

MINUTES OF THE PUBLIC MEETING OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT held on Monday Sept. 19, 2016 at 10:00 AM in the Weber County Commission Office Room #365, located at 2380 Washington Blvd., Ogden, Utah 84401.

Trustees Present:

Matthew G. Bell, Chair (via phone)
Trustee Bob Behrendt (via phone)
Trustee Jennifer Reynolds
Trustee Kerry Gibson
Trustee Ebert (via phone)

Staff Present:

Paul Hirst, District Manager
Carrie Zenger, Secretary/Treasurer PMWSID
Christopher Crockett, Attorney

- A. Welcome – Trustee Gibson
- B. Public Comment

Mike Moyal (property owner of Lot #1 in Powder Mountain West Subdivision) Submitted a letter requesting a Will Serve Letter from PMWSID to develop 7 home sites. Trustee Gibson indicated the letter will be reviewed.

- C. Manager's Report – District Manager Paul Hirst

- 1) Mark Chandler presented the preliminary Water & Sewer Master Plan needs.

Water: Is supplied by Hidden Lake Well to the Resort. There is a 4" pipe that needs to be replaced. We are supplying about 100 units now. Following an in house review, a draft report will be lined to handle demand. Emailed all Trustees and Jeff Weberlow.

Sewer: Full build out of 2800 units. At 1400 units connected we will need to upgrade the sewer system. Up size to a 12" or a 15" pipe. Most immediate need is 750 ft. of pipe to carry us for at least 10 years. Do we upgrade now and do the improvements or do we do them in the future to connect to Wolf Creek. There are 70 additional units approved above the already approved 156 units. Mark Chandler will put together a draft with the costs for Board review.

- 2) Paul Hirst presented the Mitigation Discharge Report – A copy of the Mitigation Report was reviewed
- 3) Paul Hirst presented the new Logo – New Logo was reviewed. All in agreement of new Logo.
- 4) Paul Hirst reviewed the Sewer Lift Station Invoices –Trustee Bell has refused all bills being paid in the amount of \$21,000. Trustee Bell requested a meeting with a representative of the company. Paul Hirst explained maintenance services were necessary.
- 5) Paul Hirst reviewed the Development Procedures – It will need to be presented at the Public Hearing.
- 6) Paul Hirst reviewed the request for the change in billing for the year of 2017. He discussed the payables, receivables and operating expenses. Would like to increase the monthly fees and go monthly billing versus quarterly billing. Will need to present proposal at the Public Hearing.

- 7) Paul Hirst reviewed the Implementing of water and sewer hookup inspection fees. Will need to present at Public Hearing.

D. Report on District's Financials – Carrie Zenger

- 1) Payables – A copy of the reconciled statement was reviewed
- 2) Receivables & Collections- Were reviewed
- 3) P&L-Were reviewed

F. Consent Items

- 1) Request for approval of District bills to be paid totaling \$44,333.92
- 2) Request for approval of the minutes for the meeting held on 7-19-2016.
- 3) Request for approval of final payment to Pro Build in the amount of \$74,560.
- 4) Request for approval for District Building Permit Authorization procedures.

Trustee Bell moved and Trustee Behrendt seconded to approve the consent items. The motion carried with each Trustee voting "aye".

- H. Request for motion to adjourn the public meeting for a closed strategy session to discuss the acquisition of real property, including any form of water right, and any pending or reasonably imminent litigation

Trustee Reynolds moved and Trustee Bell seconded to adjourn the public meeting for a closed strategy session to discuss the acquisition of real property, including any form of water right, and pending or reasonably imminent litigation. The motion carried with each Trustee voting "aye".

- I. Request for motion to reconvene public meeting.

J. Action

- 1) Discussion and/or action on item(s) discussed in the closed strategy session.
Presenter: Chris Crockett
None
- 2) Discussion and/or action item(s) on revision of By Laws
Presenter: Chris Crockett
No action taken today
- 3) Discussion and/or action item(s) on adopting Developmental Review and Approval Process and fees.
Presenter: Chris Crockett
Take action to combine the Developmental Review and Approval Process into the Public Hearing on Nov. 30, 2016.
Motion taken by Trustee Bell and seconded by Trustee Behrendt all voted "aye".
- 4) Discussion and/or action item(s) changing billing to customers from quarterly to monthly commencing January 1, 2017 and increasing the monthly fee charge by \$7.00 to \$37 for non-connect and \$44 for connected for sewer and increase monthly fee charge by \$7.00 to \$37 for non- connect and \$44 for connected for water.
Presenter: Paul Hirst

Take action to combine the propose of the increase of the fees of \$7.00 to \$37 for non-connect and \$44 for connected sewer and increase monthly fee charge by \$7.00 to \$37 non-connect and \$44 to connected water and change the billing to monthly into Public Hearing on November 30, 2016.

Motion taken by Trustee Bell and seconded by Trustee Behrendt all voted "aye".

- 5) Discussion and/or action item implementing inspection and materials, hookup fees for water and sewer at a rate of \$500.00 for each house service connection.

Presenter: Paul Hirst

Take action to combine the implementation of inspection and materials, hookup fees for water and sewer at a rate of \$500 for each house service connection into Public Hearing November 30, 2016.

Motion taken by Trustee Bell seconded by Trustee Behrendt all voted "aye".

- 6) Discussion and/or action for approval on implementing Impact Fee prepayment of connection to vacant parcels prior to new fee.

Presenter: Trustee Bell

No action taken

- 7) Discussion and/or action for approval to retain Christensen, Palmer and Ambrose for audit services from January 1, 2015 to May 1, 2016 per engagement letter.

Presenter: Paul Hirst

Motion taken by Trustee Bell seconded by Trustee Behrendt all voted "aye".

- 8) Discussion and/or action on water share acquisition.

Presenter: Chris Crockett

No action taken

K. Adjourn

Trustee Bell and Trustee Behrendt seconded to adjourn the Public Meeting at 12:47 AM. The motion carried with each Trustee voting "aye".

Manager's Agenda for PMWSID Board Meeting

October 17, 2016

Manager

Mitigation Report (Water)

Draft Budget

Sewer Operations – New Control

SCADA Status

Rules & Regulations – Status - Chris Crockett

- Adopting Subdivision Approval Process and Procedure
- Approval of Draft Letter for publication in the newspaper and forwarding to property owners regarding new fees and monthly billing.

By-Laws (Final) – Chris Crockett