specifications are updated to highlight the actual change made. This will make it easier for Robert Grice to update his files. Dale agreed that the Staff would do this in the future.

Items from
Board

Items from Staff

Dale informed the Board that he had recently been appointed to the Drinking Water Board. The Drinking Water Board administrates funding and takes action on Drinking Water rules and regulations. Paul complimented Dale, stating that he was very familiar with the Drinking Water Board. The Board is basically a who's-who of Utah water systems, a Board who does not make appointments lightly. Paul continued to say that Dale's work with Rural Water, with legislative issues, and the like is well known throughout Utah, yet relatively unknown here in Moab. Paul noted you are never a hero in your own home town. Paul congratulated Dale on his appointment. Gary added his congratulations, agreeing with Paul that Dale is an excellent choice for the Drinking Water Board.

**Items from
Staff**

Meeting adjourned at 8:58 p.m.

ATTEST:

Gary N. Wilson, President

Dale F. Pierson, Secretary/Treasurer