

MIDWAY WATER ADVISORY BOARD
MONDAY, October 5, 2015
MEETING MINUTES

Minutes of the Midway Water Advisory Board meeting held October 5, 2015 at 6:00 p.m. in the Midway City Office Building, 75 North 100 West, Midway, UT.

Roll Call

Irrigation Members: Steve Farrell, Grant Kohler and Brent Kelly. Midway City: Mayor/Chairman Colleen Bonner, Council Member Kenny VanWagoner, Michael Henke, City Planner, Kraig Powell, City Attorney and Jennifer Sweat, Water Board Secretary.

General Consent Calendar

Mayor Bonner asked for approval of the General Consent Calendar

Motion: Irrigation Member Grant Kohler made a motion to approve the General Consent Calendar, Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously.

Cecil Duvall – Café Apartment about Café Galleria – Low Income Housing

1. This item was continued from last month's meeting. The board requested to be able to see a report of how much water was being used by Café Galleria. Secretary Sweat was able to pull that information and included it with the board's packet information.
2. The board reviewed the usage, and reviewed the six (6) months that the water meters are read and averaged the usage for the past four (4) years what was being used. It was determined that with adding the additional use of an apartment that 1.5 acre feet would need to be turned in.
3. The board discussed possibly upgrading the meter from ¾" to a commercial meter; however Cecil pointed out that in doing that he would be paying around the same amount he is paying now with overages, and would prefer to stay with the ¾" meter and continue to pay the overages and turn in additional water.
4. The board discussed looking at Café Galleria's water usage next year to make sure more water wasn't being used then the board calculated. Because the city encourages the water in the winter to be left on to prevent water breaks, there will be no further readings this year.

Motion: Council Member Van Wagoner made a recommendation to City Council to have Cecil Duvall for Café Galleria turn in 1.5 acre feet of water to Midway City to cover the additional use by the business and apartment The board would then review the usage in November 2016. Irrigation Member Grant Kohler 2nd the motion. It was carried unanimously.

Lance Subdivision – Plat 2 located at 292 W Main Street

1. Diana Lance would like to create a two lot subdivision. She currently has a home on .31 acres, and would like to create an additional lot of .24 acres which would require 1.5 acre feet of water to be turned in.
2. Michael Henke, City Planner, reviewed project as did Diana Lance's engineers from Summit Engineering.
3. The board asked if there would need to be any irrigation improvements? No irrigation is already there, they would need to hook on to the irrigation line, but it is already in place.

Motion: Irrigation Member Brent Kelly made a recommendation to City Council that the Water Advisory Board had reviewed the subdivision and made the recommendation that the applicant turn in 1.5 acre feet of water. Council Member Kenny VanWagoner 2nd the motion. It was carried unanimously.

New/Old Business

The Board discussed the bill from Wasatch County for the pipe and road base that was done where Heber Valley Bank is now being built. This item was discussed at the previous water board meeting. Michael had spoken with Mike T from Watts, and he was going to discuss this item with Kevin Stalking who is the president of the bank, and get back to Michael. Michael hasn't heard back from anyone yet. Mayor Bonner asked Michael to follow up with Mike T, and give the board an update in one month. It was suggested that perhaps between this bill and the work Midway City Public works did, which was probably around \$500.00-\$1,000.00 that if needed the cost could be split three (3) ways, however if no response was received, then most likely the bill would be split in half between Midway City and Midway Irrigation Company.

The board, along with Michael Henke, City Planner and Kraig Powell City Attorney discussed several different items regarding water issues with the City and Midway Irrigation.

- a. Midway Highlands – Regarding Secondary Water, developer did not want to put in lines, in meeting minutes from Water Board it was discussed that developer would work with MIC. Wes and Michael did convey the benefit of putting in the system, but there was no commitment from developer. Steve Farrell, president of MIC would not sign the plat until it was in place. It was decided that a meeting should be held with developer, the City, and MIC so some type of agreement could be made.
- b. Discussed Exchange program, and the desire to no longer have the program so when developments came in they had to put in the lines for Irrigation, and if they didn't then a recording on the plat would be made that culinary water would be charged in full.
- c. Discussed if it was a good idea to maybe put the agreement in Development Agreement or get a will serve letter from MIC? The board all liked the idea of the letter from MIC
- d. Discussed importance of 10 year plan for MIC

(Council Member Kenny VanWagoner excused himself from meeting @ 7:10 p.m.)

- e. Water Audit – need the help of MIC with the audit, regarding flow, wet water vs paper water, ERU etc. The City has hired John Mabey and at this point the City doesn't feel there needs to be a change on water. Steve Farrell discussed Countys new water agreement which was presented this morning. It was mentioned that the notice of pending change for Midway City was in May 2015, and that gave council 6 months to review ordinance and any changes. Again at this point they didn't feel a change was needed until we get more information and the water audit is complete. They discussed what the county was proposing and what they currently do.
- f. Discussed the 21 original blocks in Midway City. It was discussed that really the water covered culinary not irrigation.

Mayor Bonner asked if there was any other business? There was no other discussion.

Irrigation Member Grant Kohler moved for adjournment and Irrigation Member Brent Kelly 2nd the motion. It was carried unanimously and was adjourned at 8:00 p.m.