

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting ----- November 20, 1991

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

Others present were Emmett Mays, John Maynard, Dale Pierson, Marsha Modine and Roberta Highland.

Roberta read the minutes of the meeting of October 16, 1991. After calling for questions or comments and hearing none, the Chair declared the minutes approved as read. MINUTES

Dan moved George be appointed Chairman of the Board. Bud seconded. Neal moved the nominations be closed. MOTION CARRIED. NEW CHAIRMAN

Bud nominated Dan as Vice Chairman of the Board. Neal seconded. Bud moved the nominations be closed. MOTION CARRIED. VICE-CHAIRMAN

Mr. Mays and Mr. Maynard stated they would like to build a 12 unit motel with manager 's quarters. The existing connection fees would be \$4,875.00. Mr. Mays pointed out Moab City is charging about \$880.00 for that type of motel. Dale explained our connection fees are in line, because of our limited number of sewer connections available and the fees the city charges us for sewer treatment. George asked about the sewer connections left. Dale replied we have about 200 left. Mr. Mays asked about the comparative rate of a residential connection. These costs were discussed. Neil moved Dale do some further study on the matter of motel sewer connections and take the fees up at the next meeting. MOTEL SEWER CONNECTION FEES

Kevin Walker stated he was here concerning the water line to his property on Red Cliff Road, and wondered how the connection fee would work out. Dale stated the total cost of the line was \$2186. Dan asked if Kevin understood that he would pay in effect a \$2,000 connection fee, and the District pay the rest and take over the line. Dan moved the District would charge a \$2,000 connection fee, and the District will take over the line. Bud seconded. MOTION CARRIED. KEVIN WALKER WATER CONNECTION

Lance Christie presented a map of proposed golf course development and stated he had talked with Dale about a policy for planning for services to the area and other areas. He is chairman of the task force for development, and feels the basic problems are protecting the city water sources, and the lack of an accurate map of the area. He PROPOSED GOLF COURSE AREA DEVELOPMENT

has now mapped the area. At this point the city has 7 possible developers. The city is working on resolutions to provide some acreage estimates so that the land may be advertised to the parties. The city will then proceed with selling the acreage to potential developers. He is here to find out what can be expected and to clarify his understanding of our rules and regulations regarding water and sewer. He explained the map which shows spring protection zone which for development must have pressurized sewer and zero landscaping to protect the zone. Dale invited Christie to the Wellhead Protection Committee next Tuesday.

PROPOSED GOLF  
COURSE AREA  
DEVELOPMENT  
(Cont.)

On Bench Road, there is very little possibility of development because of the length of line necessary while between Highland Subdivision and Canyonlands Estates there is a great opportunity for development. Dale commented that it will be important for Dale and Keogh plan where the mains along the borders of these areas. It must then be determined how to defray those expenses to the District. If the payback is short enough, the District could proceed on guarantees by either money put in escrow, or other possibilities. Procedures for the developer were discussed, along with the probability of the development in phases. Dale pointed out that District participation could be the laying of the main, and that the District could ask for or purchase additional sewer connections from the city. Capacity of the treatment plan was discussed, and how the connections might be handled for this project. Dale stated he would get started with Keogh tomorrow about the planning for this project. Christie stated that he expected a contract for development within six months and approval within a year.

The October Financial reports were handed to those present and gone over on a line by line basis.

FINANCIAL  
STATEMENT

The connection fees for motels was discussed, and Dale said he would put together some studies and projections and get a memo out to the Board before the next meeting. He will also contact the city about their progress in adjusting their rates.

MOTEL CONNEC-  
TION FEE STUDY

David Adkison's proposal to do the District's 1991 audit was handed to those present and read. Dan moved to accept Adkison's proposal. Bud seconded. MOTION CARRIED.

ADKISON'S  
PROPOSAL FOR  
1991 AUDIT

The following bills were presented to the Board:

Zion's 1st National Bank	\$ 5,922.70
City of Moab	1,863.00
Pat Jones	220.00
City of Moab	104.96
W. R. White Co.	2,283.43
Cozzens Construction	5,731.00

BILLS

GCWCD

6,051.98

BILLS (Cont.)

U. S. Postmaster

130.03

Bud moved to pay the above bills. Dan seconded.

MOTION CARRIED.

The meeting adjourned at 8:40 P.M.

ADJOURNMENT

ATTEST:

*Neil Dalton*

Neil Dalton, Clerk

*George M. White*

George M. White, Chairman