

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting -----September 18, 1996

The meeting was called to order by the Chairman, Paul J. Morris at 7:06 p.m. at the District office. Other Board members present were George White, Neal Dalton, and Dan Holyoak.

ATTENDANCE

Others present were Dale Pierson, Marsha Modine, Jolyne Hoffmann, Val Kofoed, John Chartier, Alison Kennedy, Mary Weingarden and Michael Omana.

After calling for additions or corrections to the minutes of the meeting of August 21, 1996, and hearing none, the Chair declared the minutes approved as circulated to the Board. Motion: Dan Secoded: George MOTION CARRIED

MINUTES
APPROVAL

SEWER FEES PROPOSAL: The Division of Water Quality requested the sewer fee structure be revised to ensure repayment of the bond. The proposed changes were presented to the Board pending approval by the Division of Water Quality. Most affected by the changes are multiple family, trailer parks, condos, apartments, etc.

SEWER
FEES
PROPOSAL

SEWER PROJECT UPDATE: Val Kofoed stated there may be cost overruns based on the project expanding, i.e. there are 80 more connections than originally planned. Increased costs include more manholes and rock excavation work. We will know for sure when the project goes out for bid on October 2, 1996. The funding agencies will work with Sunrise on October 4th on increases if necessary. The bid showing is scheduled for Monday, September 23, from 10 a.m. to noon after which there will be a walk through of the various areas of the project. The Board of Water Quality meets on October 18th in Vernal, a phone conference is scheduled October 22nd and October 30th is the tentative Bond closing in Richfield.

SEWER
PROJECT
UPDATE

Dale and the Sunrise Engineers met with the County Recorder to discuss problems some property owner's are having with the lack of a legal description of exactly where the sewer will go on their property. Sunrise will provide a map of the coordinates of where the sewer will go, however, the exact location of the sewer line will be floating on the easement until it is actually built.

When Sunrise is ready to stake the property, they will have the property owner sign a paper saying they agree with where the sewer service line is staked out. If the property owner wants to change the location of the service a third time, they must pay to have it moved.

Sunrise requested a list of properties that will be condemned by September 31st if the easements are not signed.

Alison Kennedy then addressed the Board. Her primary concern was that cottonwood trees on her property on 847 S Wagner Avenue would be destroyed. She stated that she had bought the property based on these trees and the landscaping. She asked for an explanation of how the condemnation process worked. Mr. Kofoed explained that it would be up to Sunrise to demonstrate to the judge why they must go across the property. Mr. Kofoed explained that a gravity feed system is the most economical way to do sewage. Alison requested that the Board work with her to come to a solution without having to go through the condemnation process. She wanted a guarantee that no cottonwoods would be destroyed. Mr. Kofoed said there was no way that Sunrise could assure this. He did say that the contractors incentive would be not to take more vegetation out than they have to because they must legally dispose of it.

ALISON
KENNEDY

Michael Omana then appealed to the Boards sense of responsibility to do the right thing for the property owners and the potential loss in future property value based on the destruction that would be caused. He stated that the area across the creek will be developed at some point and the property owners will lose their privacy without the trees.

Alison Kennedy then asked if the area could be narrower than the 30 feet required for the easement and if she will be paid if the trees die or are destroyed. Mr. Kofoed stated that the easement could not be less than the 30 feet. The property owner could ask the court to rule on payment for damages. Ms. Kennedy asked how she would be notified if the District needed to do work on the sewer line after it was in place. Legally the District and the engineers can come onto a property where they have an easement at any time. Ms. Kennedy expressed concern that another utility might come in and use the easement for other purposes. She also asked that the language concerning grantee selling the easement if they become defunct be taken out of the easement agreement. Mr. Kofoed explained that the easement is for one sewer line only and could not legally be used for any other purpose than originally intended.

Alison Kennedy, Mary Weingarden and Michael Omana left at 8:45.

Prior to going to condemnation, the District will offer the property owners 1/3 of the value of the property for their easement where it has been determined that there will be a taking. This amount will also be given to those, where there is a taking, who have already signed their easements. Valli Smouse has been retained as the appraiser for the District. Marsha requested approval to make this offer to the property owners. Motioned by Dan and seconded by Neal. MOTION CARRIED

LOAN PARAMETERS RESOLUTION #96-05: Dale asked the Board to approve a Loan Parameter Resolution #96-05 to increase the amount of money the District needs to borrow. Motion: Dan Seconded: Neal MOTION CARRIED

LOAN
PARAMETERS
RESOLUTION
#96-05

RESOLUTION ESTABLISHING RULES OF OPERATION #96-06: Dale asked the Board to approved resolution #96-06 Establishing Rules of Operation. This resolution must be approved before bond closing. Motioned by Dan and seconded by George. MOTION CARRIED

RESOLUTION
ESTABLISHI
RULES OF
OPERATION
#96-06

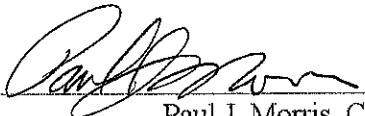
CHECK APPROVAL: Motioned: Neal. Seconded: Dan. MOTION CARRIED


4081	U. S. Postmaster (August Billing)	\$ 161.98
4082	Zions First Natl Bank (Mthly Bond Pmt)	5,986.46
4083	City of Moab (Aug Swr Trmt/Tapping & Swr Machine Rental)	5,035.40
4084	Pat Jones (Sep Meter Reading)	315.00
4085	Utah Dept of Health - Labs (Samples)	20.00
4086	Clyde, Snow & Swenson (Professional Services)	16.42
4087	Keogh Land Surveying (Easement - Solano Vallejo)	103.00
4088	Sorensen, Craig F. Constr. (Blue Stakes - GCWCD owes \$24.90)	99.60
4089	Turner Lumber (Parts - Water)	84.74
4090	Southern Paving (Road Mix)	557.79
4091	Moab Bldg Ctr (Parts - Water)	12.57
4092	Petty Cash (Mailing Easement Ltrs, Samples)	29.39
4093	Mountainland Supply (Water Parts)	1,252.23
4094	W.R. White Co. (Parts)	298.80
4095	GCWCD (Reimburse Admin. Fees)	11,764.37
4096	Dave Cozzens Const. (M&O Water, New Conns, Wtrline Ext)	11,886.50
4097	U. S. Postmaster (Sep Billing - Two rolls 32¢ stamps)	228.10
4098	Sunrise Engineering (Sewer Project Engineering)	1,750.00
	Total	\$ 39,602.35

CHECK
APPROVAL

Meeting adjourned at 9:10 p.m.

ATTEST:


Paul J. Morris, Chairman


Neal K. Dalton, Clerk