

SPANISH VALLEY WATER & SEWER IMPROVEMENT DISTRICT

Regular meeting -----May 21, 1997

The meeting was called to order by the Chairman, Paul J. Morris at 7:00 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, John Chartier, Walter Schroeter, Charleen Babcock, Dean Chapman, Kevin Carroll and R. D. Carroll.

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

CHECK APPROVAL:

CHECK APPROVAL

4240	Zions 1 st Natl Bank (Mnthly Bond Payment)	\$1394.61
4241	City of Moab (April Sewer Trtmt, Corp Stop)	4604.51
4242	Pat Jones (May Meter Read)	350.00
4243	Utah Dept of Health - Labs (Samples)	20.00
4244	Rural Development (Interest Only Payment of Sewer, Project Loan)	4285.46
4245	David R. Adkison CPA (Professional Fees)	51.00
4246	Blue Stakes Location Ctr (Blue Stakes mnthly bill - GCWCD owes \$13.11)	52.45
4247	J. W. Nelson Construction (Sewer Conn at 1240 Lance Ave)	1002.00
4248	Times-Independent (Legal Notice - CDBG)	9.00
4249	Moab Bldg Ctr (Parts)	12.66
4250	Southern Paving (Cold Mix for New Conns)	315.72
4251	Riverside Plumbing (Office Landscaping Parts)	75.27
4252	U. S. Postmaster (Reimburse April Billing Error)	40.00
4253	City of Moab (Rental of Tapp Machine & Corp Stop)	67.96
4254	Dave Cozzens Construction (M&O W&S, New Conns)	7477.50
4255	W. R. White Co (Parts)	1987.89
4256	GCWCD (Reimburse Admin Fees)	10888.27
4257	U. S. Postmaster (May Billing)	171.20
4258	Marsha Modine (Reimburse Petty Cash)	41.80
	TOTAL:	\$32847.30

Neal motioned and George seconded.

CHARLEEN BABCOCK: Dale explained that Charleen Babcock had a leak during the winter months that went undetected. Meters were not read for the months of November through February. Reading were taken for the March billing. However, a program problem did not register the water overuse on her bill. Not until an adjustment was made to correct the billing problem on her April bill was she aware she had a problem. She is on a fixed income and asked the Board for a reduction of her bill based on the circumstances explained by Dale. Dale said the average usage for the same months in 1994-95 was 215,000 gallons. This years bill equated to 564,000 gallons over her previous usage for the same time period. Dale converted the usage to acre feet and figured the cost based on \$80 per acre foot for a total of \$268.75. Dan moved to reduce Charleen's bill to \$268.75 CHARLEEN BABCOCK

and Neal seconded. Dale mentioned that policy is not to do rebates but recommended this reduction based on the circumstances. MOTION CARRIED

SEWER PROJECT UPDATE: John Chartier gave an overview of the sewer lines completed to date and mention that the project is 65% complete. Engineering (the inspectors on the job) and construction are over the budgeted limits. The original contract called for 150 days of engineering services and 147 days were used by the end of April. The budget was set based on one contract but was broken down into three schedules at the Board's request. If one contractor received the bid, they would be allowed to work on schedule A then B then C. The contractor has worked on schedules B & C simultaneously. However, with one contractor the number of days increased to almost 270 days nearly doubling the engineering time on the job. Sunrise did not rework the budget for this scenario. During the project Sunrise has had two inspectors on the job based on the contractor running up to 12 constructions crew at a time. A third inspector was recently added based on the excessive work load. John looked at the money allotted for contingencies, took the known change orders and projected change orders to determine how much money was left. Schedules B and C have about \$80,000 to \$100,00 in change orders which includes the C900 required by Moab City around their springs and around joint restraints. Adding to the cost is the pit run needed to go under streets and additional rock saw work on Lemon Lane. Another \$8000 was added for legal and fiscal items. John estimated after all these items are taken out there is \$2,500 left in contingency not including the added engineering costs. Val told John to offer the Board the remaining engineering services at cost. The cost of three inspectors, their meals and rooms is \$20,000 per month bringing the engineering shortage to an estimated \$70,000. The options discussed to cover this cost were to use the interest earned on banked project money equating to approximately \$40,000, go back to the funding agencies or cover the cost with existing District funds. The Board needs to decide what to do prior to the next pay request or Sunrise will not be paid. Paul asked John if it looked like the contractor will ask for a delay that may add to the costs. John said no and mentioned that the deadline for project completion had been extended to August. Dan said Kayenta Heights could be similar to Navajo Heights and add delays. The Board felt that a special meeting at the first of next month was needed to discuss options with Sunrise. Karla moved to advertise for a special meeting on June 4th and Dan seconded. MOTION CARRIED

SEWER PROJEC
UPDATE

LETTER FROM KAYENTA HEIGHT'S PROPERTY OWNERS: A letter from the Kayenta Height's property owners asking questions on the process to connect to the new sewer system was presented to the Board. The information was requested for presentation at their June 21st homeowners meeting. Dale will send a letter answering their specific questions. A similar letter has been in progress to mail to the general public but was delayed pending information on the Community Development Block Grant.

LETTER FROM
KAYENTA
HEIGHT'S
PROPERTY
OWNERS

IMPACT FEES: This District has reviewed an impact fee of \$1271.83 that applies to wastewater treatment. Future fees for collection and distribution also need to be addressed by this Board. Sunrise Engineering is in the process of determining what these fees should be. Dan suggested not passing the impact fees until Sunrise presents their figures. Dale said hook up fees will have to be determined along with the new impact fees. The current law states that connection fees are the cost to connect plus impact fees. He

IMPACT FEES

presented the Board with the average hookup cost for sewer (\$1,109.00) and water (\$927.00) based on an average cost of connections made from 1/1/96 through 3/31/97. Dale said the calculation of hookup fees needs to be looked at annually. The law states the hook up fee will be based on the cost of labor and materials and the Board can review these costs at any time. Paul asked if a public hearing is required to change these fees? Dale said he did not think so but would check.

Dale explained changes that need to be made to the SVW & SID Impact Fee Resolution. Residence should be charged for impact fees even if the services are not available today but may be available within the next five years. Collection of these fees is intended to fund for future services. The triggering factor for paying impact fees is the permit process. In order to collect these fees, every reference to 'service permit' needs to be changed to 'service permit and/or building permit'. If the service does not become available within this five year period, the impact fee will be refunded to the property owner. A change to Part II, Definitions for 'Affordable Housing' was read by Dale to the Board along with a change to Chapter V, Part I, 'Calculation of Impact Fee'. The changes were read from a memo to Earl Sires from Richard Lance Christie, Member, Planning and Zoning Commission. The change allows the Board the opportunity to waive fees for affordable housing on a case by case basis. Karla moved to change the language on affordable housing to 'means housing for which the allowable housing expenses paid by a household earning less than the county median household income shall not exceed thirty percent of the gross monthly household income for unassisted and assisted (State and/or Federal) rental and unassisted and assisted (State and/or Federal) for sale units whose gross rental or sale price on the open market is affordable to, or for which rental and/or sale is restricted to, households whose gross annual household income is below the county median household Income', remove numbers two through four under A, change Chapter V Part I B to 'the Board has the ability to authorize an adjustment to the standard impact fee at the time the fee is charged to respond to unusual circumstances in specific cases and to ensure that the impact fee is imposed fairly. The Board may waive part or all of the impact fee for an affordable housing development, upon receipt of favorable recommendation for such waiver from the Grand county Planning and Zoning Commission. The Planning and Zoning Commission shall review the need for affordable housing in the price range proposed by the developer and determine how the development will guarantee delivery of affordable housing in order to justify a favorable recommendation for waiver of impact fees to the Board' and change every reference from 'service permit' to 'service permit and/or building permit'. Neal seconded. George voted no. All other members voted yes.

R. D. CARROLL MUNSEY LANE DEVELOPMENT: Paul invited the Carroll's to address questions asked by the Planning Department of the County concerning their Munsey Lane development. Munsey Lane currently has a water line and sewer line for the planned two unit development. The water line is adequate for the two new houses going in. Paul questioned if the water main size should be increased for future development. Kevin and R. D. both stated that the private ground above the development is too high for water service. Wells have been approved by county. The 2" line will serve the two existing and two new houses but nothing beyond that. Fire protection will be provided from Murphy Lane.

R.D. CARROLL
MUNSEY LANE
DEVELOPMENT

MARCH 19, 1997 MEETING MINUTES: The sewer connection fee time payment plan passed at the 3/19/97 meeting was incorrectly worded. Karla moved to amend the wording to replace the word interest with penalty on page four. George seconded. MOTION CARRIED

MARCH 19, 97
MEETING
MINUTES

EVERITT CONWAY PROPOSAL TO PAY OFF SHARON POGUE SEWER DEBT: Marsha present the Board with Mr. Conway's proposal to pay off his daughter's (Sharon Pogue) remaining sewer bill debt. Mr. Conway offered \$1500.00 cash to forgive the remaining debt now that she is hooked up to the sewer. The debt owed is \$2144.50. Dan motioned to accept the \$1500.00 and forgive the remaining \$644.50. Marsha mentioned that Sharon's connection only cost \$600. Dale said if the Board accepted this proposal they would have to do the same for others. Paul said other people have liens against their property for similar debts. The Board felt that since Sharon was responsible for the debt it should remain hers. Karla motioned to maintain the current policy. Dan seconded. MOTION CARRIED.

EVERITT
CONWAY
PROPOSAL TO
PAY OFF
SHARON POGUE
SEWER DEBT

FINANCIAL STATEMENTS: The Board was presented with February and March financial statements for their review. Karla questioned the negative \$910 on the March statement for M & O Vehicle. Dale explained that this was the money received from Ralph Olsen's Construction company to repair the company truck they damaged. The check was written directly to the District and would be paid out for the repairs.

FINANCIAL
STATEMENT


ITEMS FROM BOARD MEMBERS: Paul mentioned that Gary Wilson suggested putting the blue pick up on the market. Dale said as soon as the radio is pulled out and the truck is cleaned up, it will be advertised.

ITEMS FROM
THE BOARD

Meeting adjourned at 8:55.

ATTEST:


Paul J. Morris, Chairman


Neal K. Dalton, Clerk