

Water Dedication

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Attendees and Introductions

- The meeting of the Brooklyn Special Service District commenced at 6:02 PM at the Town Hall building.
- Attendees included Tyler Monroe, Coy Barton from Jones and DeMille, Ralph Brown (County Commissioner), Malcolm Nash from the County, Parker Bacamura (Jones and DeMille), Scott Hansen (water operator), Brent White, and Debbie Barney (Secretary/Treasurer).

Minutes from Previous Meeting

- Copies of the minutes from the previous meeting were distributed.
- It was decided to postpone the approval of the minutes until the next meeting to allow members more time to review them.
- Malcolm Nash will email the minutes from today's meeting to the members.

Review and Approval of District Bylaws

- The first item of business was to review and approve the district bylaws.
- A packet was distributed, with yellow sheets indicating items needing finalization.
- Parker Bacamura provided feedback on water dedication, specifically concerning lots in the former Brooklyn Tap line area versus the addition area.

Water Dedication and Usage

- Water dedication is required when someone applies for water service after annexation.
- Recommendation to use 1.2 acre feet for outside the addition and 0.5 acre feet for inside the addition, based on master plan water usage.
- The board can change the water dedication amounts in the future if water usage changes.

Water Dedication Scenarios and Fees

- If someone in the addition wants to add a meter, they will need to bring water or pay a cash equivalent.
- The bylaws do not currently include the "cash in lieu of" option.
- A value for the water should be established, possibly on an annual basis.

Water Value and Land Use

- Current market value for 1.2 acre feet of domestic well water is approximately \$25,000.
- The bylaws should specify that the water dedication amounts are for single-family dwellings.
- Land use regulations will be used in conjunction with the water bylaws to control development.

Water Rights and Availability

- Underground water is preferred over canal shares for water dedication.
- There are concerns about guaranteeing 1.2 acre feet from every well right.
- The cost of water rights could potentially price out some lot owners in the addition.

Pricing and Resource Management

- The focus should be on the cost of the water resource, not affordability.
- Pricing water too cheaply could lead to a land grab and strain the finite water resource.
- Existing customers need to be taken care of first, and the process for new hookups will be publicized.

Water Usage in the Addition

- Agreement to use 0.5 acre feet of water for lots in the addition, based on current usage.
- This amount may need to be reevaluated in the future as the addition develops.

- The 0.5 acre feet is based on water usage divided by the 85 active meters in the addition.

Water Usage and Fees

- Reevaluating water usage is within the board's prerogative and can be reviewed annually with water usage reports.
- The speaker recommends that the language should state that if a lot is a half acre or smaller, it fits the small lot thing. If it's bigger than a half acre, then it's the 1.2 acre feet.
- Any connection outside the standard residential connection needs individual evaluation for water service and water rights.
- New connections shouldn't negatively impact current customers; new connections must offset any impacts they create.

Monthly Fees

- Currently, the district charges \$33 a month for active connections and \$50 a month for inactive, unmetered connections.
- The speaker suggests charging a base rate to all customers, whether they're using water or not, to cover fixed costs.
- The board is okay with charging a base rate to all water customers, including those with inactive meters.
- The speaker notes that the language should be defined in the fee schedule.

Backflow Prevention

- Backflow prevention devices are required for connections with a backflow risk, as determined by the cross-connection administrator.
- The speaker notes that the cross connection administrator should be able to inspect on a regular basis.
- The speaker notes that the authority statement allows for inspections and service termination for non-compliance.
- Water service to locations found in violation with no plan for correction shall be discontinued by the district.

Septic System

- The health department considers the septic system every time someone applies for one.
- The comment on the sheet can be removed, but the paragraph should be left in.

Flood Control

- Flood control should be removed completely and left to county land use.
- The water company can only regulate water and garbage.
- The draft land use ordinances should include a flooding section.

Garbage Collection

- Garbage pickup is not currently required.
- It can be added at any time with a board vote.
- It could be required for all developed or subdivided properties.
- Requiring garbage collection is one of the reasons for doing this.
- The district will be responsible for ensuring compliance.
- The district will require garbage collection, especially in the addition area.
- The garbage bill will be a line on the water bill.
- Those on a well would still have a garbage bill.
- Whites Sanitation can provide a proposal for garbage collection services.
- A public relations campaign should be done before starting garbage collection.
- Garbage collection can start as soon as the bylaws are passed.
- Garbage could be a separate document or a chapter in the bylaws.
- The bylaws aren't restricted to water.
- Eric may have some language for the garbage section.
- The water section would be items up to 8.15, and solid waste would start at 10.

Meter Tampering

- There have been issues with people opening up meters.
- There is a rule violation or penalty in the fee schedule of 100 bucks.
- If someone damages the radio or meter, they are liable for the cost to repair it.
- The meter and box belong to the company, not the homeowner.
- The meter needs to be kept safe, secure, and protected from the elements.

Fee Schedule

- Cody Deters is supposed to be looking at the numbers for the fee schedule.
- No action on the fee schedule yet.
- Impact fees can only be charged for projects paid for with cash or loan, not grants.
- Water dedication and connection fees can be charged.

Fee Schedule

- The fee schedule will be updated with numbers.
- Need contractor prices for connection fees, possibly \$3,000 per connection plus board.
- Elsinore Town charges \$2,200 to put in a 5/8 meter, including labor and equipment, plus an extra \$500 for boring.
 - The \$2,200 includes the tractor, two men, the meter setter, the meter, and the radio.
- The fee schedule can be updated as Elsinore Town's fees change.
 - Additional costs: \$500 for a 1-inch meter.
- Suggestion: \$2,500-\$3,000 for a 5/8 meter, \$3,000 for a 1-inch meter.
 - Half acre or less: 5/8 or 3/4 meter.
 - Bigger than half acre: 1-inch connection.

Contract Agreement

- A generic contract agreement between the express service district and the water operator was drafted and sent via email a few weeks ago.

- It will be resent to both parties.

Proposed Budget Meeting

- A meeting to discuss the budget for the district in light of construction projects is scheduled for Thursday, the 30th, at 1:30 PM at the county building.
- Participants: Brent, Parker, Steve Wall, and the clerk auditor.
- The board needs to approve a tentative budget in November and adopt the final budget in December.

A Line Construction Update

- Silver Spur is installing the A line.
- They have installed about 600ft of pipe on 1200 south.
- They potholed all the way down the line.
- They are using topsoil for bedding.
- There will be a weekly construction meeting tomorrow at 3.
- Silver Spur submitted everything that was asked for in the bid process.
- The belt line is working okay.

Potential Issues

- Federal government shutdown could affect funding.
 - The EPA is closed.
- May need to use county money temporarily.
- Partial pay at the end of October allows two full months after that date technically.

B Line Construction Update

- Plan to advertise phase two next Wednesday the 5th, publish three times in the paper.
- Open bids on November 20th.

- Award the contract at the next council meeting on the 25th.
- A pre-bid meeting will be scheduled for a Thursday, either one or two Thursdays before the bid opening.
- This will be a completely separate project.
- The project budget is similar to the A line, about \$2.5 to \$3 million.
- The line will run down the east side of Brooklyn Road.
- A few minor changes have been made to the route, with easements allowing them to run along the shoulder of Sierra Vista and stay off the oil on Meadowlark Lane.
- The current plan is to loop at 900, but if the budget allows, they may loop at Meadowlark.
- Other potential projects include purchasing lots and building a maintenance building.
- Looking at a \$300,000 road treatment project for the county next year.
- A line came in about a million dollars cheaper than anticipated.
- There were about 14 companies at the pre-bid for A line, and they expect similar interest for B line.
- Considering 1-inch meters on all big properties, engineered for a 21-inch meter barrel size.

Meter Setters

- A 21-inch barrel is good for a 1-inch meter setter.
- An 18-inch barrel can cause issues with turning the meter on and off if the meter setter isn't shoved far enough to the customer side.

County-Owned Lots

- The county owns two lots in the southeast corner of the addition without a meter.
- There's a question of whether a meter was overlooked and whether one should be installed, even if it's for a maintenance shed.
- It was suggested to put a meter on the lots, even for a maintenance shed, for sampling and cleaning purposes.

- R6 is working to put housing on those lots.

Water Line Issues

- A house across the lot gets its water from a line that runs across the county-owned lots.
- The new system will abandon that line.
- It was decided to install barrels on all the county parcels.

Floaters

- There are "floaters" - meters that were sold in 1974 but have no records of where they were installed.
- There were 4 floaters.
- It was decided to add the county-owned lots to the plan.

Sierra Vista Road

- Contractors said the grade coming off Sierra Vista is not a problem.
- They will trim the shoulder temporarily to level it out, install the water line, and then repair the road.
- The waterline will be kept in the ditch to avoid the fence.

Road Repairs

- The roads in the addition were seal-coated two years ago and chipped in 2016.
- There are plans to budget for asphalt repair this year and another seal coat next year to get the roads back on schedule.
- Sierra Vista and Metal Arc had micro surfacing last year and should not be touched.

Asset Transfer Agreement

- The board is not ready for the asset transfer agreement.

Board Positions and Training

- Each district needs to identify a board chair, a clerk, and a treasurer.
- Brent and another board member will attend a training for board members at the Utah Association of Special Service Districts next week.
- The board members need to get training on open meetings laws, sexual harassment, and budgeting.

Surplus Meters

- The board needs to declare some old census meters as surplus and transfer them to Elsinore town.
- Silver Spur has the first right of salvage.
- A motion was made to declare the meters surplus and make them available to another entity, seconded, and approved.

Next Meeting

- The next meeting is scheduled for November 25th, a Tuesday, at 6 p.m.