

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting -----March 19, 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, Val Kofoed, John Chartier, Vern Fisher, Steve Russell, Milton Walston and Max Young.

After calling for additions or corrections to the minutes of the meeting of February 19, 1997, and hearing none, the Chair declared the minutes approved as circulated to the Board. Motion: Dan Seconded: Neal MOTION CARRIED

MINUTES
APPROVAL

CHECK APPROVAL:

CHECK
APPROVAL

4203	Zions 1 st Natl Bank (Mnthly Bond Payment)	\$12292.15
4204	City of Moab (Feb Sewer Trtmt/Tapping Machine Rental)	5429.21
4205	Pat Jones (March Meter Read)	350.00
4206	Utah Dept of Health - Labs (Samples)	20.00
4207	Grand County Law & Justice Ctr (Professional Services)	745.10
4208	Times-Independent (Envelopes)	52.00
4209	Riverside Plumbing (Pressure Reducer Install for Shurlene Day)	210.61
4210	Safety Supply & Sign Co (Marking Paint)	141.17
4211	Southern Paving (Material for New Connections)	54.53
4212	Mountainland Supply Co (New Well Meter Parts for SCADA)	1535.51
4213	J. W. Nelson Construction (Don Howarth Water Connection)	870.00
4214	Sorensen, Craig F. Constr. (Feb Blue Stakes GCWCD owes \$16.38)	65.50
4215	Dave Cozzens Constr. (M&O W&S and New Conns)	5241.54
4216	GCWCD (Reimb Admin Fees)	7429.70
4217	U.S. Postmaster (Mar Billing, Stamps)	225.86
4218	Petty Cash	22.14
	TOTAL:	\$34685.02

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

MAX YOUNG - COMPLAINT: Mr. Young addressed the Board with a number of complaints regarding the sewer project. Due to the length of Mr. Young's dissertation only the highlights will be included in these meeting minutes. However, a tape of Mr. Young's conversation will be available on tape until the issues are resolved. Mr. Young requested a schedule of how work would proceed on his property. He was unable to schedule work around the project without knowing the schedule. He said the documents identified that the landscaping should be put back as it was or better. His definition of landscaping (such as the natural road) does not agree with what he is being told by Sunrise. He would like the landscaping issues resolved. Mr. Young said the sale of his home was impacted since clean up had not occurred within 10 days as specified in the document. All clean up to this point has been done by Mr. Young. He requested copies of all daily inspections reports. Mr. Young would like the road repaired to its original state and does not want it widened. He is concerned about the individual pump stations specified for his home. He has 5 RV locations on his property used periodically throughout the year by friends. He does not believe a 1¼ inch connection will work. According to his plumber, the pump and reservoir is inadequate. Max wants a written document from the engineer stating that this will work. He has a trench that has been open for 3½ weeks waiting for the sewer. He is concerned

MAX YOUNG -
COMPLAINT
(SEWER PROJ)

with people coming up in the middle of the night and getting hurt or causing damage. Max said Ordinance 166 addresses a 'public' pumping station not private pumps. Mr. Young had Plateau Restoration company look at the way the property was before the project then give him an estimate of repairs. He also checked with Spanish valley nursery and gave the estimates to Dale. Paul asked if we videoed the property before we dug. Dale said yes. Steve Russell said it was a legitimate request to replace the same type of material as was on the road prior to construction. Val expressed confusion since Sunrise was asked to widen the road. Max was not involved at the time the request to widen the road was made. John Chartier stated that Sunrise would provide Max with a timeline. He reminded Max that the project was delayed due to problems with Hans Weibel. Now that this had been resolved, the contractor was waiting on a hammer hoe to continue the work. All the pipe has been laid but they still need to do the laterals. Max expressed concerns over the size of the equipment and the impact on the land. John felt the impact was minimal. Paul asked if we went outside the easement. John said no but Max felt that they did. The contractor needs to finish the clean up then we can sit down and review the video tape and negotiate a settlement. Val told Mr. Young he appreciated his comments and concerns. A schedule could be provided to Max then Val will address the issues. John then addressed the issues of restoration. He said they would restore the property to original contour. The pumps were specified for a normal home same as everyone else. Mr. Young's connection was not sized for an RV park but sized for normal residential home. John said he was looking at a bigger pump as a possibility. Dale stated that a connection over and above the normal size would cost more. Max said there should not be a larger charge since it was not his fault it was specified incorrectly. Dale said this did not matter because the cost would have been the same if they had specified it correctly in the beginning. Dale said to keep in mind that Mr. Young's property is in the Moab well head protection zone. Dan asked what the difference in cost would be for Mr. Young. The cost would be \$15,000 more than what was specified out. Paul asked Max if he would agree he was not a typical user. Max said no. George asked if Max had notified the District of his situation of RV sites. Max stated he had not. John said that when house sheets were done they were unable to contact him. Max said he wanted a facility put in that would not degrade his property. Karla said it was his choice to build a house beyond the norm and it would be an inappropriate use of the public money to accommodate this request.

MILTON WALSTON: Mr. Walston complained about work done by Ralph Olsen Excavating on his property. He said he told the contractor what was needed and was ignored. John Chartier said after he and Dale met with Mr. Walston they put together a list for Jason Olsen that included fences, redoing the ditch, re-grading the driveway and extending the gravel. John asked what still needed to be done. Mr. Walston said the fence post, the irrigation ditch, and grading and gravel on the driveway. Mr. Walston told the contractor he would make the gate if they provided him with material. This has not been completed. Mr. Kofoed explained that they had been lenient with the contractor during the winter since clean up during the winter usually caused more of a mess. Now that things are dry, Sunrise met with Jason to discuss clean up. Jason will assign a clean up crew that will do nothing but clean up starting with those areas defined by Sunrise as 'hot spots'. Val Kofoed assured Mr. Walston all problems would be taken care of.

MILTON
WALSTON -
SWR PROJ
COMPLAINT

Karla asked the engineers if Ralph Olsen's references were checked in regards to clean up. Val Kofoed said yes but they were concerned because the bid was low and it was a bigger job than Olsen's had ever done before. Val said they shut down the contractor for 1/2 day today and would not process pay requests until some of these problems were fixed. Karla said she did not need to know the details, just that Sunrise was exerting

pressure on the contractor to rectify the problems. Dale said the quality of the contractor's work in the ground is good but cleanup is not. Mr. Walston left at 7:58.

SEWER PROJECT UPDATE: Mr. Kofoed then discussed a serious issue regarding the County roads requirements. In 1994 a preliminary reconnaissance was done to determine how thick the asphalt was and what was underneath the county roads. Road reconstruction specifications were determined by that reconnaissance. Those specifications are 4 inches of untreated base course (crushed rock that meets a certain gradation that holds up with traffic) and 2 inches of asphalt. From an engineering point of view this is a good design for residential roads. The County had no problem at that time. Dave Warner, County Roads Supervisor, said they require that the roads be restored to equal or better condition. During July 1996 the plans and specification were submitted to this Board and Sunrise was in the process of gathering right-of-ways. Dale was asked to get a road encroachment permit for county roads. Dave Warner was at pre-construction meetings and was aware of the specifications. About a month ago, Dave checked the contractors work and asked where the pit run material that goes under the road base. Dave said in the encroachment permit 8 inches of pit run material is required underneath the road base. In July of 1996, the county passed an ordinance that required 8 inches of pit run under 4 inches of untreated base course and 2 inches of asphalt on any construction. Dale had read the ordinance but did not associate it with the work required by the contractor. The ordinance was passed after our plans and specs were put together. When the encroachment permit was put together, Dave Warner had Dale reference the ordinance with that requirement. Val received a copy of this permit and thought everything was O.K. Now the county wants them to go back everywhere they crossed the road and excavate down 14 inches, haul that material off and restore the road according to the county ordinance. Val said this requirement will put the project over budget. Sunrise expressed their concern to the County Administrator, Earl Sires, but the County will make any decision on the matter. The entire cost is unknown but Jason Olsen gave a rough estimate on the pit run in excess of \$200,000. The District will need to be on the agenda for the next county council meeting or have a special meeting called to resolve this issue. Paul asked if we could delete some of the pipeline to make up for this added cost. Vern said this was not a good idea and suggested addition grant money could be sought. Val said the problem is the contractor needs to start road restoration today and procurement of additional funds will take time.

SEWER
PROJECT
UPDATE

WATER SYSTEM UPGRADES: Dale reported on a meeting held today at 5:00 concerning a combined effort with this District, GCWCD, State Lands and the private development to facilitate an additional storage tank and pumping station to that tank. Sunrise needs direction from this board to implement that study. Paul said we need to analyze our system separately from GCWCD. Val said Sunrise was in the process of analyzing the impact fees as requested by Dale. Sunrise is trying to address what the true impact fees should be for this District. These fees should include the cost to replace the system as it wears out. Trying to help establish user fees, connection fees and impact fees so the District does not have to raise rates due to growth. Val said the cost for this service will not be that great since they have most of the data they need already. However, the water study would take about 4 months at the cost of about \$5,000 per month totaling about \$20,000 plus an addition \$5,000 for Vern Fisher's time to work with the funding agencies. The District would need to pay Sunrise as they go and would be reimbursed out of the money from the funding agencies. Dale said out of this planning additionally, if State Lands development or a hotel or whatever comes in we can plug that data for that new development into a model of the existing system and be able to tell from an engineering standpoint what that does to our system and what that development has to do to keep from degrading the

WATER
SYSTEM
UPGRADES

system. The state Lands representative, Laura Kirwin, said they would consider participating. Dale said we would have to determine what their cost would be. However, the same amount of work is required to complete the study with or without State Lands. George asked if we were short on culinary water. Dale said no but we are short on storage and short on distribution system. Val stated Sunrise would do a culinary water master plan that will address address water source, water rights, water storage, water treatment, water distribution, cost improvements on growth over a 20 year period of time, what water rates should be to fund improvements over the next 20 years, proposed financing plan, an impact fee structure and a hookup fee structure. Vern said the formal proposal would cover the items discussed tonight and the \$25,000 dollar amount. The check list discussed by Val is required by the funding agencies. Karla moved to proceed to drafting a formal contract proposal. The budget needs to be checked while Sunrise is drafting the proposal. Dan seconded. MOTION CARRIED

Dale said that a special meeting could be called when we get the proposal. Val said they would commit to getting the proposal to the District by the first of next week.

SEWER CONNECTION FEE PENALTY POLICY: Dale said currently we assess a \$200 penalty on the first year anniversary of sewer connections not paid in full. The numbers given at the last meeting were incorrect. A bank loan paid off over a two year period for \$2,000 would cost \$259.60 in interest. Our penalty was set up 10 years ago and we have not adjusted for inflation. Dale felt this encourages customers to pay off through us rather than a bank loan. Penalty should meet or beat the bank interest rate. Marsha would like to add \$200 each year on their anniversary because people are dragging out their payments. This would encourage them to pay in full. Paul's concern is that a lot of the new connections are a participation for in kind funding so we are required to come up with the money. Dale suggested charging a \$200 per year penalty totaling \$400. Karla motioned no penalty for the first three months then one percent interest per month thereafter compounded on the outstanding balance. Seconded by Dan. MOTION CARRIED

SEWER CONN.
FEE PENALTY
POLICY

MUNICIPAL WASTEWATER PLANNING PROGRAM RESOLUTION - #97-01: Dale said the wastewater planning program resolution is a report done each year to the Department of Water Quality. Dan motioned to approve the resolution and Neal seconded. MOTION CARRIED

MUNICIPAL
WASTEWATER
PLAN. PROG.
RES. #97-01

SEWER CONNECTION POLICY REQUIRING BUILDING PERMITS: The motion to require building permits on new sewer connections was questioned by Paul. Discussion followed regarding why the policy was put in place. Karla moved this discussion be tabled due to the complexities of the issue and the late hour. Paul disagreed and wanted the policy deleted. George seconded Karla's. MOTION CARRIED

SEWER CONN.
POLICY
REQUIRING
BLDG PERMIT

Adjourned at 9:40.

ATTEST:


Paul J. Morris, Chairman


Neal K. Dalton, Clerk