

POWDER MOUNTAIN WATER and SEWER IMPROVEMENT DISTRICT  
PUBLIC MEETING October 30, 2017  
MEETING MINUTES

MINUTES OF THE PUBLIC MEETING OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT held on Monday 30, 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 (VIA PHONE)  
Trustee Jennifer Reynolds  
Trustee James Ebert  
Trustee Jim Harvey

*Public Present:*

Casey Welch

*Staff Present:*

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

A. Welcome – Trustee Gibson, Chair

B. Public Comment

None

C. Consent Items

- 1) Request for approval of District bills to be paid.
  - Warrant's #300- 313 in the amount of \$124,262.17
- 2) Request for approval of the minutes for the meeting held on September 18, 2017.
- 3) Request to ratify the payment request for Greg Chambers and Sons for \$42,450.

Trustee Behrendt motioned to approve consent items 1,2 and 3, Trustee Gibson second with all voting "aye" Trustee Reynolds abstain.

D. Attorney-Rachel Anderson

*Summit Annexation:* Rachel reviewed the process that was taken to continue with this annexation. The letter was drafted and sent out per the requirements with the State of Utah and the next step is to hold the Public Hearing which is scheduled for November 13, 2017.

*Annexation of Sheep Creek Cluster Subdivision Phase 4:* Rachel reviewed that the Annexation was not passed last month due to the Public Hearing not being held within 45 days. This Annexation will be voted on today then proceed to the Public Hearing scheduled for November 13, 2017.

*1989 Bond:* Rachel reviewed the information we have received. The outstanding 1989 bond is not in default and the District had entered into a settlement agreement with Zions Bank. Per the agreement, for each lot that was sold a total of \$100,000 would be paid to Zions Bank and \$100,000 to The Cobabe Trust in increments of \$500 to each party until the balance was paid. Per the information we have collected, the Cobabe Trust has been paid in full, Zions Bank is still outstanding a total of \$22,000. Paul suggested to offer a onetime settlement of \$15,000 to finalize this issue with Zions Bank. Rachel is asking the Board to authorize her to make the offer and negotiate and settle this matter.

Trustee Behrendt motioned to have Rachel negotiate with GVC Capital a payoff settlement up to the full amount to resolve this issue; Trustee Reynolds second with all voting "aye", Trustee Harvey abstained.

## Matt Millis

**Rate Study:** Matt reviewed the rate study on the Original District and the Summit Powder Mountain District. The study shows the growth of water connections that are non-connected and connected to the year 2024. The budget is based upon Summit Powder Mountain recording connections of 313 in 2018 per Phase 2 of the Will Serve commitment. PMWSID is projecting the connected and non-connected water users to progress from currently 429 to 745 users in the year 2019.

**Sewer Growth:** The projections show the increase from 2017 totaling 594 connections and non-connections to 2019 totaling 913 connections and non-connections due to having Sheep Creek in our District.

**Budget:** Matt reviewed the tentative budget rate sheet. He reviewed the categories of operational expenses totaling \$530,600 showing that we do not have an outstanding bond for 2018. The Division of Drinking Water Bond will show in the fiscal year of 2019. Capital improvement expenses show water and sewer repairs and purchase of the new vehicle. Sewer repairs consist of 3 lift stations and flushing of the existing sewer system. Trustee Behrendt stated that the anticipated expense of the Cobabe Well water transmission line is not showing on the budget. Paul is suggesting that we ask for an additional bond to cover this expense. Matt reviewed the purpose of the revenue and cash reserves to repay the bond.

**Water & Sewer Rate Sheet:** Matt reviewed the water and sewer rate sheet with the new proposed rates. Summit Mountain Holding Group, Original District and the Commercial. Trustee Ebert is concerned with the timing of platting in Phase 2.

### E. Manager's Report – Paul Hirst, District Manager

**Summit Next Generation Sewer Treatment:** Paul reviewed the highlighted requirements of Summit Mountain Holding Groups new sewer treatment.

- Division of Drinking Water must be contacted.
- A State approved consultant.
- Understanding of the natural systems.
- Proceed with design.

LeLand will be point of contact for any questions that Summit may have.

### **Bloomington Well Status:**

Paul reviewed the current schedule and test pumping of the Bloomington Well. Test pumping will be done November 16 thru 19, 2017. The well house still needs to be built. The bill for the water trucked in was \$67,700. Has been billed to Summit, Paul is requesting authorization to pay this bill by end of week and transfer the funds from the PTIF account and replenish the funds when Summit pays us.

The District's drilling contractor has not arrived on site, but the contract states he has until next season. The State Drinking Water would like the District to proceed with lining the sewer line past the well before we proceed any further. CRS is working to get the timing changed.

### **New Well Status**

### **Rules & Regulations**

Paul is requesting that the Board review the Rules & Regulations for water that were presented. He would like to have an approved Resolution by January 2018.

*Costs of repairing Station GR5 & GR6-Delco Western, Cache Valley Electric and sheds.*

Paul reviewed the damage that was done to Stations GR5 and GR6 and the costs. There will be telemetry added to these stations. There are three (3) more damaged lift stations that will need to be fixed. Trustee Harvey is suggesting that we place 8 inch pipes in the ground about 6 feet tall filled with concrete to ensure that this does not happen in the future.

**F. Action Items**

- 4) Discussion and/or action on Annexation of Sheep Creek Cluster Subdivision Phase 4.

Trustee Behrendt motioned to pass the Resolution; Trustee Reynolds second with all voting "aye".

- 5) Discussion and/or action on Reimbursement of \$500 inspection fee to Casey Welch.


Casey Welch, a property owner in the Sheep Creek Subdivision, was present to discuss his inspection fee of \$500. Mr. Welch received his Will Serve letter to build his home on Lot # 137 in January 2016. He was informed by Paul Southwick that the inspection was finished and was never informed there additional fees. He called the District to inform them he was finished and needed a final sign off of his sewer. When told that there was an additional fee to complete the process, he paid the fee to get his occupancy and now would like to dispute the fee for reimbursement as he was not aware of the process and fee increase that was passed in December of 2017.

Trustee Reynolds motioned to refund the amount of \$500; Trustee Ebert second with all voting "aye".

Trustee Ebert is suggesting that Paul have a conversation with Mr. Welch regarding his conversation and his future lot.

**G. Adjourn**

Trustee Gibson motioned to adjourn the meeting at 11:58 AM; Trustee Reynolds second with all voting "aye"

  
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Board Chairman

11-14-17  
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Date