

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting ----- July 16, 1997

The meeting was called to order by the Vice Chairman, Dan Holyoak at 7:00 P.M. at the District office. Other Board members present were George White and Neal Dalton. ATTENDANCE

Others present were Dale Pierson, Jolyne Hoffmann, Marsha Modine, Douglas Rasmussen, Wilda Irish, Dale Irish, Alma Y. Erekson, John Chartier and Don Van Deusen.

After calling for additions or corrections to the minutes of the meeting of May 21 and June 4 1997, and hearing none, the Vice Chair declared the minutes approved as circulated to the Board. Motion: George Seconded: Neal MOTION CARRIED MINUTES APPROVAL

PUBLIC HEARING ON WASTEWATER COLLECTION AND WATER DISTRIBUTION IMPACT FEES: PUBLIC HEARING ON WASTEWATER COLLECTION & WATER DISTRIBUTION IMPACT FEES

Dale presented the proposed impact fees per equivalent residential unit (ERU) for wastewater collection of \$385.00 and \$700.00 for water distribution. Copies of the proposed fees were passed out to the public in attendance. John Chartier explained how the impact fees were determined. Dale stated that those residents on the current sewer project would be charged at the existing hookup rate of \$2000.00 and not be subject to the proposed sewer impact fees. The public was asked to comment on the fees. Wilda Irish asked what the monthly sewer fee would be after the sewer is in place? Dale said the rate would remain at \$22.00 per month. No rate increases are proposed at this time but the District does review the rates occasionally. Wilda asked when the sewer system is suppose to be online. Dale replied August 30. Dale Irish asked what the comparison of ours rates were to the cities? Dale said the city of Moab's sewer rates are based on water rates. They look at winter water usage and have a formula to determine sewer usage so it would be difficult to compare. George asked Dale to explain the difference between the impact fees and the hookup fees for water. Dale said the average cost was \$927 for putting in a water connection based on figures from the last year and a half. Impact fees pay for the infrastructure. Spanish Valley's impact fee for water distribution would be \$700 along with \$527.21 for GCWCD fees for Source and Storage. The total for water hookup and impact fees would be \$2154.21 if the water distribution fee is passed by SVW & SID. The next meeting the Board will take action based on the public comment from this meeting. Dale stated that SVW & SID also needs to pass the two impact fees of treatment and collection for Sewer. A public hearing on sewer treatment was previously held in conjunction with the County. The treatment impact fee would be \$1271.83 and the collection fee addressed at this meeting is for \$385.00. The average cost for a single family residence 4 inch sewer connection is \$1109.00 bringing the total cost of hookup to \$2765.83. Dale recommended that hookup fees for connections larger than the 3/4 inch water and 4 inch sewer line be based on the cost of actual hookup. Dan asked for any other comments on the proposed fees and none were presented. The public hearing was closed at 7:15.

SEWER PROJECT UPDATE - JOHN CHARTIER: John said that August 30th is the end date for schedules B and C. At this point the contractor could still make this date for having all the pipe in the ground and the system online. However, the contractor will have to push to have all the cleanup completed by this time. We are running into more rock than anticipated. John said the funding agencies have been notified of the added costs for the excavation of this rock. John also presented the addendum to their contract discussed at the special meeting. The addendum adds \$70,000 for services provided by Sunrise. John passed out the addendum to the Board members for review. SEWER PROJECT UPDATE

John asked the public for questions they might have concerning the project. Dale Irish asked when they were going to come back and fix his driveway at 2800 S HWY 191. He stated that he had 6 inches of packed gravel on his driveway when the project started and now he only has a few rocks scattered on it. John stated that whatever the contractor took out of his driveway would be replaced. John apologized for the slow response to clean up.

Don Van Deusen said he would like to get on the sewer system but there is a problem based on the location of the house he is building at the end of Juniper Lane. Before he started building, Sunrise asked him where his house would be and said sewer would not be a problem. John stated that they did not continue up to his property because they would need to go through a private drive. Dale said there was also the added expense of going through solid rock. A less expensive alternative would be to put in a pump station. Don was concerned about the cost of the pump and the maintenance. John said the cost for the pump is about \$3900 and maintenance is low. Dan suggested looking at going through Robertson's development to connect Don Van Deusen's house.

Dale asked the Board to review the letter in their Board packets. The proposed letter is for properties that will be serviced by the sewer project explaining costs and requirements for hooking on to the sewer system. Dan said they would come back to this issue.

After the Board reviewed the addendum presented earlier by John Chartier, George motion to accept the addendum and Neal seconded. MOTION CARRIED. George asked if the sewer rates have to be raised? Dale said no, not at this time.

Dale Irish asked if there would be any monetary help for people who needed to hook onto the sewer but could not afford the cost. Dale said the District would distribute information concerning a Community Block Grant to qualifying land owners for grant funding once the details were finalized. This grant money will pay for the connection from the property line to the home.

SLEEP INN - DISPUTING MONTHLY FEES: Alma Erikson, one of the owners of the Sleep Inn, approached the Board concerning the sewer rates assessed on his hotel. He presented the Board with a packet of information to reconsider the sewer rates charged for hotels. Mr. Erikson felt the District's RV rates would be a fair charge for hotels. Dale explained how the District derived the rates originally for hotels. Dale made a recommendation to reduce the rate to \$7.92 per room based on the ERU percentage rate per room. Dan said the Board would discuss when all 5 board members were present. Dale stated the rate change would require a public hearing and a change of resolution. The public hearing and changes will be advertised for the next Board meeting.

SLEEP INN -
DISPUTING
MONTHLY FEES

ANNUAL AUDIT REPORT - DOUG RASMUSSEN: Mr. Rasmussen presented the Board with the 1996 Audit Report. A separate management letter was also presented to the Board addressing comments and recommendations resulting from the audits. Comments and recommendations included tighter controls on the cash collections and receipting process; adding an individual's name to petty cash reimbursement checks; and establishing a policy for asset purchases that recommends a dollar amount to be used for capitalization of fixed assets. Neal motioned to accept the 1996 Audit Report and George seconded. MOTION CARRIED

ANNUAL AUDIT
DOUG
RASMUSSEN

CHECK APPROVAL:

CHECK
 APPROVAL

4259	Zions 1 st Natl Bank (Mnthly Bond Payment)	\$6056.96
4260	Rural Development (Mnthly Sewer Bond Payment)	2663.00
4261	City of Moab (May Sewer Treatment)	5190.83
4262	Pat Jones (June Meter Read)	350.00
4263	Utah Dept of Health - Labs (Samples)	20.00
4264	Clyde, Snow & Swenson (Professional Fees)	1007.00
4265	Moab Bldg Ctr (Parts)	9.39
4266	Blue Stakes Location Ctr (Blue Stakes mnthly bill - GCWCD owes \$14.25)	56.95
4267	Moab's Printing Place (W&S Bill Forms)	704.83
4268	Riverside Plumbing (Parts)	389.04
4269	Times-Independent (Legal Notice - 6/4 Special Mtg)	7.20
4270	GCWCD (Impact Fees Collected)	527.21
4271	Southern Paving (Road Cut Material)	403.39
4272	W. R. White Co (Parts - GCWCD owes \$19.32)	1208.47
4273	Dave Cozzens Construction (M&O W&S, New Conns)	10042.50
4274	GCWCD (Reimburse Admin Fees)	11824.87
4275	U. S. Postmaster (June Billing, Stamps - 2 rolls 32¢, 1 roll 23¢)	258.00
4276	Zions 1 st Natl Bank (Mnthly Bond Payment)	6056.96
4277	Rural Development (Mnthly Sewer Bond Payment)	2663.00
4278	City of Moab (June Sewer Treatment)	5547.28
4279	Pat Jones (July Meter Read)	350.00
4280	Utah Dept of Health - Labs (Samples)	20.00
4281	Sunrise Engineering (Water Study)	11769.02
4282	Marsha Modine (Reimburse Petty Cash)	27.48
4283	Smuin, Rich & Marsing (Annual Audit)	3400.00
4284	Clyde, Snow & Swenson (Professional Fees)	136.26
4285	Moab Bldg Ctr (Parts)	42.71
4286	Riverside Plumbing (Parts)	20.00
4287	Southern Paving (Road Cut Material)	1048.04
4288	Turner Lumber (Parts)	202.60
4289	W. R. White Co. (Parts)	8559.86
4290	Dave Cozzens Const. (M&O, New Conns, Wtrline Extension)	12353.00
4291	GCWCD (Reimburse Admin Fees)	11991.46
4292	U. S. Postmaster (July Billing, 3 rolls of 32¢ stamps)	267.68
4293	GCWCD (Reimburse Impact Fees - T. Adams)	527.21
	TOTAL:	\$105702.20

Neal motioned and George seconded MOTION CARRIED

SET TAX RATES: Marsha Modine presented the Board with the proposed tax rate of .000162. Last year's rate was .000193. The debt service last year was .000219 debt and this year is .000232. Last year the total tax rate was .000412 and this year it is .000394. George moved and Neal seconded to approve. MOTION CARRIED

ITEMS FROM STAFF: Dale said the city was getting to the point where they did not want us borrowing their tapping machine anymore. The District has been borrowing their machine to do large taps of 2 inches and larger. The price for a new Muller tapping machine ranges from \$19,000 to \$20,000. The cost for W. R. White and Plumbers to do the taps for the District would range from \$50 -100 an hour. Dan suggested setting aside \$5,000 per year to purchase. Dale will investigate a lease/purchase arrangement. The tapping machine could also be used by the Grand County Water Conservancy District. SVW & SID could purchase the machine and rent to the GCWCD.

TAPPING
MACHINE

Meeting adjourned at 9:14.

ATTEST:


Dan Holyoak, Vice Chairman


Neal K. Dalton, Clerk