

GRAND COUNTY WATER CONSERVANCY DISTRICT
Full Agency Meeting
August 16, 2007

The meeting was called to order by Chairman Dan Pyatt at 8:37 p.m. at the Agency Office, 3025 E Spanish Trail Rd, Moab, Utah. Other GCWCD Members present were: John Keys, and Rex Tanner. Those in attendance established a quorum. Brian Backus and Jerry McNeely were absent.

Others present were: Gary Wilson, Lance Christie, Kyle Bailey, John Hartley, Terry Sykes, Marsha Modine, Dana Van Horn, Ed McElhaney, Robert Worley, Doug Rasmussen and Dan Stenta.

Public hearing – increase in culinary impact fees Motion to open the public hearing to increase culinary impact fees at 8:37 p.m. by Rex Tanner. Second by John Keys. Dan Pyatt-Aye, John Keys-Aye, Rex Tanner-Aye. MOTION CARRIED. Chairman Pyatt: Anyone from the public that would like to speak? You're the only one left Ed. Ed McElhaney: I already spoke on the sewer. It's ditto for water. Dan Stenta spoke next. "My name is Dan Stenta. In your resolutions for both the sewer and water fees...um maybe something that you can consider based on what I heard here tonight is State law regarding impact fees does allow you to waive those fees for affordable housing or other uses with broad public purposes. So if that is a legitimate concern, one that you guys are wrangling with as far as enacting resolutions. The second thing that the State law does allow, and actually I think – require, is that if a new development makes system improvements that are considered part of the whole system, in other words they're not just not serving that individual development, I believe that they are due a credit against their impact fees for those improvements. And based on your equity buy-in kind of concept where the value of your system is set based on the, you know, the length of line that you have and all that; you are getting a value. The next time you reevaluate your system you would have that much more value in the system that those developers put in. And the third thing is if the resolution addressed at what point in time the impact fees are required to be paid or can be paid. I believe it's your practice right now to levy them at the time someone comes in and requests service or" Terry: Building permit. Dan Stenta: "Building permit. Because oftentimes there can be a significant lag between when a lot actually gets platted and developed and when someone actually comes in and pulls a building permit on that lot. And that can be viewed as a built-in escalator if your fees change then they pay the higher rate or it can be viewed as you're not getting the cost early in the system when you could be earning interest on it or you could be putting it towards improvements or whatnot. And I think that that cost could be levied whenever in time you want it to be based on what's in there. That's it." Motion to close public hearing at 8:41 p.m. by John Keys. Second by Rex Tanner. Dan Pyatt-Aye, John Keys-Aye, Rex Tanner-Aye. MOTION CARRIED.

Discuss, consider, approve culinary water impact fee increase resolution Chairman Pyatt moved this item from #22 to expedite the flow of the meeting. The board discussed the definitions of affordable housing and the State law regarding impact fees. They also discussed the cost of septic systems and wells in San Juan County with Ed McElhaney. Robert Worley talked about the dilution factor after more people move onto the system and how the feasibility study was figured into the calculation of the impact fee. Rex Tanner expressed concerns over the impact fee system and how the range of numbers was derived. Robert Worley discussed the equity buy in process and the role of the developer in providing infrastructure with the board. Motion to table this agenda item until the meeting of September 6, 2007 by John Keys. Second by Rex Tanner. Dan Pyatt-Aye, John Keys-Aye, Rex Tanner-Aye. MOTION CARRIED.

Minutes Motion by John Keys to approve the minutes of the meeting of July 19, 2007. Second by Rex Tanner. Dan Pyatt-Aye, John Keys-Aye, Rex Tanner-Aye. MOTION CARRIED.

2006 Audit Presentation – Doug Rasmussen Doug Rasmussen, auditor from Smuin, Rich & Marsing, presented the 2006 Audit to the Board. The audit stated there were no instances of non-compliance and no management letters were issued. Motion to accept the 2006 audit as presented by John Keys. Second by Rex Tanner. Dan Pyatt-Aye, John Keys-Aye, Rex Tanner-Aye. MOTION CARRIED.

Amend 2007 Budget Due to the public hearing to amend the 2007 budget not being on the agenda, this item will be moved to the September 6, 2007 meeting.

Quarterly Financial Statement Chairman Pyatt advised that due to the late hour that there would be no presentation of the Financial Statement by Marsha.

Chairman Pyatt declared the meeting adjourned. Hearing no objections; the meeting adjourned at 9:10 p.m.

ATTEST:

Dan Pyatt – Chairman

Jerry McNeely – Vice Chairman