



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) 317-6987

Board of Directors

Chair Darren Hess (801) 475-4320

Co-Chair Cindi Mansell (801) 540-2486

Secretary Sherry Poll (801) 726-9484

Treasurer Jan Ukena (801) 479-8749

Maintenance Supervisor

Jeff Monroe (801) 726-9226

Minutes for the South Weber Water Improvement District Board Meeting held Wednesday, October 8, 2025, at 5:00 p.m. in the Water District Building. Board members in attendance included: Darren Hess, Cindi Mansell, Sherry Poll, Jan Ukena and Jeff Monroe. Maintenance: Freddy Loertscher and Perry McCorkle. Ms. Dahl was excused. Cindi Mansell took the minutes.

Call Meeting to Order

Minutes approval for September 10, 2025, Board Meeting

Ms. Mansell moved to approve the September 10, 2025, Board Meeting Minutes. Motion seconded by Ms. Ukena. Motion carried unanimously.

Maintenance Report and Business

-1525 E Canyon Drive connected to 1511 E Canyon Drive

The address above was one parcel – now has two houses with one meter and one connection feeding the two houses. The owners have indicated they could split the cost to cover the connection fee of \$3,000. Maintenance said a new meter can be installed easily. Perry said the line goes into the yard 20' and then tee's off – they share the bill. 1525 is the home that needs its own connection. Darren said if they pay the \$3,000 for the new connection – install a curb box at the same time. SWWID will oversee install and assist with that cost. The Board felt the \$3,000 should be charged in this instance.

-Kastle Cove Connection – no line for connection as shown on SWWID maps

Freddie said this is the Kap subdivision west of the school and for now, the Layne Kap has left the line as a drain. Freddie said they need to verify the location of secondary water – connect with 6" line in roadway on the 7375 South north side.

Darren said Layne tried to connect and the line was not stubbed across the street so the old line is further back and there is a gap. Kap wonders why he has to pay to go across and tie in when the line that is supposed to be there is not.

Freddie said the existing line is stopped one lot to the west (at least) and supposedly, the Neighbor knows exactly where the line ends. Darren said it is most likely a transite line and will not be cheap to close the gap.

Perry said the city was going to redo the road and install curb and gutter but didn't have money to do it last year and Kap said that would be the time to do that is when city makes those improvements. Whoever put the line down 7375 south shorted the line and it is not as drawn on the maps. Darren said it was most likely an oversight, but it is critical that developments are built according to plan or SWWID will be left with stuff like this.

Discussion followed that it is not Pelligrini's responsibility to put the line in either. Darren said they don't want to leave a gap and the line has to continue. He estimated 100 feet or so at \$200 a foot – estimate \$10,000-\$20,000. He said he would like himself and maintenance to meet Layne at the site to try to determine exactly what is needed and have him put a cost on continuing the line and looping it in. Freddie said Pelligrini has come into the middle of the road and hooked into culinary.

-1900 Harris Property

2020 home built and his water connection is in the back of his house. His mother's house has been there since the 1960's. Now the house next to them has a meter.

They were not happy with the location that the meter was going to be put in. Franklin wants his mom's all the way down by where his meter is in the back of the house. They would have to tear up a bunch of stuff, rose bushes, etc. Perry said the customer thinks it is a 2" line – existing. Darren said they are not giving him a 2" meter because his lot is less than an acre.

The Board felt that neither the customer, Franklin, or his mother, Gayla, need to pay to have a meter installed. They each have an existing connection. Gayla just needs a meter and the question is where to put the meter. The pipe is in the front. Jeff told him it would have to be put up by the mailbox. 1" meter. Just putting meter on the existing connection.

-Reservoir monitoring – New Router \$450. Service \$90.00 per month

Freddie said he had spoken to Jesse Water that takes care of the Mountain View Chapel reservoir clock because once again, it is not reading on his phone. He said last year it worked and then quit in September and hasn't worked until this April and as of September 1 – he cannot see anything and cannot control or monitor the reservoir from his phone. He said they have to go up to the Chapel and let the water in and out. He said they had issues with Comcast but thought those had been fixed. The clock is a product of Simply Scarlet out of Saint George and Jesse told him they would need to pay \$450 for a new router and \$90 a month to continue to monitor the reservoir on his phone. He said he doesn't want to pay for an entire year when he only needs to monitor it on his phone for six months out of the year. He said Jesse had tried to contact Simply Scarlet but had yet to speak to someone about the six-month question. Freddie said Jesse is the person who installed the valve and reading material in the shop and set it up so he can control it on his phone. He said he will reach out to Jesse again with the question of paying for 6 months versus 12.

-Contractor Issues

Freddie said when there is a big contracting operation in the District – they have a pre-construction meeting and maintenance attends; he said they are not made aware about individual homes or developments (reference to Pelligrini). Freddie said that the Board needs to let maintenance know when subdivision plans are approved – even single homes. Perry said staff needs to be there to cut into the SWWID line and ensure they do it right. Darren said Wendy needs to be sending approved subdivision plan to maintenance, so they know. Discussion followed that the city is not good about contacting or involving SWWID, regardless of the number of times they have been asked. SWWID has even had sit down meetings with City Staff. Darren said Freddie and Perry should call Brandon at Jones & Associates who runs those pre-contractor meetings and let them know to include them so even if the city does not, they will be made aware.

- Perry said there are not enough shut offs on south weber drive. 1200 east shutoff – 1375, one of them is broken and one at 1550 – main line valves. Need to add one or two

this winter when the water is shut off. Need to go up there before next week, make sure they are shut off, make sure they do work. He asked if the Board would like to commit ourselves to doing a couple of these – they are old – that main is 24” – Darren said it will be spendy. \$15,000 just for the valve – probably \$40,000 each valve. Darren said they could maybe afford to do one. Perry will shut them all off and then we can decide. There are six total down South Weber Drive. He feels the ones in the middle are important. Can budget for another next year.

-Freddie asked when they could update the water meter schematics because it has the wrong box specs (round, not square). Darren asked them to check the entire schematic to make sure if anything else is wrong. He said Gardner would not be that expensive to have those redone; or Nate is now our engineer and should have that in his system and could make that change and provide the District a copy. Freddie said he will review and redline any other changes and get it to Nate.

Bid Discussion for Larger Meters

-We need to get the larger meters installed before end of 2026. Farms, parks, large parcels – 5 acre. Darren said they need to pick off a few that they think will be here in five years to install before they don't have 70% coming back from the state. They need to get an RFP issued.

-Freddie said Wendy took the time to compile a list of people who have more than one acre all the way up to large parcels. Take that list – Darren has a spreadsheet – work on specs and drawings and have engineer to put out to bid – complicated. He said Nate can put the bid specs together, but it will cost the district. Then perhaps they can decide which ones they want to do; some need to be done this off season or even maybe a few during the season if have a good shutoff. Darren said they need to figure out the locations and use the list to prioritize meters.

-Discussion followed that the current contractor's are currently upgrading the one inch meters – Perry has some issues with them doing the jobs too quickly and not always accurately. Need to get Wendy working with Nate and Darren can help. Plans and specs put together – big project. It was discussed that the current contractors are taking up a lot of our maintenance guys time. (6-7 hours of work every day for maintenance). He said they can complete 40-50 in the fall when the water goes off. The Board felt the best idea was to keep them working during the winter and revisit the issue in the Spring.

Water Use Report and Water Shut Off Date

- Darren presented the water use report and said the water shut off date would be October 15. He said the District finally used some of the additional 200 acre feet of water they bought from Weber Basin. Maintenance did not get the water usage report and asked that Wendy please include them. Darren said there is not much water left but will last through shutoff (we have 2423 acre feet of water and we now have 133 left).

-Darren said he did some quick calculations as to green space and included a new column; One customer has put 111 inches of water on his grass, which is unacceptable. He said Weber Basin does turn people off once they reach their quota but it is a difficult process that usually involves tears and cussing. He said they can sell additional acre feet to these users to get them through the season. Something needs to be done – but the district needs to figure out how not to overwhelm Wendy and Maintenance.

-Sherry asked if there could be an issue with meters on 8100 south because almost the entire street is on the list (except Cindi and Freddie was noted). Darren said that would be doubtful.

-Freddie said he went to buy the algae chemical for the reservoir and the company wouldn't sell it to Freddie because he doesn't have a license (Monte Byrom used to buy it for us). He said he really thinks next spring the District has to hire someone to clean the dirt from the reservoir to keep the bugs and snails down.

Maintenance team excused.

Election Update

- Cindi referenced the Meet the Candidate night oct 20 and encouraged everyone to attend. She said there was a problem with the reservation at the Recreation Center being given to someone else, so they decided to hold the event at the District Office.

Proposed Purchasing Policy

-The Board reviewed the proposed purchasing policy. Cindi said at the last meeting, they had discussed just following the State of Utah procurement policy. She said she and Wendy had looked at that policy, which is even longer and much more confusing than the 79 page UASD policy. She said she needed a bit more time to cull through the UASD policy and tweak it for SWWID. She suggested adding language to allow Wendy to move funds for projects required for escrow that need immediate approval as long as she identifies and has the board ratify at the next meeting.

Review of Financials, Budget, and Invoice Approval

-Review of all monthly statements, bank balances, approval of invoices, and budget.

- **Transfer to Meter Project** – Funds are required to be transferred to the meter project before reimbursement can be granted. The following motion was made:

Mr. Monroe motioned to allow \$25,000 to be transferred to the Escrow Account with the State. Motion seconded by Ms. Poll. Motion carried unanimously.

Ms. Dahl will be notified to make the transfer.

- **Need exact count of members attending the UASD Convention**
-Ms. Dahl needs a count of all who will attend the UASD Convention so she can get everyone registered. Darren will be out of town. Cindi, Jan, Jeff, and Sherry will be in attendance.

New Business – Board, Office Manager

-The Board discussed concerns with the aging maintenance staff and amount of work being required and the need to consider future staffing needs. They discussed whether they need to hire someone now to follow them around and be trained but it was doubtful that budgeting could afford it. Board to be thinking of potential replacements should that time come

Adjourn

Ms. Poll moved to adjourn the meeting. Motion seconded by Ms. Ukena. Meeting adjourned at 6:56 p.m.

*Minutes taken by Cindi Mansell

Respectfully submitted by the South Weber Water Improvement District Clerk on this 12th day of November 2025 for Board review and approval.

Wendy Dahl District Clerk