MINUTES OF THE MEETING OF THE TRUSTEES

OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

HELD MONDAY, JANUARY 23, 2023, AT THE DISTRICT OFFICE

LOCATED AT 2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH.

**Trustees Present:** Mark Allen, Neal Berube, Bart Blair, Josh Blazzard, Leonard Call, Dale Fowers, Rich Hyer, Gage Froerer, Braden Mitchell, Russ Porter, Michelle Tait, Scott Van Leeuwen, Rob Vanderwood, and Rod Westbroek

**Trustee Excused:** Mike Caldwell

**Others Present:** Kevin Hall, Camille Cook, John Cardon, James Dixon, Paige Spencer, Shawn Wilson, Mark Anderson, Clay Marriott, Jeff Beckman (Bowen & Collins), Ryan Bench (Carollo), Colby Anderson (CIR Engineering/BlackPine), Dallin Curriden (BlackPine), Daniel Stephens (BlackPine), Jake Earl (BlackPine), Sean Wilkinson (Weber County), Stephanie Russell (Weber County), Gary Myers (Weber County), and Chad Meyerhoffer (Weber County).

**Call to Order**

Chairman Allen called the meeting to order at 5:00 p.m.

The pledge of allegiance was led by Trustee Van Leeuwen.

The invocation was offered by Trustee Mitchell.

**Public Comment:**

There were no public comments.

**Introduction and Oath of Office for New Board Members:**

Chairman Allen welcomed Weber County Commissioner Gage Froerer as a new Board member.

District Clerk Camille Cook swore Gage Froerer into office.

Chairman Allen noted that a copy of the Board Committee assignments for 2023 was distributed to the Trustees. Chairman Allen asked if the Trustees were okay with Trustee Froerer taking the position on the Finance Committee that former Trustee Jenkins held. Trustee Berube, who is the Chairman of the Finance Committee, agreed to the change.

Chairman Allen mentioned that Camille Cook will be responsible for assigning the pledge and prayers for each Board meeting. He asked the Trustees to notify Camille if they have any concerns with the assignments.

**Minutes of December 12, 2022 Board Meeting Approval**:

It was moved by Trustee Porter and seconded by Trustee Westbroek as follows:

**That the December 12, 2022 Board meeting minutes be approved as presented.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Fowers, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

**Ratification of Vouchers:**

Camille Cook reminded the Trustees about vouchers that previously were approved by the Board prior to payment, and recommended ratification of the December 2022 Check Register, which is an itemized list of all payments made by the District during December, in the total amount of $4,361,924.41.

It was moved by Trustee Berube and seconded by Trustee Mitchell as follows:

**That the December 2022 Check Register be ratified and approved as presented in the total amount of $4,361,924.41.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Fowers, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

**Consideration of Purchases, Capital Projects, and Expenditures**

There were no purchases for the Board to consider.

**Project Updates of Major Capital Projects**

James Dixon presented a brief update on the C&L and Gerber Construction projects. Both projects are progressing well.

Trustee Hyer arrived.

**Certification of Annexation/Withdrawal Petitions:**

There were no Petitions to be certified.

**Consideration of Annexation Approvals**

Kevin Hall presented the following annexation approval Resolutions and recommended that they be voted upon individually because Resolution 2023-03 deals with a unique situation. All three Annexation Petitions were certified during previous Board meetings.

* Resolution 2023-01: Neville Annexation
* Resolution 2023-02: Meyerhoffer and Erwin Annexation
* Resolution 2023-03: Brown – A 2.9 Acre residential property development in Plain City linked to the Weber Vista Development (Phase II) that was certified in November. It consists of four lots located inside the Plain City boundary. Kevin Hall mentioned that additional notices were provided as required by law because Plain City provides wastewater treatment services. No opposition has been expressed by Plain City. The Board previously requested additional coordination with Plain City regarding the City’s intent to allow Central Weber to approve additional annexations in Plain City. After some coordination with Plain City’s Public Works Director, there is no plan or intention for CWSID to annex additional properties within the City. Some properties within Plain City were previously annexed, and these areas may receive service from the District in the future. Plain City’s Public Works Director has confirmed this plan.

Mr. Hall recommended the approval of each of the annexations.

It was moved by Trustee Froerer and seconded by Trustee Hyer as follows:

**That the Annexation Approval Resolution for the Neville residential development, Resolution 2023-01, be adopted.**

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Fowers, Hyer, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

It was moved by Trustee Froerer and seconded by Trustee Hyer as follows:

**That the Annexation Approval Resolution for the Meyerhoffer & Erwin existing residential properties, Resolution 2023-02, be adopted.**

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Fowers, Hyer, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

It was moved by Trustee Hyer and seconded by Trustee Call as follows:

**That the Annexation Approval Resolution for the Brown residential development in Plain City, Resolution 2023-03, be adopted.**

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Fowers, Hyer, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

Mark Anderson arrived.

**Review of BlackPine Development Connection:**

Kevin Hall introduced Colby Anderson (CIR Engineering/BlackPine) and Stephanie Russell (Weber County) to the Trustees. He mentioned that Colby Anderson presented information to the Board in 2022. He and his group were here to present additional coordination and engineering information about the development. Colby Anderson advised the Board that BlackPine is in the process of submitting documents to move forward with the development, triggering the need for sewer service. BlackPine plans to construct large warehouses. Stephanie Russel advised the Board that “form based code” is being followed. The BlackPine development may be integrated into a future development that will expand further west to serve an industrial mega site that may eventually be connect into Central Weber, which may also be served through this sewer outfall line. The line to BlackPine will be built and paid for through a Public Infrastructure District, and is purposefully being upsized to accommodate potential future wastewater flows.

Trustee Berube stated that he did not believe the Central Weber Board had made a final decision regarding whether to serve the West Weber Corridor. Kevin Hall agreed, and explained that staff members are acting on previous motions expressing the Board’s desire to continue discussions about possible involvement, but without any commitment to serve the area.

Mr. Hall asked Trustee Berube to clarify his concerns. Trustee Berube responded that he has concerns regarding whether Central Weber has the capital resources needed and available capacity to serve the area in the future. Central Weber will not provide any funds for phases 1 & 2. The Long Range Planning Committee discussed this development during a meeting earlier this month. Trustee Berube wanted to make sure that this is not a commitment to move forward with a sewer line coming to Central Weber from the West. Trustee Froerer mentioned that this development has not been approved by Weber County, but it is in the County’s Master Plan. Trustee Froerer also mentioned that the County Commission has not committed funds for the project. Kevin Hall and Stephanie Russell stated that the current discussions between staff members of the entities have been to the effect that Central Weber will not be asked to contribute to the infrastructure capital investment needed for this project but, upon completion, the County would like Central Weber to own and manage the sewer outfall line and pump station.

BlackPine representatives answered questions posed by the Trustees regarding the nature of their proposed development. They estimated that the sewer flows from their development may reach 300 gallons per minute. The development will mostly consist of warehouses, but may at some point include manufacturing and assembly facilities similar to BDO (Business Depot Ogden). Sean Wilkinson, with Weber County, stated that residential development in this area is currently planned at a density of 1/3 acre lots.

The District’s relationship with the Little Mountain Service Area was discussed. Little Mountain provides sanitary sewer service to an area in western Weber County. Kevin Hall explained that Little Mountain’s facilities are operated by Central Weber under a contract with Little Mountain that will expire in 2025. At that time, the Central Weber Board will need to decide whether to continue the relationship, and on what terms.

Trustee Hyer inquired about a cost analysis of building a new treatment plant out west, compared to piping the wastewater to Central Weber’s sewage treatment plant. Stephanie Russell and Sean Wilkinson noted that Aqua Engineering recently completed an engineering study for Weber County, in part to answer that question, and found that a new mechanical treatment plant would cost $87 million compared to $20 to $30 million to install a pipeline to the Central Weber sewage treatment plant. This study and the County’s Master Plan are available to anyone who would like to see them. Trustee Tait asked if others could hook into this line, should it be completed, and the answer was “yes,” other properties could connect to the gravity flow sections of the outfall line. Weber County and BlackPine will coordinate with residents near where the line will be constructed to determine whether there is interest in connecting to the line.

Trustee Porter asked if this issue will come to a Board vote next month. Kevin Hall and Colby Anderson responded that annexation of the property will come before the Board soon. Mr. Hall suggested that, although it is a separate issue, the Board should anticipate that the County will ask Central Weber to accept ownership and operation of the sewer line, and that should be considered during a future Board meeting. Trustee Call declared that all phases of the BlackPine development, and any other developments, must be able to pay the expense of infrastructure that is necessary to serve the expansion area. Trustees Call and Hyer stated that each development proposal must stand on its own or be approved based on its own merit. Trustee Berube stated that there was no reason to stand in the way of this particular development, but that doesn’t represent an agreement by the Board for any further expansion.

Trustee Call left the Board room.

**Consideration of Resolution 2023-04 Authorizing Individuals to Act on Behalf of CWSID for Banking Purposes:**

Kevin Hall advised the Board that a Resolution was required to transition bank account authority form John Cardon to Camille Cook. Mr. Hall recommended approval of the Resolution.

It was moved by Trustee Berube and seconded by Trustee Hyer as follows:

**That Resolution 2023-04, Authorizing Individuals to Act on Behalf of CWSID for Banking Purposes, be approved.**

The motion carried by a roll call vote with Trustees Allen, Berube, Blair, Blazzard, Fowers, Hyer, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek voting in the affirmative.

**Review and Consideration of the December Financial Statement:**

Camille Cook reviewed the December 2022 Financial Statement with the Board. She explained that the District receives most of its annual property tax revenues in December. Consequently, the highest cash balance for the District occurs each year on December 31st. She informed the Trustees that revenues and expenses are close to Budget numbers, noting that expenditures are being impacted by inflation. Camille Cook recommended approval of the December Financial Statement, and asked if there were any questions.

Trustee Berube asked about property taxes and if the District will hit its budget? John Cardon answered “yes”. Trustee Berube asked about Little Mountain Service Area expenses and how they impact the District. Mr. Cardon stated that Little Mountain has a very small impact on Central Weber. The contract with Little Mountain expires in 2025, and a new contract should provide a better situation for Central Weber. Central Weber operates as an enterprise fund and, as such, does not have a limit on fund balances, provided the need is justified.

It was moved by Trustee Porter and seconded by Trustee Hyer as follows:

**That the December Financial Statement be approved as presented.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Fowers, Hyer, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

**Possible Closed Meeting Concerning Pending & Threatened Litigation, Purchase of Real Property and/or Personnel Issues:**

There was no need to go into a closed meeting.

**General Manager:**

Kevin Hall thanked the Long Range Planning Committee members for their service and also thanked, in advance, the Finance Committee, which will meet next week.

The Board was advised of John Cardon’s retirement open house, scheduled on February 9th from 2:00 p.m. to 5:00 p.m. Email invitations will be sent out.

**Attorney:**

Mark Anderson mentioned that the Legislature has completed week one of a 45-day General Session. He reviewed four Bills that could impact the District. He reminded the Trustees that the UASD (Utah Association of Special Districts) Legislative Committee meets every Tuesday during the Session at noon in the Senate Building, and invited them to attend to discuss concerns with or questions about any Bill.

**Other Business:**

No other business was discussed.

**Adjournment:**

There being no further business to come before the Board, it was moved by Trustee Hyer and seconded by Trustee Van Leeuwen as follows:

**That the Board meeting be adjourned.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Fowers, Hyer, Froerer, Mitchell, Porter, Tait, Van Leeuwen, Vanderwood, and Westbroek.

Chairman Allen declared the meeting to be adjourned at 6:23 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 27th day of February 2023.

Mark C. Allen, Chairman

ATTEST:

Camille Cook, Clerk