

POWDER MOUNTAIN WATER and SEWER IMPROVEMENT DISTRICT
PUBLIC MEETING August 21, 2017
MEETING MINUTES

MINUTES OF THE PUBLIC MEETING OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT held on Monday August 21, 2017 at 8:00 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
Trustee Jennifer Reynolds
Trustee James Ebert
Trustee Jim Harvey

Public Present:

Jeff Werbelow (VIA PHONE)

Staff Present:

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

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

B. **Public Hearing**

“Issuance of Revenue Bond for the District”

C. **Public Comment**

No public attended

D. **Attorney – Rachel Anderson**

Back Charge Policy

Rachel Anderson spoke to Chris Crockett and stated that they reviewed the statute of limitations and we are within the law to charge up to 4 years. The Board acted. See below

Annexation of Sheep Creek Cluster Phase 4

Rachel Anderson stated that there was a Resolution approved in 2006 for the annexation of Sheep Creek Cluster Phase 4 but was never sent to the State of Utah for completion. The District will need to restart the process. The Board will need to do a resolution initiating the proceedings, describing the area to be annexed, submit a plat to the County, hold a Public Hearing 45 days after the adoption, after the hearing there is a 30-day protest and if no protest the next meeting will adopt the Resolution of Adoption and submit to the State of Utah. The Board agreed to have Rachel prepare the Resolution to proceed.

Commissioner Gibson made note and thanked Jeff Werbelow for the Annexation of Phase 1C.

Approval of Consent Items

- a) Request for approval of District bills to be paid
 - Warrants #192-200 in the amount of \$63,667.09
- b) Request for approval of the meeting minutes for the meeting held on July 13, 2017.
- c) Request to ratify Notice of Award to Chambers & Sons

Trustee Reynolds moved to approved the consent items A, B, C; Trustee Harvey second with all voting "aye".

F. **Manager's Report – Paul Hirst**

Budget Hearing date of November 13, 2017 for 6:00 P.M.

A Budget Public Hearing for November 13, 2017 at 6:00 P.M. has been scheduled.

Budget changes for the year 2018.

Paul Hirst reviewed the budget changes for upcoming 2018 and the rate change that will take place. He requested a review and comments from the Board.

UASD request for a contribution regarding the and asked if anyone was attending the Conference in November.

Paul Hirst requested that the Board consider a contribution to the USAD for the 2017 Legislature. The Board approved a \$200.00 contribution.

Registration for the Special Districts Conference in November. The members will sign up on their own.

Draft letter to be sent out to property owners for the rate increase.

Trustee Behrendt drafted a letter to be sent out concerning a rate increase for capital improvements. A draft will be ready for next Board Meeting for approval.

Will Serve Letters issued and the total of Will Serve Letters that we feel will be forthcoming for Phase 1C within this year.

Paul Hirst reviewed the count of Will Serve Letters that have been and will be issued for the year of 2017. There were 10 issued and 7 pending.

Policy on Water and Sewer Connection fees based upon ERU's.

Paul Hirst reviewed the proposed Policy of Residential Equivalent Unit and the fees that apply to each unit.

Hydrant Meter Application and fees.

Paul Hirst reviewed the Policy and the Application for the Hydrant Meters. He asked for suggestions if any to complete this Policy.

New Rules & Regulations that Trustee Reynolds has drafted for the Board.

A draft for updated Rules & Regulations for the District was presented. Suggestions or comments before the finalization of the Rules & Regulations were requested.

Schedule for the New Well.

Paul Hirst reviewed the updated schedule for the New Well.

Draft letter to be sent out to the property owners for the Shutdown of Hidden Lake Well.

A draft letter that will be sent out for water shutdown scheduled for August 27, 2017 for the Hidden Lake Well to facilitate the Bloomington well drilling operations.

G. Action Items

- a) Discussion and/or action on Hydrant Meter Application and Fees.
 - No action was taken
- b) Discussion and/or action taken on Back Charge Policy

Trustee Behrendt moved to charge the 4 years and that the property owners are allowed 2 years to repay the back charges with no added fees and that this be Policy moving forward. Trustee Reynolds second with all voting "aye"

- c) Discussion and/or action taken on Policy of Water and Sewer Connection fees based upon ERU's.

Trustee Harvey moved to approve the Policy of Water & Sewer Connection fees based upon EUR's with a pro-rata to include a percentage rate if there are over 20 connections.

H. Treasurer's Report-Carrie Zenger

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

Roll Call: Trustee Harvey, Trustee Behrendt, Trustee Reynolds, Trustee Gibson, Trustee Ebert


- E. 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.

Trustee Behrendt moved to adjourn public meeting for close session; Trustee Ebert second with all voting "Aye".

G. Public Meeting Reconvened

H. Adjourn

Trustee Harvey moved to adjourn the meeting at 9:36 AM: Trustee Ebert second with all voting "aye"



Board Chairman

9/18/17

Date