



South Weber Water Improvement District

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Office-Wendy Dahl (801) 475-4749

Emergency Maintenance

Freddy Loertscher (801) 675-1082

Perry McCorkle (801) 791-8372

Board of Directors

Chair Darren Hess (801) 475-4320

Co-Chair Cindi Mansell (801) 540-2486

Secretary Sherry Poll (801) 726-9484

Treasurer Randy Hilton (801) 675-6233

Maintenance Supervisor

Jeff Monroe (801) 726-9226

Minutes for the South Weber Water Improvement District Board Meeting held Wednesday, August 12, 2026, at 5:00 p.m. in the Water District Building. Board members in attendance included: Darren Hess, Cindi Mansell, Randy Hilton, and Jeff Monroe. Sherry Poll was excused. Maintenance: Perry McCorkle. Freddy Loertscher was excused. Also in attendance was customer Anthony Marcelis.

Minutes approval for August 12, 2026 Board Meeting

Mr. Monroe moved to approve the August 12, 2026 Board Meeting Minutes. Motion seconded by Ms. Mansell. Motion carried unanimously.

Customer Anthony Marcelis was welcomed to the meeting and invited to address the Board with any concerns.

Mr. Marcelis asked about the cost of water on his property and why he is paying more than his neighbors. The park next to him which has more property, also pays less money. His second question is that when he bought the property, he was told by the previous owner, who owned 20 acres, that the water rights were given to the Water District for the pressurized irrigation system but according to the previous owner, because the land is agricultural, the rights are tied to the property and he would like some clarification on that information. Mr. Marcelis has 2.25 acres. Mr. Hess stated that the original contracts were typically allocated 3-acre feet per acre. We will double-check the amount of water and how much you are paying and make sure it's accurate. Ms. Dahl stated that many of the original contracts were written for larger parcels and most of them have since been subdivided. Mr. Marcelis said he heard that in 2030 water use will be cut back. Mr. Hess stated that in 2030 we will start billing every gallon that goes through the meter just like they do with culinary water. That policy has been initiated and required by the State. Mr. Marcelis wanted to know how that works if the water rights are tied to the property. Mr. Hess stated that the State will likely give authorization, regardless of how much water was turned over, to the entity to bill for every gallon that goes through the meter. Mr. Marcelis stated that it seems a bit unfair he can be charged like everyone else since the water rights are tied to the property. Ms. Dahl stated that she has had several calls about this and explained that there are no longer water rights tied to the properties. Her parents, long time South Weber residents, sold their water shares to join the District. Mr. Marcelis stated that the rights weren't sold, they were actually given so he wanted to know if the District was going to buy them. Mr. Monroe said that the water rights from all the farmers and landowners were signed over and allocated to the District for infrastructure so that we could start a secondary water system. Mr. Marcelis agreed but stated that now we are taking away the rights to the water rights. Mr. Monroe said that it is the State that is

mandating the billing by the use. Mr. Marcelis wanted to know if because we started the water later and we are shutting off early, will he be getting reimbursed for the water that he didn't use. Mr. Monroe said no. Mr. Marcelis stated that he is paying for something that he is not getting. Mr. Hess stated that we are all in this together. We are all residents in the State of Utah, and we can't use as much water as we want, we live in a desert in one of the driest states in the Country. We all need to figure out how to make this work. If we have another drought next year we may not even get water, and hopefully we have enough drinking water. Mr. Marcelis asked why the Weber River is running at full speed. The river is fuller this year than it has been the last 4 years. Mr. Hess stated that they are running the river to meet water demands by those that own the water. If you have a water right on the system, they are delivering water to those contract holders that own water. That is the maximum water they are delivering. They are not delivering any excess or more than that. Whoever owns the water, is who the water is being delivered to. In 2023 there was a lot more water running than there is now so that statement is not correct. Mr. Hilton stated that the river is running higher in the Morgan area than down below. It's lower down below than it has been in the past. Mr. Hilton also stated that he turned over his water shares to invest in the pressurized system over 40 years ago which is much easier than it was using ditches.

Mr. Hess asked if Mr. Marcelis had any more questions. Mr. Marcelis said that the meter on his property is in conflict because the water line runs directly through his property to the park. It is a 3 inch pvc line running through his property and it's all tied in to the park. Mr. McCorkle said that that line comes from 1900 into Mr. Marcelis's yard and through the Cedar Cove Park, owned by South Weber City. The line will need to be cut and hooked to a meter. Mr. Hess stated that we want to avoid bringing the line across the customer's frontage if we can. It was discussed that the road in question most likely belongs to the Cedar Cove HOA. Mr. Hess suggested that the maintenance team check with our meter contractor and get his recommendations for getting the service split.

Maintenance Report and Business

-Mr. McCorkle said that the maintenance team had new copies available of the updated schematic for meter installation. He delivered one to Layne Kap. He would also like to have a couple of large copies of our District map to use for adding changes and corrections. Mr. Hess told him he can get them from Nate at Reeve and Associates.

-The air conditioner in the District Office needed repairs this week. Maintenance called and received a few bids. The AC unit is 30 years old and will need replacing soon. The bids were around \$9,000 for replacement. 5-Star HVAC replaced the capacitor and got it working again. The serviceman said he wouldn't charge for that. Mr. McCorkle asked him for a bill. The total was \$170.00. The Board agreed that he should be paid for his service. Ms. Dahl will get a check ready.

-Discussion about several valves that are not shutting off. Near the apartments at the bottom of 1900 and there were 3 different valves found. Mr. McCorkle shut off the first two and they didn't work so he finally found one he could turn off. This information needs to be updated on the District maps.

-Mr. Marcelis asked if his water would be restricted down to a 1-inch line when his meter is installed. He is concerned that it will interfere with his service. His line is currently a 3-inch line. His property size is 2.29 acres. Mr. Hess told him that with his acreage size we would install a 1 ½ inch meter, even though the main is 3 inches. You really won't see much restriction through that. The flow will not change but there might be some velocity change. There might be a ½ lb of pressure loss. With it only being 18 inches, there shouldn't be much of a noticeable change. Mr. McCorkle will get with the contractor and

see what makes the most sense to rectify the connection, so the customer isn't connected to the park.

-Mr. McCorkle said there is a house on 1411 E Canyon Drive with a large steel plate over the District meter and the customer's box. He is not sure if the meter is being read or not. Mr. Hess said he will look at it and see if the readings are coming through.

-One of the District's work trucks is old and worn out. In the past, the Board Members have discussed selling the District backhoe as it doesn't get used often. Most of the projects needing a tractor are hired out to other contractors. Mr. McCorkle has looked up pricing on the worth of the backhoe. He suggested that the District sell the backhoe and put the money towards a work truck. Even a smaller work truck with a toolbox on the back would be good if there was still a larger truck that could pull the trailer. The Board members agreed that selling the backhoe was a good idea. Mr. McCorkle will check into it further.

-Mr. McCorkle reported that he has found a few areas that have 6 or 7 round shut-off boxes in the same area. The boxes have round lids, not square as per the District standards. Mr. McCorkle called the city to have someone help him identify which boxes belong to the District. He purchased some lids that are labeled "Irrigation". They are \$22.50 each. Mr. Hess commended him for getting those and stated that it will be nice when the contractors dig up the asphalt, they can more easily make sure the lid ends up on the correct box.

-Mr. McCorkle stated that he had this job a few years ago and quit for health reasons. He does love being back at the job and the challenge to do things right, however, they are putting in a lot more hours. Discussion about possibility of hiring another person, the hours will likely be fewer once all the meters are installed.

-Discussed that the maintenance team needs to bring a list to the Board of all the properties whose connections are tied together so decisions can be made on each property individually.

-Property owner at parcel 13-021-0060, old Shaw Construction Shop, cannot find the connection and would like to plant trees. Mr. Monroe thought that they may have opted out of having the water. Ms. Dahl stated that the parcel does get charged for water use. The parcel directly to the North of the property does have a connection. Maintenance can follow up on this one.

Water Use Report, Meter Portal, and Customer use

- The water use report was reviewed. The maintenance team will check on those who are high on the usage and check the meters. Discussion about sending out notices. Mr. Hilton brought up a property owned by the Erickson Meadows HOA on the North side of 7600 s that has been watering every day. Mr. Hess stated that Durrants used to run that, he will follow up and see what he can find out.

-Mr. Marcelis asked if he is going to have a meter installed, what about allocations? Mr. Hess answered that there is already a set allocation. The property won't be billed by the meter use until 2030.

-Mr. Monroe asked about the development next to High Mark and wanted to know if they are being billed for water use as they were using water trucks to keep the construction dust down. Ms. Dahl will look up the parcel and verify.

Review of Financials, Budget, and Invoice Approval

-Review of all monthly statements, approval of invoices, budget review and meter project.

- **Financial Rate Study Update**

-Discussion about rate changes The Board members need to meet and compile a list of future financial need information for the upcoming Rate Study.
Potential Budget increases to come next spring. This item will be added to the September meeting.

Update on District Clerk Position

-Ms. Mansell reported that we have six applicants who have applied for the District Clerk position. They are all qualified. Ms. Mansell will put the information together and email the applicants. She will schedule one night for interviews and provide the Board with a list of suggested questions. She would like Ms. Dahl to be there for any questions and all Board members if possible.

New Business – Board, Office Manager

- Mr. Hess stated that the water will be shut off by Weber Basin on the 15th of September. Ms. Dahl will send a notice and publish it to the website.
- Mr. Hess asked Mr. McCorkle to check the meter at Cherry Farm Park and replace it if it is an old Badger meter.
- Mr. Hess stated that he is officially going to resign his position with the Board. He has enjoyed his 9-10 years working with the District Board Members and feels that it is time for him to move on. He stated that he will always be available to the District for any questions he can help with. Mr. Monroe stated that Mr. Hess has been extremely helpful and will be hard to replace. The Board members agreed. The position will need to be advertised to the public. Ms. Mansell will step in as Chair and a new applicant will fill the interim open position until the next election.
- Mr. Hess will draft an email for capital improvements needed. Ms. Mansell and Ms. Dahl will work together to draft the position advertisements.
- Mr. McCorkle asked if he should approach any who may be interested in purchasing the backhoe. Mr. Hess responded that because we are a public Special Local District, it would need to be advertised to the public. We can find a fair market value as an auction price and people can submit bids. Mr. McCorkle will come with a suggestion to the next meeting.

Adjourn

**Mr. Hilton moved to adjourn the meeting. Motion seconded by Mr. Monroe.
Meeting adjourned at 6:50 p.m.**

Respectfully submitted by the South Weber Water Improvement District Clerk on this 9th day of September 2026 for Board review and approval.

Wendy Dahl District Clerk