

Jordanelle Special Service District Public Hearing

Wasatch County Administration Building, 25 North Main Street, Heber City, Utah

Thursday, July 08, 2015, 6:00 PM

PRESENT: Greg McPhie Board Member
 Danny Goode Board Member
 Kendall Crittenden Board Member
 Kipp Bangerter Board Member
 Mike Kohler Board Chair
 Mike Petersen Board Vice-chair
 Steve Farrell Board Member

ALSO PRESENT: Darrel Scow Asst. General Manager
 Eliza McGaha Treasurer
 Kierstan Smith Financial Officer
 Theresa Baronek District Clerk
 Shane Paddock Water Treatment Supervisor
 Keith Larsen Engineer, Bowen Collins & Associates

Public Hearing:

- Water and Sewer Impact Fee Enactment Ordinance
- Water and Sewer Impact Fee Facilities Plan
- Water and Sewer Impact Fee Analysis
- Water and Sewer Rate Studies

Mike Kohler opened the meeting at 6:49 p.m.

Keith Larsen presented the water and sewer master plan, water and sewer impact fee facilities plan, water and sewer impact fee analysis, and water and sewer rate study. He explained the commitment to have capacity for the future as well as the capacity that has already been sold. There is no storage on the Mayflower property and storage will need to be built in order to service that development. To operate with maximum efficiency and redundancy we need the ability to move throughout the district. The Area C loop, between Tuhaye and Victory Ranch, needs to be completed.

Mr. Larsen discussed the sewer flow projections and required improvements. There is sufficient capacity to meet the needs of Area C. The current flow is sent through the Heber Valley SSD lines to Midway Sanitation. That flow is currently at capacity. The pipeline to the Water Reclamation Facility needs to be completed.

Mr. Larsen reviewed the impact fees.

Mike Kohler opened the public hearing for the master plan.

There was no public comment.

Mike Kohler closed the public hearing.

Mike Kohler opened the public hearing for the impact fee facilities plan.

Mike Kosakowski came forward. He wanted to know why there was a drop in revenue between 2012 and 2014. He asked why it is necessary to raise the rates now and why it has not been done before.

Dave Cummings came forward. His comment was on the noticing of the public hearing and that he could not get the links on the web to go to the resolution.

Jeff Graham came forward. He said Victory Ranch is looking forward to see what needs to be done to make the system work. Victory Ranch is one of the bonded areas and they have two wells with high capacity. He wanted to see the connection to those wells and questioned if they should be included in the impact fee because they have enough water to be self-sustaining.

Mike Kohler commented that Victory Ranch could possibly benefit from the upgrades to the system. Keith Larsen said if Victory Ranch lost the wells, they could get water from another source associated with redundancy.

Jeff Graham asked if the purchase of easements and water rights were included in the study. Keith Larsen responded that water rights were not considered. Mr. Graham said he could not download the "ordinance", only the study. Mike Kosakowski said it had worked for him.

There were no more comments.

Mike Kohler closed the public hearing.

Mike Kohler opened the public hearing for the impact fee analysis.

There was no public comment.

Mike Kohler closed the public hearing.

Keith Larsen presented the rate study. He showed comparisons with water and sewer in regards to other public utility entities. Even with the rate increase, JSSD will still be lower than Park City. The study took into consideration that the JSSD water and sewer system services a mountainous terrain and it takes a lot more than the average valley gravity system to service the customers in this area. There has never been a rate increase in JSSD. Water is proposed to increase 72 percent and hold at three (3) percent. Sewer is proposed to increase 70 percent, then five (5) percent, and hold at one (1) percent for six years. The proposed rates will put JSSD into the average range; whereas JSSD is currently on the lowest end of the scale.

Mike Kohler opened the public hearing for the rate study.

Mike Kosakowski came forward. He questioned why after 15 years they need to do this big of a jump. He questioned JSSD's water rights and lease commitments that he found on the 2013 financial statements and said the 2014 statements were not available. He asked if those sources had been used and if they will be used in the future.

Jeff Graham came forward and asked if the debt service was tied to the impact fees. Keith Larsen replied that the debt service was not specifically tied to the impact fees.

Dave Cummings came forward and restated that the same notice regarding the resolution was not on the website; only the studies.

There were no additional comments from the public.

Mike Kohler closed the public hearing.

There was a break at 7:28 p.m. and then the board moved into the JSSD board meeting.

This certifies that the public hearing minutes of July 08, 2015 are a true and accurate copy as approved by the JSSD board members on August 13, 2015.



Signed: _____
Eliza McGaha, Treasurer