

SPANISH VALLEY WATER AND SEWER IMPROVEMENT DISTRICT

Regular Meeting-----February 24, 1982

The meeting was called to order by Chairman Darwin Gilger at 6:00 P.M. with the following Board of Trustees present: Neal Dalton, Dan Holyoak and George White.

ATTENDANCE

Also present: A.J. Coffman, Art Maxwell, Engineer with Neilson, Maxwell, and Wangsgard, Harry Snow, Attorney, David J. Bretzke, Executive Director, and Donna Jo Koskinen, Secretary.

The minutes of February 12, 1982 were not read. They were handed out to all Board Members.

MINUTES

Mr. A.J. Coffman representing Robert Norman, discussed the possibility of assigning 2 water rights of 55 acre feet for the Navajo Heights Subdivision. The well sites, pumps, tanks, lines and various easements are to be dedicated to Spanish Valley Water & Sewer Improvement District.

WATER RIGHTS

A Motion by Dan Holyoak and seconded by Neal Dalton to accept this proposal and authorize the Executive Director to sign any necessary papers on the behalf of the District. MOTION CARRIED

MOTION

Robert Norman does has the option to relocate the well, at his own expense, 150' from present location.

BOB NORMAN

A proposal of 3 mills to be added onto the mill levy to bring the monthly fees to \$10.50 per month for single family residents was discussed by the Board. No Motion was made.

MILL LEVY ON SEWER

Dan Holyoak talked with the Mayor and the new City Councilmen about some changes on the rates, outside the city customers, for connections onto the sewer, such as double rates. David stated that we do not have an agreement in writing for a \$4.50 per connection from the City, but the Council approved the action in a City Council meeting last year.

RATES ON SEWER BY CITY

Darwin Gilger asked Art Maxwell what would be the cost to bring the lagoon up to specs if the sewer project fails. Art answered as follows:

FIX UP LAGOON (COST)

1. State Board of Health is going to put on the pressure to eliminate the lagoon.
  - a. to close to homes
  - b. 29 homes at \$400.00 = \$11,600.00. It would cost more than this as near as we can tell.
2. Clean out the lagoon and let it dry up.
3. Enlarge the lagoon
4. Correct dike for flood safety
5. Repair fence
6. Replacement of the pumps

Art also stated that it would cost \$15-20,000.00 to take care of the lagoon but this would be over a long period of time.

David told the Board that as of 5:00 P.M. February 24th, 1982, the District had 133 people signed up for the sewer for a total of \$90,700.00, \$25,800.00 paid in deposits and a total of \$64,900.00 for a balance owed.

SIGN UPS FOR SEWER

Art stated that we would need at least 280 more single family residents and 10 commercial hook-ups for the sewer project in order for the District to have \$248,000.00 to pay the project.

David said that a meeting with the Community Impact Board is set for March 11th, 1982 to discuss the sewer project and a short term loan.

COMMUNITY IMPACT BOARD

Darwin Gilger asked the Board what would be a fair number of people that would be needed to indicate to the Community Impact Board or FmHA that we want the sewer. Art Maxwell stated 254 and David Bretzke stated 300 more.

The Board passed 2 proposals. They are as follows:

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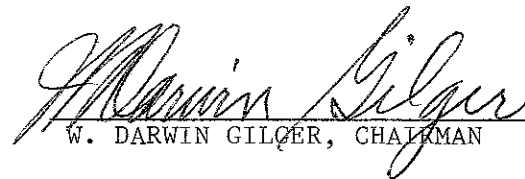
- Proposal I. A connection fee for single family residences of \$600.00 with a \$100.00 deposit to be paid by March 1, 1982 and monthly payments of \$100.00 for 5 months thereafter until paid in full.
- Proposal II. \$660.00 if deposit of \$55.00 being paid by March 1, 1982 and monthly payments of \$55.00 for 12 months thereafter until paid in full.

PROPOSALS  
ON SEWER

The meeting adjourned for the PUBLIC MEETING at Star Hall at 6:45 P.M.

ADJOURNMENT

ATTEST"

  
 W. DARWIN GILGER, CHAIRMAN

  
 NEAL DALTON, CLERK

## SPANISH VALLEY WATER &amp; SEWER IMPROVEMENT DISTRICT

PUBLIC MEETING-----February 24, 1982

The Board of Trustees present: Darwin Gilger, Chairman, George White, Vice-Chairman, Linda McKinney, Treasurer, Neal Dalton, Clerk, and Dan Holyoak, Director.

Also present: Ron Roberts, State Board of Health, Art Maxwell, Engineer with Nielson, Maxwell and Wangsgard, Harry Snow, Attorney, David J. Bretzke, Executive Director and Donna Jo Koskinen, Secretary.

There were approximately 203 Spanish Valley residents at the meeting. A list is attached.

Chairman Darwin Gilger opened the Public Meeting at 7:00 P.M. at Star Hall. He gave a brief summary of the sewer project to the public. He stated that the District had a loan of \$500,000.00 at 5% interest, a grant of \$571,000.00 and a gift from the County of \$100,000.00. As of 5:00 P.M. tonight, the District had 133 people that had signed up for the sewer project. He explained that by the Utah State Plumbing Code that it is mandatory that all property within 300' of the proposed sewer lines must hook-up to the District sewer mains. Darwin explained the 2 new proposals:

1. Proposal I. A connection fee for single family residences of \$600.00 with a \$100.00 deposit to be paid by March 1, 1982 and monthly payments of \$100.00 for 5 months thereafter until paid in full.
2. Proposal II. \$660.00 if deposit of \$55.00 being paid by March 1, 1982 and monthly payments of \$55.00 for 12 months thereafter until paid in full.

Ron Roberts of the State Board of Health read a letter to Highland Hills dated February 24, 1982 to the Public concerning problems with the lagoon. It stated:

- a. Regrowth
- b. Fence upgrated to meet State standards
- c. Odors
- d. Health hazard

The State Board of Health feels that SVW&SID Sewer Project should encompass the Highland Hills Subdivision. The State Board of Health is also involved with the upgrading of the Moab Treatment Plant.

Mrs. Sue Wilbur asked about the repairs on the lagoon. Darwin stated that on August 14, 1979, a bond election was held on the sewer. It was planned to eliminate the lagoon because of health reasons and install the Spanish Valley sewer. The SVW&SID has been maintaining the lagoon with what funds they had available.

Mrs. Wilbur asked if the boundaries for Spanish Valley was outlined in the bond election. Darwin answered yes that the boundaries were outlined in the paper.

Mr. Pete Terwilleger asked what was the price of a hook-up and the monthly fees for the sewer when the bond election was held. Gilger answered \$500.00 for the hook-up and \$8.00 monthly fee.

Mr. Tom Arnold stated that he felt the Public was under a misunderstanding because he was told that when he hooked up to the water that the sewer was included.

Mr. Calvin Taylor asked about private systems. Is his septic tank a private system? Gilger stated no. He also asked if it is mandatory to hook-up to the sewer. Gilger answered that if his property is within 300' of the proposed sewer lines it is mandatory to hook-up. He stated that the District needed more Right-of-ways for the sewer lines and if anyone had any questions concerning right-of-ways on their

ATTENDANCE

STATEMENT  
BY GILGER  
ON SEWER  
PROJECT

PROPOSALS

STATE BOAR  
OF HEALTH

LAGOON

SV BOUN-  
DARIESPRICE OF  
HOOK-UP  
ON SEWERWATER &  
SEWER TO-  
GETHERPRIVATE  
SYSTEM AND  
MANDATORY  
HOOK-UP

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property, they are welcomed to come into the office and look at the District's map. The office personnel will be glad to help.

Mrs. Roberta Knutson stated that if the valley is to progress, Spanish Valley needs the sewer system.

Mrs. Wendy Stocks asked why the sewer was not put in when the water was. Darwin Gilger stated the sewer funds were frozen until the City of Moab had done a 201 study. She also asked why the District raised the hook-up fee to \$600.00 when in 1979 the hook-up fee was \$300.00. Darwin Gilger answered by saying the cost of the project has increased so the hook-up fees had to be raised.

Mrs. Barbara Walston asked if there had been a survey taken recently to see if Spanish Valley wanted a sewer system. Dan Holyoak said yes that a survey was taken 7 to 8 years ago and 500 people signed for the water & sewer projects.

Mr. George Drake presented the Board with a petition against the sewer. There were 144 signatures to be added to the last petition presented to the Board on February 12th. The total signatures against the sewer is approximately 175.

Mrs. Connie Huff stated that there was alot of people for the sewer but the attitude of having it mandatory and the cost of \$600.00 for a single family residence is out-of-line.

Darwin Gilger explained that the Board did not want to force people to hook onto the sewer, but that 2 weeks ago at the last Board meeting it was requested that the Board publish that it was mandatory to hook onto the sewer.

Mr. Travis Trittschuh asked if it was known, at the time of the bond election, that it was mandatory to hook-up to the Spanish Valley Sewer Project. Darwin answered that if anyone asked, they were told yes.

Mrs. Orice Irish stated that she understood it was a State Law.

Mr. Randy Rainey stated that if the District needs 600 connections to have \$368,000.00 to be able to put the sewer system in and the District doesn't have the 600 connections, then the District should drop the project. Darwin stated that the Board felt that if the District could get at least 200 people to sign-up for the sewer project that this would indicate that the Spanish Valley Residents want the system.

Art Maxwell from Nielson, Maxwell and Wangsgard, Engineering Firm, explained the engineering portion of the project. He stated that the sewer is for health reasons. Spanish Valley needs a sewer system because of ground water is shallow in most areas, soil is porous and water from septic tanks goes in the ground water table and has caused a serious contamination problem. The cost has gone up since 1979. It would be a mistake to let the District lose the grants and funds that they are getting. The District has a loan at 5%. Loans from FmHA are now 14%. If contractors give a lower bid than what the District is using now for construction on the project, then the remaining money will be used for line extensions.

Mr. A.J. Coffman stated that people in Spanish Valley must help in order for Grand County to grow. Local businessmen, who are employers in Grand County, have met 4 times in the last 6 weeks to discuss possible ways to promote growth in Grand County. They have agreed to commit \$30,000.00 per month more to boost employment.

Some alternatives that A.J. Coffman mentioned are:

WANTS  
SEWER

SEWER NOT  
PUT IN WHEN  
WATER WAS.  
HOOK-UP  
FEES

SURVEY

PETITION

MANDATORY  
HOOK-UP

SHOULD  
DROP THE  
PROJECT

ART MAX-  
WELL  
ENGINEER-  
ING PART  
OF SEWER

GROWTH IN  
GRAND CO.

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1. Commercial Property Owners buying connections fees before having to hook into the sewer.
2. Lower interest rates on short term notes.
3. Local Businessmen to put up-front money.

Mr. Tom Arnold stated that he felt that larger landowners should pay for the Spanish Valley Sewer Project.

Mrs. Sue Wilbur had several questions to ask. They are as follows:

1. Is the total and complete connection fee for Highland Hills customers \$400.00 and Spanish Valley residents \$600.00?
2. What is the total amount of sewer hook-ups needed before the Board will drop the project?
3. Will the Board make a commitment stating that if the Board does not have 250 people sign up by April 1, 1982, the Board will drop the project?

Darwin Gilger answered that the total cost for a connection fee for Highland Hills is \$400.00 and for Spanish Valley residents \$600.00. It is an additional expense to the property owners to pay for the pipe from the property line to their house.

He also answered that about 400 signatures were needed to proceed with the sewer project by April 1, 1982, but if we can get about 250 people to sign up for the project then we will proceed with the project.

Mrs. Sue Wilbur stated she was against the sewer project because:

1. Some residents have good septic tanks
2. People are being strong-armed into signing up
3. Septic tanks would have to be filled in which is an additional cost
4. People can not afford the connection fees
5. Does not want industry in the valley

Dan Holyoak told the public about the 2 proposals that the Board of Trustees passed in an earlier meeting.

Mrs. Ginger Shuey asked if the line from the property to the house may be done by the owner. Darwin Gilger and Dan Holyoak answered yes but it does have to be inspected by the County Inspector when finished.

A question was asked about the Moab Treatment Plant being upgraded. Gilger answered that we can hook up 600 customers in Spanish Valley and the City can hook up 300 more residents. We also have \$90,000.00 to help Moab City upgrade the treatment plant.

Mr. Wayne Norton felt that the money is the main question and the sewer will increase your taxes.

Mrs. Joanne Lish asked about having a Board Election because the Board will not go along with the majority of the people at this meeting. Dan Holyoak stated that anyone who wants to be on the Board needs to go to the County Clerk's Office and file. The election is held in December. The Board welcomes anyone to do this.

Mrs. Brenda Marljar stated that she wants the sewer system, but the money is in question. She is willing to work for the District to pay for her connection fee.

Mr. Bill Ruggeri asked about the mill levy proposal. He stated that the District has a limit of 4 mills. Gilger answered that the District has a limit of 12% of assessed valuation for General Obligation Bonds. David stated that General Obligation Bonds could be paid by an additional mill levy beyond four mills.

LARGE  
LANDOWNERS

COMPLETE  
COST FOR  
SEWER

DROP THE  
SEWER PRO-  
JECT

PROPOSALS

OWNER CAN  
DO OWN  
LINE EXT.

MOAB TREAT-  
MENT PLANT

INCREASE  
TAXES

BOARD  
ELECTION

WANTS  
SEWER

MILL LEVY  
ON GOB

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Mr. Chris Muray stated that the Spanish Valley District could probably get another grant if they lose this one. He favors the sewer system. He questioned EPA funds. This is to be checked into. He asked about floating a bond or helping with the financing or giving a discount to property owners who already have a good septic tank.

Dan stated the Board is open for suggestions.

Mr. Art Maxwell stated that the 300' law for mandatory hook-ups is in the Utah Plumbing Code and was passed by the State Board of Health.

Mr. Ted Christensen asked what would happen if you refuse to hook onto the system. Dan Holyoak answered by stating that SVW&SID would shut off his water.

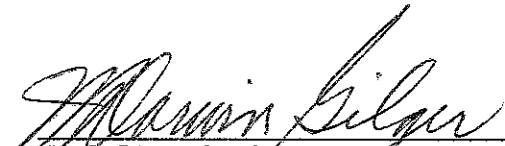
Darwin Gilger stated that Highland Hills would have only 1 hook-up and Highland Hills will be hooked on to our system. Mr. Christensen also asked how many people do we have, that are within 300' of the proposed sewer lines, that have to hook up. Darwin Gilger stated that the engineer stated that we have 600 connections.

Mr. Curtis Freeman asked if water & sewer monthly fees apply to a vacant lot or an unoccupied house. Darwin Gilger answered just on water on monthly fees, but on a connection fee, if within 300' of the proposed sewerline, the sewer must be hooked onto the District's mains if Occupied

The meeting was adjourned at 9:10 P.M.

ATTEST:

  
 NEAL DALTON, CLERK

  
 W. DARWIN GILGER, CHAIRMAN

GRANT

MANDATORY  
 HOOK-UP

REFUSE TO  
 HOOK-UP

MONTHLY  
 FEES ON  
 WATER &  
 SEWER