



# 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 Nate Reeve (801)458-8006**

**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, March 13, 2024, at 5:00 p.m. in the Water District Building. Board members in attendance included: Darren Hess, Nate Reeve, Jan Ukena, Jeff Monroe, and Sherry Poll. Maintenance: Freddy Loertscher, and Wayne Stark.

**Minutes approval from the February 7, 2024, Board Meeting**

**Ms. Ukena moved to approve the February 7, 2024, Board Meeting Minutes.**

**Motion seconded by Ms. Poll. Motion carried unanimously.**

**Maintenance Report and Business**

-Mr. Loertscher reported that 318 meter boxes have been installed this spring. Most of the boxes contain jumpers until the District receives more meters from Weber Basin. Mr. Reeve asked Mr. Loertscher to bring the itemized list of meter installations for fall and spring, and the remaining number to install to the next board meeting.

-All the boxes in Shay Lane and Kay Lane Subdivisions have been installed. Most of the spring installations have been in back yards and the contractors have done a good job of working with the customers.

**Discussion of meter installations by acreage and line size**

-During meter installation, there have been about a half dozen larger lots that have had two-inch lines. Some customers expressed concern about losing water pressure as the line size at the box is reduced by installing a 1-inch meter. Mr. Hess explained that customers may experience decreased pressure, however, they won't lose volume with a smaller line to the meter.

-Most lots up to 1.25 acreage will use a 1-inch meter. Eventually all lots will be metered, however at this time, the District can't pay for the larger meters so we will only be installing meters on lots up to 1.25 acres.

**Removal and replacement of cement inside easements**

-There have been a few homes that had cement poured over the District line access in the public easement area. Discussion about the responsibility of replacing the cement after the meter installation. Mr. Hess will check the Weber Basin policies and bring information to the Board for discussion. The maintenance team will get a count of the number of properties with this situation.

Mr. Loertscher and Mr. Stark were excused.

### **Partial and Termination of Easement Contracts**

-Mr. Reeve presented a map and documentation regarding Kastle Cove Phase One Subdivision. The map shows a survey of the District lines and easements as they appear now in the subdivision development plans. There are old easements in the subdivision area that are no longer necessary. Mr. Reeve presented documents that were prepared by Mr. Tim Grubb through a title company showing the removal of the old easement lines and the new easement line areas. Mr. Reeve had previously reviewed the documents and presented the changes in detail to the Board members. Mr. Reeve and Mr. Hess explained that because asphalt protects our infrastructure, the newer installation plans for the District lines to come in off the road is a better option than having lines in the back of lots. All of this new development now will be served with secondary water off of the roadways. The Chairman of the District Board needs to approve and sign the paperwork in order for the developer, Kastle Rock Excavation, to get the plat recorded.

-After reviewing, the Board members agreed with the changes on the maps reviewed and the following motion was made:

**Ms. Poll moved to approve that the District Chairman, Darren Hess, be authorized to sign the proposed documents as presented, regarding the release of older easements and approval of new easements for the Kastle Cove Subdivision Phase One with the secondary water service stubbing in from the roadway. Motion seconded by Ms. Ukena. Motion carried unanimously with Mr. Reeve abstaining from the vote due to his connection to the project.**

### **South Bench Meadows**

-Review of parcel 13-192-0001 belonging to Jon and Cami Wall Trustees. The parcel is being subdivided and the customer will be receiving secondary water services from Davis and Weber Counties Canal Company for a partial portion of the property. Ms. Dahl will contact Mr. Wall and discuss the move from the South Weber Water Improvement District and inform him that it would be his responsibility to request and complete the boundary changes for moving the divided lots from our District.

Ms. Dahl will remove the lots from our invoicing and the maintenance team will redline the property boundaries to update our District maps. The following motion was made:

**Mr. Reeve moved to allow Mr. Wall to have connection with the Davis and Weber Counties Canal Company through the South Bench Roadway System for the 3-4 lot development with the current home to continue being served by the South Weber Water Improvement District. Motion seconded by Ms. Ukena. Motion carried unanimously.**

### **2024 Contract with Kastle Rock Excavation**

-The contract with Kastle Rock Excavation expired in March. Ms. Dahl presented the updated pricing to the Board for consideration of the 2024 contract.

**Mr. Reeve moved to accept the updated pricing for 2024 as presented by Kastle Rock Excavation. Ms. Ukena seconded the motion. Motion carried unanimously.**

-Ms. Dahl will update the contract and see that it gets signed.

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

-Review of all monthly statements and approval of invoices.

-Ms. Dahl will check with Calder Landscape and make sure they are ok with the 90% payments on the meter installations with jumpers until our meters come in and the jobs can be completed.

**New Business – Board, Office Manager**

-Follow up on the discussion of increasing new construction connection fees. A resolution and a public hearing will need to be scheduled. Ms. Dahl to publish a public hearing notice and write a Resolution for the Board's review.

-Ms. Dahl received a call from the city asking about the spring water turn on date for the District. It was decided that the 2024 water start date will be April 22<sup>nd</sup>. Ms. Dahl will contact the city to add the information to the South Weber City Newsletter.

-Mr. Ricky Smith sent a letter of annexation, as required by law, for a property in South Weber. The Board reviewed the paperwork. The property isn't in the boundary area of the South Weber Water Improvement District. The letter was duly noted.

-Mr. Monroe will be absent for the April meeting.

**Adjourn**

**Mr. Monroe moved to adjourn the meeting. Motion seconded by Ms. Poll.  
Meeting adjourned at 6:45 p.m.**

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

\_\_\_\_\_ *Wendy Dahl* \_\_\_\_\_ District Clerk