



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) 458-8006

Member Jan Ukena (801) 479-8749

Maintenance Supervisor

Nate Reeve (801) 458-8006

Minutes for the South Weber Water Improvement District Board Meeting held Tuesday, July 12, 2022, at 5:00 p.m. in the Water District Building. Board members in attendance included Darren Hess, Cindi Mansell, Nate Reeve, and Sherry Poll. Jan Ukena was excused. Maintenance: Freddy Loertscher and Wayne Stark were present. Customer Mr. William Schroeder and developer Jeff Clouse were also in attendance.

Minutes approval from the June 8, 2022, board meeting

Ms. Mansell moved to approve the June 8, 2022 minutes as written. Seconded by Ms. Poll. Motion carried.

Maintenance Report and Business

-Mr. Stark reported that the maintenance team fixed a leaky valve located on the East end of South Weber Drive. The valve had never been turned on but was connected from the main line to a two-inch line of galvanized pipe then to the valve. Mr. Reeve called the District's contractor and called UDOT because the valve was located on UDOT property. Discussion on the cost of the leak and the aged infrastructure located within the district. Mr. Stark discussed the galvanized pipe used on the project and wanted to make sure we don't allow any galvanized pipe. The pipeline was very old and District policy doesn't allow for galvanized pipe to be used.

-Mr. Loertscher reported that the maintenance team rented a big mower to clean up the grass around the reservoir. They usually do that 2 to 3 times a year.

-Discussion on the levels of the reservoir. The levels and water pressure have been good, and the maintenance team are keeping watch and adjusting the levels as needed.

Customer William Schroeder came in and was welcomed to the meeting.

Mr. Loertscher and Mr. Stark were excused.

Sophia's Haven Plan Review

The Board reviewed the plans for Sophia's Haven Development. Ms. Dahl will send an email to the developer and the city with the following requests before approval is given:

1. Streets, property addresses, and Tax ID numbers need to be clearly labeled on each page of the maps.
2. The Water District's infrastructure is not shown accurately on the plans and the proposed meter locations are not in line with existing SWWID water line locations.
3. Sizing, overall detail and specifications of lots are not shown.

4. There is a 24-inch line within South Weber Drive. No new connections to this line will be allowed.
5. The Board would like verification that this project is a three-lot, single-family home subdivision and not multi-residential units.
6. Include a summary within the maps that details the amount of landscape area and turf that will be installed.

Belnap Estates Plan Review

Review of the Belnap Estates plan for a 2 lot subdivision. The plans propose a dual service lateral, one for the current lot that is being proposed as well as a lateral that could be used in the future. There won't be a need for a meter on the second lot at this time.

Ms. Mansell moved to approve the Belnap plans. Motion seconded by Ms. Poll. Motion carried.

Lofts at Deer Run Easement Approval

Review of the Easement for the Lofts at Deer Run. The Board approved the easement. Items still needed for a plan approval would be a revised plan showing requested changes as well as an approval letter from the city.

Meter Usage Reports

Discussion on meter usage reports. Most users are doing a good job at conserving water. Mr. Loertscher will contact anyone with over 60,000 gallons of usage. The District's computer system is not able to print the usage reports. Wendy will contact Greg at Weber Basin and ask him to look at it.

Mr. Jeff Clouse representing The Lofts at Deer Run, entered the meeting. The project items discussed previously in the meeting were reviewed again. Mr. Clouse will get the drawing for the new easement and updated plans sent into the board.

Invoicing through Davis County Assessments

Ms. Dahl reported to the District that after speaking to the County about invoicing through the property taxes, our invoicing can be done using this method because we are a secondary water provider. Legal requirements for setting up this procedure were handed out. This item will be discussed at a future meeting.

ARPA grant funding update and approval of meter/radio expenditures

South Weber Water Improvement District has joined a group working together to purchase meters in bulk for the grant. The Board needs to commit to the order and approve the financial expenditure for the purchase. After approval of our grant application, we should receive the grant for 70% of the cost. The District won't be invoiced until we receive the meters. The District will still need to apply for the State loan to help pay for the costs.

Mr. Reeve moved to approve the purchase of 240 meters contingent upon our receiving the grant funding. Seconded by Ms. Mansell. Motion carried.

Review of Financials and Invoice Approval

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

-Ms. Dahl reported that when the names were recently changed on the AFCU account that the maintenance debit cards were added to the main account and not the petty cash account. Mr. Reeve suggested using credit cards instead of debit cards. Ms. Dahl to check with the bank and report back.

-The District needs to use the Agreed-Upon Procedures Report for the State required compliance report due to the budget being over \$500,000. The new report will need to be done by an accounting firm. Ms. Dahl will get bids from three of the choices provided by the state.

New Business - Board, Office Manager

- Mr. William Schroeder, a new customer, attended the meeting to ask questions about the 5-year financial plan adopted by the Board. Will there be an assessment done regarding the results of the fee increases and how customers been affected? Were the increases beneficial and what are plans for the future? Mr. Schroeder stated that his attendance at this meeting did answer many of his previous questions. The Board discussed the reasons for the increases, the need for meters, water usage, the grants applied for to help with the fees and water conservation issues. Mr. Schroeder described his water conservation efforts and ideas and expressed his interest in being proactive, informed, and in trying to help the community do the same. He was thanked for his attendance and input.

Adjourn

Ms. Poll moved to adjourn the meeting at 5:40 p.m. Motion seconded by Ms. Mansell. Motion Carried.

Respectfully submitted by the South Weber Water Improvement District Clerk on this 10th day of August 2022 for Board review and approval.

_____ *Wendy Dahl* _____ District Clerk