

GLEN CANYON SPECIAL SERVICE DISTRICT OF BIG WATER

Approved Minutes

Wednesday July 19, 2023

Work Session 5:30 PM

Meeting 6:00 pm

WORK SESSION-

- 1. Call to Order-** Chairman Levi Banfill calls to order at 5:31pm Vince Olson here, Jim Lybarger here, Graydon Meeks here, Levi Banfill here, Jennie Lassen Absent

- 2. Discussion-** URS public hearing. This is to be in correlation with the Town benefits to employees and to be able to offer them retirement through the Utah Retirement Systems. Ordinance for Rates and Fees Public Hearing will be tabled and moved until some details can be secured.

Lot Purchase discussion- property owner did not want to sell just one lot without a road and water line easement. The owner would have been willing to sell 1 lot for \$45K with a road and water easement or \$80k for both lots. Vince has questions about the SSD purchasing the land, not the Town and asks who would be using the land. The SSD. Peggy explains The Town cannot afford to purchase any land. Would we still be purchasing the land for a wash remediation? Yes. Who would pay for the water line? SSD. Cost is not quoted yet.

Prepaid meter discussion- Our Lawyer has advised that we have received assessment taxes on this lot, and we took over the debts of the previous district therefore he is in agreement that we should install at no cost to the property owner.

David has a well digger coming, Cluff Drilling, to assess a new well for the gravel pit and will have him take a look at the abandoned wells while he is here to get his assessment. Levi explains the wells have never been capped properly.

Ordinance of Rates and Fees will be tabled for now.

Discussion of lot purchase and adding funds which will be contingent on the vote of purchasing the land.

Discussion of approving 2 more hydrant installs- Will work with Fire Dept on locations needed.

David explains that a water line had been hit during a trench digging for electrical. We found that many gate valves need to be replaced in order to effectively isolate a leaking line in the future. Many of the valves are very old so we may want to look at replacing a few each month. Vince asks how many we need and where. Valley Underground recommends at least 8 valves need to be installed or replaced. David explains there is a loop around Shelter Cove

that he would like to start with. Also, pressure reducing valve needs to be replaced asap. Vince asks if we have thought about putting in our bigger lines. David explains we have them already and they are inspected regularly.

3. Close Work Session- Close work session at 5:58pm

PUBLIC HEARING 6:02pm- Create a Utah Retirement System Account for Glen Canyon Special Service District Public Employees- Levi explains this is to mirror the policy that was already opened for the town. Ann Welsch asks what the Account would entail. How does the contribution work? Peggy explains the District would contribute roughly 16% of each check into the account as required by State Statute Title 49. Closed at 6:05pm

PUBLIC HEARING 6:01pm- Adopting Rates and Fees into Ordinance 01-2023- Will be rescheduled until we get further instruction on Resolution vs Ordinance.

PUBLIC HEARING 6:02pm- Purchase of Lots B-J-28 and B-11-2- 6:06pm- We have a stagnant, abandoned line due to the settlement agreement. Currently we have to flush the line wasting many gallons of water to maintain. Also, there is a concern with damaging the line having to turn it on and off. We discussed purchasing an easement, but the property owner does not want to sell us an easement. The wash issue would be able to be addressed as well. Open to public comment. Todd Burton- Is it a possibility to purchase an easement from the owner? Levi explains that the owner does not want to sell us an easement, she wants to sell the property. Todd asks: Since the line is stagnant right now, has it posed a health or fire suppression threat at this time? Levi explains All fire hydrants are pressurized but this problem could lead to further issues if we water hammered the end of the line off which could lead to loss of usable hydrants. Easement on adjacent lot has a building built on it so there is no way around putting the easement there. Hyrum Short- has been contacted by several people. The fact that there was a lawsuit in roughly the amount of \$30k plus \$80k for the land = \$110k mistake. Seems like overspending on behalf of the District. With rates that keep going up, we should have put this money towards not increasing rates. Luke McConville- What are the plans for the property? Levi explains that first we would like to solve the stagnant water line health issue. Levi explains we could fix the wash/flood issues. At this time, we don't own any property so we could possibly use this property to expand in the future, such as a new Town hall or Senior Center. Graydon says we could always put our easement in and utilize it for what we need then sell the land to recoup some money. We approached property owner to buy only 1 lot but she wanted \$45000 for only 1 parcel or \$80k for both without having to give an easement. Peggy wants to remind everyone that water rates have only gone up \$5.50 in 17 years which isn't "keep going up." Yermo asks if Mark Sleight was approached for an easement to go along his property? Levi, there is not enough area on that property to put an easement between the buildings. Building got built over the road easement many years ago. Shorts had been approached and declined. David approached previous owner of lot that was then purchased by Vince and the previous owner had agreed to the easement which has now been had to be abandoned. Yermo suggests purchasing

with the stipulation that if the property is bought, used as needed, then resold so the money would go back into the general fund. Would like to see the north well enclosed securely with a block wall or a storage building for equipment. Peggy explains the funds would come out of Capital Improvements and the District has not made any major purchases in several years so the District can afford the purchase.

Ann Welsch- Has no problem raising rates for wages for employees but feels that this is a big expense. Ann asks why the District would purchase land for future town buildings. Levi explains the District owns the Post Office Building and that the Town owns the District. Ann asks Vince if he and the other property owner would accept an easement along the property line. The answer is No. Ann asks if we tried to negotiate a better price because of the flooding issue. Levi explains that we did negotiate down to \$80,000. Yermo asks if other property owners were offered money for easements? Levi explains there is a standard of state laws for easements prices. David explains Hyrum is right here and stating that he did not want an easement with money.

Jeremy Dyke asks what the size and appraised value of the properties are. Almost 2 acres and it appraised at \$109,000. Jeremy suggests sitting on it in hopes property value goes up and to build a storage unit for the District.

Closed at 6:31pm

PUBLIC HEARING -Opened at 6:32pm- Open Budget to Add Funds to the 2023-2024

Fiscal Year Budget for Land Purchase in the Amount of \$80,000- Yermo would like to say again that if we purchase it, that we resell it to recoup our funds. Ann asks if there is there a Real Estate Agent involved. No- our Lawyer is working on our behalf, if the seller wants a realtor involved, it would be at her cost. Closed at 6:33pm

MEETING

1. Call to Order- 6:34pm

2. Roll Call- Vince Olson here, Jim Lybarger here, Graydon Meeks here, Levi Banfill here, Jennie Lassen absent.

3. Approval of June Minutes- Jim motions to approve June Minutes as written, Olson seconds, Meeks abstains as he was not present last month. Vince aye, Jim aye, Banfill aye.

4. Citizen Comments- Hyrum knows the line needs to be looped for multiple reasons. His concern is for the cost to citizens who are on fixed incomes and cannot afford raised fees.

Shirlene Hull- If the water line is not fixed, is it correct that it is the same as the hydrant behind the school? Shirlene explains that last year Shelly and she flushed the lines and it was disgusting like a sewer. It took several minutes to flush the yucky black stuff out. Levi explains the bacteria will start moving throughout the line.

5. Statement of Conflict- Vince none, Lybarger none, Meeks none, Banfill none

6. Water Master Report- We have installed the hydrants, 2 new meters. We are very fortunate that Valley Underground was here during the water line break. The homeowner has already paid us back for the parts and labor to fix the line. Still working on secondary well for gravel pit...

Fixed another meter yesterday. David thanks Luke McConville and Stone Joseph for helping repair the broken meter yesterday. Levi thanks Dave for all his efforts. Jim thanks Dave for his quick response late at night and at 4am the next morning when he got a call of a leak. We would have been out of water had David not responded.

7. OLD BUSINESS-

A.) Discussion and Possible Action to revisit Pre-Paid Meter Installation Fees from 1981.

(Property Owner has more info to present) - Kathleen Schulz, owner of property B-13-53 would like to present further information for the Board to consider. Kathleen explains that prepaid meters were offered and paid for between 1981 and 1984 and was given a letter explaining that there would be no cost for installation or impact fees. Kathleen describes the interactions she has had with clerks over the years to present and has been reassured in the past that the meter would be free. David has a comment remembering the discussion about not wanting to put the meter in if it wasn't going to be used which would lead to corrosion and meter failure. We told Kathleen that we would wait to install at the time. Jim motions to install the meter at no cost. Vince asks her if she has plans to subdivide. She says no. Vince seconds. All in favor.

B.) Discussion and Possible Action on Abandoned Wells on Lot B-J-A-1- Tabled

C.) Discussion and Possible Action to Approve or Amend Rates, Fees, and Applications to be included in Ordinance 01-2023- (Consideration of Standby Fees, 3" Impact Fees, Connect/Disconnect fees, etc.) Tabled to Old Business

8. NEW BUSINESS

A.) Discussion and Possible Action to Purchase Lots B-J-28 and B-11-2 for the amount of \$80,000 – Vince mentions Eminent Domain as a possibility. Jim and Graydon are in agreement that we buy the land, use what we need, then sell it to recoup fees. Both lots are commercial.

Graydon makes a motion to buy the properties with the stipulation that we divide and sell the back lot off to recoup money and utilize the land for what we need. Vince asks what time frame? Once easements are done and filed correctly, we will list B-11-2 for sale. Jim seconds with amendment that we list the back property for sale as soon as easement is legally recorded. Vince votes no. Lybarger yes, Meeks yes. Banfill yes. Motion passes.

B.) Discussion and Possible Action to Adopt Resolution 2023-04 to Open Budget to Add Funds in the Amount of \$80,000 and Line Item for Land Purchase – Graydon motions to adopt Resolution 2023-04 to add funds in the amount of \$80,000 for Land Purchase, Banfill seconds. Vince votes no, Jim yes, Graydon yes, Banfill yes. Motion passes

C.) Discussion and Possible Action to Create a Utah Retirement System (URS) Account for GCSSD Employees- Vince motions to create URS Account, Jim Seconds, all in favor.

D.) Discussion and Possible Action to Adopt Resolution 2023-03 Enrolling District Employees and to Contribute into the Public Employees Utah Retirement System- Vince motions to adopt, Levi seconds, all in favor.

E.) Discussion and Possible Action to Approve Financials and Check Register- Vince motions to approve, Levi seconds all in favor.

F.) Discussion and Possible Action to Approve Two More Hydrant Installs at Estimated Cost of \$13,800.- We will work with Fire Chief to determine locations. Vince motions to approve , Jim seconds, all in favor.

G.) Discussion and Possible Action to Approve Replacement of Several Failed Gate Valves and Installation of New Valves at \$3280.00 each. (Valley Underground recommends we install/replace 8 valves)- Move to old business to figure out where we would like to start. David wills submit a drawing marking troubled areas.

9. ADJOURNMENT- Motion to adjourn made by Vince, Levi seconds, all in favor. 7:02pm