



South Weber Water Improvement District

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Office-Wendy Dahl (801) 475-4749

Emergency Maintenance

Freddy Loertscher (801) 675-1082

Wayne Stark (801) 786-9919

Board of Directors

Chair Darren Hess (801) 475-4320

Co-Chair Nate Reeve (801) 458-8006

Secretary Cindi Mansell (801) 540-2486

Treasurer Jan Ukena (801) 479-8749

Maintenance Supervisor

Perry McCorkle (801) 317-6987

Minutes for the South Weber Water Improvement District Board Meeting held Wednesday, October 13, 2021, at 5:00 p.m. in the Water District Building. Board members in attendance included Darren Hess, Jan Ukena, Perry McCorkle, and Cindi Mansell. Nate Reeve was excused.

Minutes approval from the September 15, 2021, board meeting

Ms. Mansell moved to approve the September 15, 2021 minutes as written. Seconded by Mr. McCorkle. Motion carried.

Maintenance Report and Business

-Mr. Loertscher was excused from the meeting.

-Mr. McCorkle reported on the system shut down procedures. All drain valves were opened, and cleaning solution was added to the system. Mr. McCorkle suggested that next year we hire someone to clean out the areas of thick mud building at the pond.

-Report on a 4-inch drain valve at 898 E. 7240 S (Peek property). Water is sitting in the lines and the valve is stuck. The line starts in the street and separates coming into the property. There is no asphalt or cement where the valve is, but someone will need to be hired to dig about 4 feet down and get the valve opened. A motion was needed to approve the cost for the emergency maintenance issue.

Mr. McCorkle moved to approve hiring a contractor to fix the stuck valve at 898 E. 7240 S. as long as the expenses don't exceed \$5,000. Motion seconded by Ms. Mansell. Motion carried.

-Discussion on replacing old cast iron air vac valves with a newer model ARI flow control valve. Mr. McCorkle mentioned that in the past two of the old valves froze up and cracked and caused damage when the water was turned on in the spring. The new ARI flow control valves are much more efficient and less likely to stick. Mr. McCorkle would like to propose that we hire our meter installers to replace two of the valves this fall. The cost to replace would be \$400 each.

Ms. Mansell moved to approve the \$800 to replace two of the existing air vac valves with the ARI valves. Seconded by Mr. McCorkle. Motion Carried.

Policies and Procedures

Ms. Dahl brought some questions and clerical mistakes from the Policies and Procedures to the board for discussion. The following items were discussed and voted on by motion.

- Pg. 6 Finance: Fiscal Year - Paragraph needs to be changed from a Fiscal Year to a Calendar Year.
- Pg. 6 Budget Review by Board - change the word "fun" to "fund"

- Pg. 6 Public Hearing on Budget - change the word "adjourned" to "convened"
- Pg. 7 Establishing Annual Property Tax Levy - Change paragraph from Tax Levy to annual assessment.
- Pg. 12 Change Larry "Kind" to Larry "King"
- Pg. 12 Connection Historical Agreements - Strike sentence "The acceptance of this application is to become a legal water deed".
- Pg. 14 Change "Connection Fees" to "Water User Fees". (The board will revisit the Water User Fees paragraph to discuss again after the Public Hearing on Fees).
- Pg. 14 Connection and Impact Fees - Scratch paragraph "Prior to any work being performed to hook up to the District lines and facilities, the applicant will pay either a cash deposit of \$10,000.00 or purchase a bond in the amount of \$10,000.00 to ensure the timely and workman like quality of the hook up onto the District's system."
- Pg. 14 Connection and Impact Fees, paragraph 2 - remove connection fee amount, leave paragraph as "The District will assess a water connection fee, which will include the cost of a meter, per water hookup on each single-family dwelling..."
- Pg. 15 Connection cost - Remove paragraph.
- Pg. 15 Late and Delinquent Water Assessments - Remove late fee amounts.
- Pg. 16 Water Abuse Policy number 3 - change "If property owner fails to timely remedy the violation, their water will be shut off until the installing of a water meter has been paid for. The minimum amount billed will be \$500, extra costs may occur depending on location of meter." to "If property owner fails to timely remedy the violation, their water may be shut off for the remainder of the season."
- Pg. 17 Item number 3 - change "...their water will be shut off until the homeowner pays a \$100.00 water abuse fine" to "...their water may be shut off for the remainder of the season."

Ms. Mansell moved to approve above written changes to Policies and Procedures. Seconded by Mr. McCorkle. Motion carried.

Schedule of Public Hearing for the Rate Increase

- The Board will discuss the preliminary 2022 budget at the November meeting.
- Public Budget Hearing will be held on December 8, 2021 at 6:00 pm.
- Public Hearing for Rate Increase will be held on January 12, 2022 at 6:00 pm.

Maintenance Position

Discussion about the maintenance employment position that has been advertised. Ms. Ukena suggested that the board hire a company to handle all the maintenance. Mr. McCorkle pointed out that this suggestion was discussed previously and that the majority of the board feels it would be too costly. Mr. McCorkle and Mr. Loertscher have interviewed a candidate and feel that Wayne Stark is qualified for the position.

Mr. McCorkle moved to hire Wayne Stark for the maintenance position. Motion seconded by Ms. Mansell. Motion passed with Ms. Ukena opposing.

Ms. Mansell and Mr. Hess responded that if there was a proposal from a management company, the board would be happy to review it and see if it was feasible for the District to consider.

Grant Update

Ms. Dahl reported that the first grant of \$150,000 with the district matching responsibility of \$75,000 has been completed. The funds have been received by the District.

Review of Financials and Invoice Approval

Review of all monthly financial statements. Current invoices and payments approved.

Ms. Dahl will transfer funds received from the grant payment back into the Money Market savings account.

New Business - Board, Office Manager

Discussion of Final Meter Reporting.

Adjourn

Ms. Mansell moved to adjourn the meeting at 6:55 p.m. Motion seconded by Mr. McCorkle. Motion passed.

Respectfully submitted by the South Weber Water Improvement District Clerk on this 16th day of November 2021 for Board review and approval.

_____ *Wendy Dahl* _____ District Clerk