



# South Weber Water Improvement District

7924 S 1900 E South Weber, UT 801-475-4749 www.southweberwater.com

**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 Cindi Mansell (801) 540-2486**

**Secretary Sherry Poll (801) 726-9484**

**Treasurer Nate Reeve (801) 458-**

**Member Jan Ukena (801) 479-8749**

**Maintenance Supervisor**

**Nate Reeve (801) 458-8006**

Minutes for the South Weber Water Improvement District Board Meeting held Wednesday, December 13, 2023, at 5:00 p.m. in the Water District Building. Board members in attendance included Darren Hess, Nate Reeve, Jan Ukena, Cindi Manell, and Sherry Poll. Maintenance: Freddy Loertscher and Wayne Stark. Wendy Dahl was excused.

**Minutes approval from the November 15, 2023, Board Meeting**

**Ms. Poll moved to approve the November 15, 2023, Board Meeting Minutes.**

**Motion seconded by Mr. Reeve. Motion carried unanimously.**

**Maintenance Report and Business**

-Mr. Loertscher reported that all water lines have been installed in the Kastle Rock Subdivision Phase 1 Project. Maintenance conducted a pressure test that measured at 210% and held for two hours. There will be 11 new homes in our District. Mr. Reeve stated that Kastle Rock Phase 2 of the Subdivision is not in our District, it is served directly off the canal. Kastle Rock will be installing a shut off drain and they agreed to fix the District drain, plugged with a large rock, while they are in the area.

-The District picked up 49 new meters and 41 new radios this month. 6 of the meters were used to replace the on hand count at the District shop so there are 43 meters in inventory right now for installation.

-Discussion on the grate at the reservoir. Mr. Hess and Mr. Reeve will meet the maintenance team at the reservoir at 2:00 p.m. on Friday to review the issues. Mr. Stark suggested they try to remove the grate and see if they can get it cleaned out. Mr. Reeve cautioned the maintenance team that if they do get the bolts off the grate and use the tractor to try and move the grate, that they are careful and stop if it gets difficult to avoid any possible injuries.

Mr. Loertscher will bring photos to the January board meeting for review.

-Follow up discussion on the customer on View Drive claiming we don't have an easement to access his property. Mr. Hess will meet with him.

-Ms. Ukena asked about the meter under the driveway at 2323 E. View Drive. Mr. Loertscher talked to our contractor about getting a bid to move it. Mr. Reeve, we need to verify that the area is out of the 10 ft front standard platted PUE. If not, we look for a potential side yard PUE. Typically, there wouldn't be a side yard PUE so there might not be an easement there. If there is not a deeded easement on the second largest line in the District's Infrastructure, we should get one. Mr. Reeve will check the platting.

-Ms. Poll asked about the customer at 2220 E. 7800 S. that wouldn't allow backyard access. Mr. Reeve responded that based on our old records, the meter is on the South side

of the fence within a foot or two of shed in the customer's backyard. The mainline, according to our maps, is on the North side of the fence. Maintenance will discuss with surrounding neighbors about putting the meter on the North side of the fence.

Mr. Loertscher and Mr. Stark were excused.

### **South Bench Subdivision Plan Review**

-The South Bench Subdivision Plan currently has one existing home on the property. The developer of the subdivision is proposing to add four additional lots to the existing property. The property, including the existing home, is serviced by the South Weber Water Improvement District.

-Mr. Reeve stated that the District doesn't have great infrastructure to the existing home and the size of the lateral line is unknown. The Developer is proposing a 4" line on their constructions plans with plans to connect to a water line in Easton Village, which is not in our water district. The proposed line is not the District's to extend and the District doesn't provide infrastructure for new projects.

-The developer was planning to have the 4 additional lots serviced by Davis and Weber Counties Canal Company, but the entire parcel is located within the South Weber Water Improvement District boundaries. SWWID will do some research and determine the lateral size and Mr. Reeve will send Ms. Dahl the outlined requirements as discussed.

### **Requirements for the developer as emailed from Mr. Reeve to Ms. Dahl are as follows:**

- The property is contained within the District and secondary water services will be provided by the district.
- Disconnect the proposed development from the secondary waterline within the Easton Village development. This is a secondary water line from a different District.
- The secondary waterline extending from the new Lester Roadway alignment needs to be a minimum of a 4" line. The existing lateral size needs to be verified that goes to the home to ensure sizing compliance. The 4" line needs to have a valve installed on the north end close to Lester so this line can be isolated for maintenance. The preferred alignment of the 4" line would be within the future roadway extension connecting Lester to South Bench.
- The 4" line going from the new Lester Roadway to this proposed development needs to be within a 20' wide recorded easement. The easement to be in the name of the District.
- The east end of the 4" line within the new South Bench Roadway extension to have a District drain into the gravel sump.

The construction plans will need to be updated, easement prepared and reviewed, and resubmitted to the District for approval at the January meeting.

### **Review of Financials, Invoice Approval**

#### **-Discussion of Meter fund transfer to Escrow account and future anticipated transfers**

The state requirement for the meter project escrow account is for the District to have enough funds in the escrow to match the 25% that the State is pulling out of our loan. Ms. Dahl had submitted a large amount to the state for reimbursement of meter installation payments, unaware of the escrow account requirement. The state emailed Ms. Dahl as the District account was below the required amount to process the submitted reimbursement payment. Ms. Dahl contacted Mr. Hess and he authorized the transfer of \$5,000 from the

AFCU General Account to the Meter Project Escrow account on November 24, 2023.  
Future transactions will be discussed at board meetings prior to the transfer.  
-Review of all financial statements and invoices.

**Adjourn Board Meeting**

**Ms. Mansell moved to adjourn the meeting. Motion seconded by Ms. Poll.  
Meeting adjourned at 6:00 p.m.**

**6:00 p.m. - Open Public Hearing for 2023 Budget Amendments and 2024 Budget Plan**

**Mr. Reeve moved to open the Public Hearing for the 2023 Budget Amendments and the 2024 Budget Plan. Motion seconded by Ms. Mansell.  
Motion carried unanimously.**

**Public Hearing Opened.**

**Receive public comments for the 2023 Budget Amendments and 2024 Budget Plan**

-No public comments

**Close Public Hearing**

**Mr. Reeve moved to close the Public Hearing for the 2023 Budget Amendments and the 2024 Budget Plan. Motion seconded by Ms. Ukena. Motion carried unanimously.**

**Public Hearing Closed.**

**Review and finalize 2023 Budget Amendments and 2024 Budget Plan**

-Discussion of Amendments and Budget Plan

**Mr. Reeve moved to accept the amended 2023 budget as discussed. Motion seconded by Ms. Ukena. Motion carried unanimously.**

**Mr. Reeve moved to accept the proposed 2024 Balanced Budget of \$480,700. Motion seconded by Ms. Mansell. Motion carried unanimously.**

**Adjourn**

**Mr. Reeve moved to adjourn the meeting. Motion seconded by Ms. Mansell.  
Meeting adjourned at 6:15 p.m.**

**Ms. Mansell was thanked for her years of service to the Board.**

**\*Meeting notes were taken by Ms. Mansell as Ms. Dahl was out of town.**

Respectfully submitted by the South Weber Water Improvement District Clerk on this 10<sup>th</sup> day of January 2024 for Board review and approval.

Wendy Dahl District Clerk