

POWDER MOUNTAIN WATER and SEWER IMPROVEMENT DISTRICT
PUBLIC MEETING December 18, 2017
MEETING MINUTES

MINUTES OF THE PUBLIC MEETING OF THE POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT held on Monday December 18, 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
Trustee Jim Harvey

Public Present:

Staff Present:

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

A. Welcome – Trustee Gibson, Chair

B. Public Comment

- No Public Present

C. Consent Items

- 1) Request for approval of District bills to be paid.
 - Warrant's #321-332 in the amount of \$ 57,353.26
- 2) Request for approval of the minutes for the meeting held on November 13, 2017.
- 3) Request for approval of the 2018 Board Meeting Calendar

Trustee Behrendt moved to approve the Consent Items #1, 2 & 3; Trustee Harvey second, with all voting "aye".

D. Attorney-Rachel Anderson

Update on 1989 Bond

Rachel received an email response from GVC Capital stating they would like to accept our settlement offer to pay off the remaining balance of \$15,000 and close this Bond. Rachel will prepare the agreement and the District will issue a check to finalize this by the end of the year.

Summit Mountain Holding Group Annexation and Resolution

The Resolution has been prepared and ready for approval. Once approved will be submitted to the Lieutenant Governor's Office and then forwarded to the County Recorder's Office.

Annexation of Sheep Creek Cluster Phase 4.

There were no protests made within the 30-day waiting period. Sheep Creek will need an Annexation Plat Survey per stature finished and the Resolution approved. Once approved, it will be forwarded to the Lieutenant Governor's Office for approval and then recorded in the County Recorder's office.

Reissuance of check to Alvin Cobabe.

Rachel reviewed the email from Aleta Cobabe asking for the reissuance of the uncashed check for \$600 to Alvin Cobabe. Trustee Behrendt and Trustee Harvey agreed to reissue the check.

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

Report on-2018 Budget

Paul reviewed the proposed 2018 Budget:

- The District will no longer split the cost of the District Manager with Summit.
- The District will need office space, budgeted for \$1.50 per sq. ft. for 500 ft.
- The Auditor fee \$4,000
- Permits. Fees and testing \$3,000
- Repairs to the water system are \$45,000
- Repairs to the sewer system are \$40,000

Report on-Rate Increase

Paul reviewed the proposed Rate Increase for 2018. Trustee Harvey is concerned that there will be enough funds for the existing infrastructure maintenance in the Powder Mountain West Subdivision. Paul reviewed his plan for the infrastructure improvements to the water and sewer system in 2018.

Report on-Impact Fee Rate Analysis with Zions Public Finance

The Impact Fee Rate Analysis proposal in the amount of \$24,360 by Zions Public Finance was presented for Board consideration and acceptance.

Report on-CRS plat survey for Sheep Creek Cluster Phase 4 Annexation.

Paul explained that there is a need for an official annexation plat that must be prepared by a licensed land survey in order to proceed with the Annexation of Sheep Creek Phase 4. The proposal letter from CRS to prepare the plat for a fixed fee of \$4,000 was presented for Board consideration and approval.

Report on-Summit payment outstanding invoices.

Paul stated that Summit Mountain Holding Group had wired \$20,000 into the District's bank account on December 15, 2017. He reviewed the remaining balance of the outstanding invoices.

F. **Action Items**

Discussion and/or action on 2018 Budget.
Discussion and/or action on Rate Increase.

Trustee Behrendt moved to adopt the 2018 Budget and the 2018 Rate Increase; Trustee Harvey second with all voting "aye".

Discussion and/or action on Resolution for Sheep Creek Cluster Phase 4.

Trustee Behrendt moved to adopt the Resolution of Sheep Creek Cluster Phase 4 Annexation; Trustee Harvey second with all voting "aye".

Discussion and/or action on approval on Impact Fee Rate Analysis in the amount of \$24,360 with Zions Public Finance.

Trustee Behrendt moved to approve the Impact Fee Rate Analysis with Zions Public Finance; Trustee Harvey second with all voting "aye".

Discussion and/or action on approval of CRS plat survey in the amount of \$4,000 for Sheep Creek Cluster Phase 4 Annexation.

Trustee Behrendt moved to approve the CRS plat survey for Sheep Creek Phase 4 Annexation; Trustee Harvey second with all voting "aye".

Discussion and/or action on PMI & Cobabe Trust water connection payment.

Paul reviewed an email submitted from Aleta Cobabe who requested payment for water connections collected by the District per the 1986 agreement which is prior to January 2017 contract agreement. A reply email to Aleta outlined the 4 specific lots that water connection fees were collected on and the time frame of the collections resulting in an outstanding balance e on \$8,000 due.

Trustee Harvey moved to approve the payment of \$8,000 for water connection obligation; Trustee Behrendt second with all voting "aye".

D. Report on District's Financials – Carrie Zenger

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

F. 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.

Roll Call: Trustee Behrendt, Trustee Harvey, Trustee Gibson

G. Public Meeting Reconvened

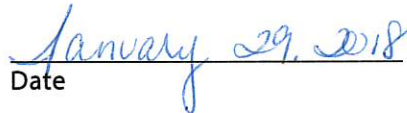
No action taken in closed session.

I. Adjourn

Trustee Harvey motioned to adjourn the meeting at 11:57 AM: Trustee Behrendt second with all voting "aye"



Board Chairman



Date