

**POWDER MOUNTAIN WATER and SEWER IMPROVEMENT DISTRICT  
PUBLIC MEETING June 22, 2017  
MEETING MINUTES**

**MINUTES OF THE PUBLIC MEETING OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT held on Monday June 22, 2017 at 10:00 AM in the Weber County Commission Office Room #365, located at 2380 Washington Blvd., Ogden, Utah 84401.**

***Trustees Present:***

Kerry Gibson, Chair  
Trustee Bob Behrendt (VIA PHONE)  
Trustee Jennifer Reynolds  
Trustee James Ebert  
Trustee Jim Harvey

***Public Present:***

Jeff Werbelow, Summit (VIA PHONE)  
Ann Winston, Summit (VIA PHONE)  
Sandra Myers, Property Owner

***Staff Present:***

Paul Hirst, District Manager  
Carrie Zenger, Secretary/Treasurer PMWSID  
Rachel Anderson, Attorney

**A. Welcome – Trustee Gibson, Chair**

**B. Public Comment**

- Sandra Myers was present to discuss her billing from the past due amount of \$2,059.00 She was not aware that she had fees to pay when she purchased the property. She would like to start paying her fees from the date of notice December 2016 instead of going back the 4 year period. Will put this on the Agenda for the month of July 2017 Board Meeting. We will notify her of the next Board Meeting.

**C. Approval of Consent Items**

- 1) Request for approval of District bills to be paid
  - Warrants # 210-217 in the amount of \$29,426.44
- 2) Request for approval of the minutes for the meeting held on May 22, 2017.

**Trustee Harvey moved to approve the Consent Items # 1& 2; Trustee Reynolds second with all voting "aye".**

**D. Action Items**

**3) Discussion and/or action on Termination of Easement for Village Nest.**

**Presenter:** Paul Hirst reviewed the Easement for Village Nest which was intended for a sewer main line and lift station. Summit has revised their plans for housing and the sewer lines and lift station are no longer needed. Each individual housing units closest to the main road will be connected to the sewer main line and the other units will use individual pressure sewer pumps. Paul has recommended that the Board approve the release of this Easement.

**Trustee Behrendt moved to approve the Termination of the Easement for Village Nest; Trustee Reynolds second with all voting "aye".**

**4) Discussion and/or action on Tax rate for the year 2018.**

**Presenter:** Paul Hirst reviewed the Tax Rate for 2017 and the Rate Study for 2018. Rachel Anderson reviewed the process of the Truth & Taxation. Matt Millis created a rate spreadsheet showing the income vs. expenses. It was Paul's recommendation to not raise the rate for next year 2018 and reevaluate next year.

The Board will not raise State Tax Rate.

**5) Discussion and/or action on Bloomington Well Reimbursement Contract.**

**Presenter:** Paul Hirst presented the Contract and is requesting an authorization for execution and not wait until the next Board Meeting. Trustee Behrendt is requesting to wait until Summit has reviewed the Contract.

- Discussion will be brought to closed session.

**6) Discussion and/or action on New Well Easement.**

- Discussion will be brought to closed session.

**E. Manager's Report-Paul Hirst**

***Rate Study***

Paul Hirst reviewed the Rate Study with the Tax Rate discussion above.

***Water Use***

Paul Hirst reviewed the water loss that is calculated monthly using the SCADA system up on the mountain. That equals to about 70,000 gallons. The District is losing 260,000 gallons a month. The District will need to build a new pump station and then a new pipeline after the new well is operational.

***New Website***

Carrie Zenger reviewed the new website and asked for suggestions. The Trustees requested some changes to be made on their information and add a map of the District. Will go live July 2018.

**F. Treasurer's Report-Carrie Zenger**

The District's financials including Budget vs. Actuals, check register and the bank balances were reviewed.

Paul reviewed that spending is exceeding the income and that there may be a need for some adjustments to the budget.

**H. Motion was made 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.**

**I. Public Meeting Reconvened**

**J. Action**

**Discussion and/or action taken on items discussed in closed session;**

**6) Trustee Harvey moved to approve the Bloomington Well Construction pending one (1) of two (2) options:**

- a) The drill site is within a 150' from Hidden Lake Well or
- b) Summit Powder Mountain, the driller and their consultant to assume the liability of the service interruption.

**Trustee Reynolds second; with all voting "aye". Trustee Behrendt did abstain the motion.**

**7) Trustee Ebert moved to approve the New Well Easement with two (2) modifications;**


- a) Adding language that Greg Mauro and Ann Winston forwarded to Rachel Anderson expanding the language in Section 2i. document dated June 22, 2017.
- b) Expanding the single family home.

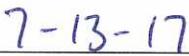
Modification of 2ib, pending verification of all present legal obligations. (Please see attached document)  
Once the legal obligations are verified then the Easement may be signed by the Chair.

**Trustee Harvey second; with all voting "aye".**

**K. Adjourn**

**Trustee Ebert moved to adjourn the meeting at 12:36 PM: Trustee Reynolds second with all voting "aye"**

  
\_\_\_\_\_  
Board Chairman

  
\_\_\_\_\_  
Date