

# Grand Water & Sewer Service Agency

Operating Committee Meeting  
January 10, 2001

The meeting was called to order by President Gary Wilson at 7:05 p.m. at the Agency office, 3025 E. Spanish Trail Rd, Moab, Utah. Other Operating Committee members present were Paul Morris, Ned Dalton, Neal Dalton, Dan Holyoak, Karl Tangren, and John Keys. Those in attendance established a quorum. Other Board members present were Karla VanderZanden, Bill McDougald, James Walker, Al McLeod, Kyle Bailey, and Jerry McNeely.

Others present were Dale Pierson; Rhonda Riberia; Marsha Modine; Rex Tanner; Bill Love; John Chartier & Alton Anderson – Sunrise Engineering; Brent Rose – Clyde, Snow, Sessions, & Swenson; Donna Metzler & Brent Williams – City of Moab; Jim Koehler; John Koehler; Tyler Casehier; Lola McElhaney; Barbara Morra; Mathew Gross; Howard Trenholme; Franklin Seal; Mark Sundeen; and Rob Sweeten.

President Wilson called for additions or corrections to the minutes of the Budget Hearing & Full Agency meeting of December 13, 2000. Paul motioned to approve. John Keys noted an error in the vote record for the motion to approve the agreement in the **SITLA Agreement for Prepaid Impact Fees** section. Specifically Kyle's nay vote is not listed, and Karla's name is listed twice, one instance of which should be corrected to read **Karl**. Paul amended his motion to include the corrections, second by James. Gary – aye, Paul – aye, Ned – aye, Neal – aye, Dan – aye, Karl – aye, John – aye, Karla – aye, Bill – aye, James – aye, Al – aye, Kyle – aye, Jerry – aye. Motion carried.

## Citizens To Be Heard

President Wilson welcomed those present and noted that due to a full agenda, he would request comments be kept to three minutes.

Barbara  
Morra

**Barbara Morra** spoke regarding confusion as to the time of the this meeting. It was discovered that the Times Independent inadvertently posted the GW & SSA Operating Committee meeting schedule with a meeting time of **one p.m.** not seven p.m. Barbara felt this was a concern as those in the public who may wish to comment on the pending SITLA agreement may not attend given the wrong time. Barbara also stated she was concerned regarding the legality of the tonight's meeting. Gary asked Brent Rose to respond. Brent explained that the error was on the part of the Times Independent, the Agency had sent the correct information in. Brent explained the meeting was legal as the Agency fulfilled the criteria set by law of posting their Agenda twenty four hours prior to the meeting, and that that agenda had the correct time. It was noted the agendas are faxed to the Times Independent, Channel 6, KZMU, and posted at the Agency office, Post Office, and Grand County Courthouse. Further discussion followed.

Bill  
Love

**Bill Love** - Bill requested the Board ask themselves why SITLA is giving a "gift" of \$330,000.00 to the Agency. He asked that the Board members who voted for the SITLA agreement at the December 13, 2000 meeting reconsider, and vote no this evening. He felt the money should be going to the schools instead. He also noted he had been very confused regarding SITLA and had to call the Agency office for a better understanding.

**Lola McElhaney** - Lola spoke regarding SITLA, wondering why SITLA could prepay impact fees when private citizens and developers could not. She felt this showed bias. She also asked the Board to look closely at the \$330,000.00 to be sure there are no hidden strings, and added the 9,000 acres SITLA could develop in both Grand County and San Juan County be watched closely. Bill McDougald commented that historically the 9,000 acres basically came from CS Thompson, a long time member on the State board. He also added, that no one should be concerned about their water being taken away, as that was not and would not be the case.

Lola  
McElhaney

**Mathew Gross** – Mathew asked for clarification regarding the prepaid SITLA fees, that no interest will be accrued in benefit to the Agency. Paul explained the prepaid fees were not a gift, that any unused portion would be paid back at current values. Mathew also noted that the letter of intent between SITLA and Mesa Land Co. showed 9.5% annual interest to SITLA. He asked that the Board consider this, as he would rather see the Board make the money, not SITLA.

Mathew Gros

Mark Sund  
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representin

the Moab Citizen's Alliance. The group wished to express their discouragement of the Board accepting the SITLA prepaid fees. Mark added he felt the agreement showed favoritism to SITLA compared to private citizens and private developers.

Gary thanked everyone for their comments.

**Tabled Item - SITLA Agreement for Prepaid Impact Fees** President Wilson stated that as this was a tabled item, in order to vote on it a motion to un-table it would have to be made, seconded, and carried first. Discussion followed with both questions and comments from several Board members, citizens, and Agency Counsel. President Wilson stated that given the confusion regarding the time of this evening's meeting that he suggested leaving this agenda item tabled. He asked Staff to secure a larger meeting facility for the next regular meeting, January 24, 2001 and place this item on that agenda.

**Tabled Item – Monthly Service Charge for Wastewater Treatment Plant Service – Increase** Gary noted that as this was a tabled item a motion would be needed to un-table it. James so motioned, second by Karla. Gary – aye, Paul – aye, Ned – aye, Neal – aye, Dan – aye, Karl – aye, John – aye, Karla – aye, Bill – aye, James – aye, Al – aye, Kyle – aye, Jerry – aye. Motion carried.

Dale recapped the item and noted the cost to the Agency would be \$98,200.00. The question before the Board was whether to absorb the increase, or pass the increase along to the customers by way of a monthly sewer service rate increase. Discussion followed. Dan motioned to hold a Public Hearing to discuss possible monthly sewer rate increases, second by Bill. Gary – aye, Paul – aye, Ned – aye, Neal – aye, Dan – aye, Karl – aye, John – aye, Karla – aye, Bill – aye, James – aye, Al – aye, Kyle – aye, Jerry – aye. Motion carried.

**Moab City Sewage Treatment Plant Report** Alton Anderson – Sunrise Engineering, presented the Board with his *Study of Wastewater Treatment* report. Alton discussed the report and answered questions. President Wilson requested the Board read the report and asked Alton to return to revisit this item at the February 7, 2001 Agency meeting. Alton agreed.

**North Corridor Development – Proposed Public Hearing Date** President Wilson noted the Public Hearing would be to discuss the cost of the project to the North Corridor property owners. Discussion followed resulting in the selection of February 22, 2001 as the date of the Public Hearing. President Wilson directed Staff to proceed with the specifics. Discussion regarding creating the Special Assessment District followed with Brent Rose noting a separate public hearing would be held for that. Brent Rose suggested the hearings be not only published in the paper, but each North Area Property owner be mailed a copy of the notice. Rex Tanner noted that some of the owner's concerns above and beyond hookup costs and rates included cost differences for existing vs. new businesses; what would happen if all owners annex into the city – would there be any compensation or reimbursement, who would then own the lines, and who would be responsible for repaying the loans; and when might the project be completed.

**Request for Holiday Inn Express to de-annex from SVW & SID** President Wilson noted that as this agenda item followed in line with the discussions just completed, it would be moved forward. Jim Koehler introduced himself as the owner of the property in question. He noted that given the discussions held this evening, he would ask the Board table his request for now. Jim said he would return to attend the Public Hearing in February and decide after that whether or not he would move forward with the de-annexation request. Ned motioned to table the de-annexation request, second by Dan. Gary – aye, Paul – aye, Ned – aye, Neal – aye, Dan – aye, Karl – aye, John – aye, Karla – aye, Bill – aye, James – aye, Al – aye, Kyle – aye, Jerry – aye. Motion carried.

**Water Project** John Chartier – Sunrise Engineering, reported on the progress of the distribution system and storage tank construction. Discussion followed.

**New Well Site Property** Dale recapped the reasons behind moving the well site on Andrea's property. John Chartier noted it was more cost efficient to pay Andrea a lump sum of \$5000.00 in

Mark  
Sundeen

Tabled Item  
SITLA  
Prepaid  
Impact  
Fees

Tabled Item  
Wastewater  
Treatment  
Plant Service  
Increase

Sewage  
Treatment  
Plant Report

Proposed  
Public  
Hearing Date

Holiday Inn  
Express

Water  
Project

New Well  
Site  
Property

lieu of having  
to re-drill or  
equip wells

provide her with water as per the Agency's contract with her.

Paul motioned to pay Andrea Castellanos \$5000.00 for the new well site property, second by Bill. Gary – aye, Paul – aye, Ned – aye, Neal – aye, Dan – aye, Karl – aye, John – aye, Karla – aye, Bill – aye, James – aye, Al – aye, Kyle – aye, Jerry – aye. Motion carried.

**Changes to Board Term Expiration Dates** Dale explained that the changes in Board term expiration dates based on the information from the Governor's office is correct except for the GCSSWD Board. After research it was discovered that the new rulings did not apply to the Special Service District. The dates have been returned to the original expiration dates, which means Dan Holyoak's term expired December 31, 2000.

Changes –  
Board Term  
Expiration  
Dates

At the January 8, 2001 Grand County Council meeting, the Council decided they would like Jerry McNeely (recently appointed to GCSSWD by SVWSID) to be their appointee to the Special Service District Board. Dale continued to say he met with the GCC today and results of that discussion are that the GCC will name Jerry to take Dan's position. Jerry will then submit a resignation to SVWSID as their appointee, and at the following meeting, SVWSID will name a new member to fill Jerry's newly vacated appointment.

Another change in the works is that the GCWCD Board has four members whose terms expire at the same time. It is Counsel Brent Rose's recommendation to select by lot one member and stagger that member's term expiration. This will be coordinated with the Governor's office in order to ensure everyone approves of the process.

**Check Approval** Motion to approve checks: Paul. Seconded: Bill. Gary – aye, Paul – aye, Ned – aye, Neal – aye, Dan – aye, Karl – aye, John – aye, Karla – aye, Bill – aye, James – aye, Al – aye, Kyle – aye, Jerry – aye. Motion carried.

**Items from Board** none

**Items from Staff**

**Rural Water Association of Utah 2001 Annual Conference** Dale noted the Conference is February 27 – March 2, 2001 in St. George. Any Board member interested in attending may contact the Staff to make arrangements. The Agency will pay for registration, room, travel, etc.

RWAU 2001  
Annual  
Conference

**Snow Report** Dale noted the current snow report was in the packets.

Snow Report

President Wilson declared the meeting adjourned at 9:30 p.m.

ATTEST:

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Gary N. Wilson, President

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Dale F. Pierson, Secretary/Treasurer