

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Special Meeting ----- October 4, 1983

The meeting was called to order at 7:00 P.M. at the District office. Present were Darwin Gilger, George White, Linda McKinney and Dan Holyoak, representing Spanish Valley Water & Sewer Improvement District; K. E. McDougald and A. J. Coffman, Jr., representing the Moab Community Development Agency; and Mayor Tom Stocks, Mark Hollowaty, Keith Brewer, Marge Tomsic and David White, representing the City of Moab. Also present were David J. Bretzke, Executive Director and Roberta Highland, secretary.

ATTENDANCE

K. E. McDougald reported the Moab Community Development Agency had been approached by a developer, and that the Agency felt that one of the first things everyone should understand was that there might be additional costs to bring the city treatment plant up to standard due to the additional customers. A. J. Coffman stated that the Option Agreement had been signed by Lignell Associates, and they would begin the initial phase of planning within the week.

PROPOSED GOLF
COURSE PROJEC
- MCDA

A. J. Coffman referred to the Option Agreement, and the fact that the Developer had stated there would be built, within a period of three years, up to 500 single family residences and condominiums, to pay back the cost of the championship golf course. He further stated that the Developer was prepared to pay directly to the City of Moab, the sum of \$150,000.00, and wanted in exchange, a guarantee of 500 sewer connections. After questions, he explained the \$150,000.00 would be paid directly to the City of Moab, toward the upgrading of the sewer plant.

Mr. Coffman questioned the water connection fee of the Spanish Valley District as set forth in the Rules & Regulations, and stated the Developer would come to the District and ask for a revision of that section of the Ordinance, or to adjust the connection fees, and would make arrangements with the City for at least 500 connections at the treatment plant. K. E. McDougald stated that the Developer would be tackling a \$4,000,000.00 project, and that the Spanish Valley District and the City of Moab would have to satisfy his needs for culinary water and sewer at a reasonable cost in order for the project to succeed. Mark Hollowaty stated that for the District and the City of Moab to guarantee the developer 500 connections would take up all the increased capacity of the Treatment plant, and that the Spanish Valley District might then be responsible for all of the costs of further increasing the treatment plant capacity.

Mayor Stocks stated that the position of the City was that they wanted to save some of the increased capacity of the treatment plant for future growth of the City of Moab.

The availability of water was discussed, and it was reported that the Grand County Water Conservancy District had filled the Lake, and that there were plenty of good wells available to serve the expected population at the project with both culinary and irrigation water.

A. J. Coffman, Jr. was asked by K. E. McDougald to prepare a position paper to present to the Spanish Valley Water & Sewer Improvement District regarding water connection fees and a guarantee of sewer connections. Mr. Coffman agreed and stated further that he would prepare an Amendment to the Agreement between the City of Moab and the Spanish Valley Water & Sewer Improvement District regarding the expansion of the treatment plant for approval by the City and the District.

Mayor Stocks stated that he had been advised by the B.L.M. not to use the clay deposit until the property had been transferred to the City by the B.L.M.

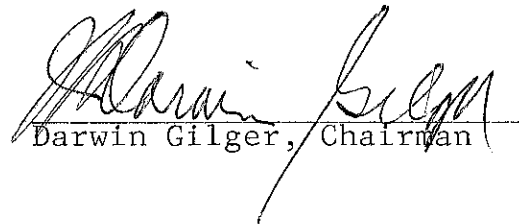
The meeting adjourned at 7:35 P.M.

ADJOURNMENT

ATTEST:



Linda McKinney, Treasurer



Darwin Gilger, Chairman