

MINUTES OF THE MEETING OF THE TRUSTEES
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
HELD MONDAY, MARCH 15, 2021. THE MEETING WAS HELD ELECTRONICALLY
WITH A PHYSICAL ANCHOR LOCATION AT THE DISTRICT OFFICE LOCATED AT
2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH, WITH PUBLIC
ACCESS TO THE MEETING

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Trustees Present: Mark Allen, Neal Berube, Bart Blair, Sharon Bolos, Leonard Call, Lee Dickemore, Dale Fowers, Rich Hyer, Scott Jenkins, Russ Porter, Norm Searle, Jo Sjoblom, Michelle Tait and Scott Van Leeuwen

Trustee Excused: Mike Caldwell

Others Present: Kevin Hall, John Cardon, James Dixon, Mark Anderson, Tom Hanson, Randy Sant, Clint Rogers, Ryan Bench, and Paige Spencer.

Call to Order:

The meeting was called to order at 5:04 p.m. by Chairman Allen, who was the only Trustee present at the anchor location.

The pledge of allegiance was led by Chairman Allen. The invocation was offered by Trustee Call.

Public Comment:

There were no public comments.

Minutes of February 22, 2021 Board Meeting Approval:

There being no corrections to the minutes of the February 22, 2021 Board meeting, it was moved by Trustee Van Leeuwen and seconded by Trustee Searle as follows:

That the February 22, 2021 Board meeting minutes be approved as presented.

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait and Van Leeuwen.

Ratification of Vouchers:

John Cardon recommended ratification of the vouchers, which is a list of all checks and ACH payments issued during the month of February, 2021, as presented. Following a brief review, it was moved by Trustee Bolos and seconded by Trustee Sjoblom as follows:

That the payment of vouchers issued during the month of February 2021, in the total amount of \$2,630,858.72, be approved and ratified as presented.

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait and Van Leeuwen.

Consideration of Pay Requests & Equipment Purchases:

James Dixon presented two payment requests for consideration by the Board.

- Carollo Engineers, Inc. requested a payment of \$110,194.66 for Phase II Expansion Project engineering. No retainage is required on engineering services. Mr. Dixon recommended approval of the payment.

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

That the payment request from Carollo Engineers, Inc. be approved as presented in the total amount of \$110,194.66.

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait and Van Leeuwen.

- The Board considered a payment request from Whitaker Construction for work completed on the North Area Relief Sewer Project in the total amount of \$754,539.96.

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

That the payment request from Whitaker Construction for work completed on the North Area Relief Sewer Project be approved as presented in the total amount of \$754,539.96, less a 5% retainage.

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait and Van Leeuwen.

The Board then considered the procurement of internet and telephone services. Two quotations were presented:

Comcast Business - 36-month term = \$1,868.95 per month; 60-month term = \$1,353.90 per month.

Or

CenturyLink – 36-month term = \$2,189.48 per month; 60-month term = \$1,905.90 per month

James Dixon explained that these are preliminary quoted rates that the providers will need to verify with on-site surveys. Additional negotiations are likely. Mr. Dixon recommended

proceeding with the survey by committing to the Comcast 60-month term quotation, and that a Board member be authorized to approve a negotiated price.

Additional discussion included the possibility of fiber cost sharing and guaranteed speed rates, as well as already investigated alternatives such as POTS lines. Input was received from Trustee Hyer and Trustee Call. Kevin Hall suggested that Trustee Call be authorized to approve a negotiated price on behalf of the Board and stated that staff would welcome Trustee Call's input during the negotiation process.

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

That authority be delegated to Trustee Call to approve a contract and a negotiated price for Comcast Business to provide internet and telephone services to the District (presumably at a cost that is at or near \$1,353.90 per month).

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait and Van Leeuwen.

Certification of Annexation/Withdrawal Petitions:

There were no petitions to be certified by the Board.

Consideration of Annexation Approvals:

- **Resolution 2021-04 – Terakee Meadows Property:**

Kevin Hall presented Resolution 2021-04 for the Board's consideration. He reminded the Trustees that the Terrakee Meadows property consists of approximately 13.3 acres located west of 4700 West in unincorporated Weber County, and stated that the property will be a residential development. All legal requirements for the annexation have been satisfied, and Kevin Hall recommended approval of the proposed annexation. It was moved by Trustee Hyer and seconded by Trusted Sjoblom as follows:

That Resolution 2021-04 be adopted and approved, thereby authorizing the annexation of the subject real property into the District.

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Caldwell, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait, and Van Leeuwen.

- **Resolution 2021-05 – Conley Property:**

Kevin Hall reminded the Trustees that the Darrell Conley property, which is a 1.28-acre parcel located at 2000 South 2345 West in Marriott-Slaterville, is to be developed as a single residential lot. All legal requirements for the annexation have been satisfied, and Kevin Hall

recommended approval of the proposed annexation. It was moved by Trustee Jenkins and seconded by Trusted Searle as follows:

That Resolution 2021-05 be adopted and approved, thereby authorizing the annexation of the subject real property into the District.

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Caldwell, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait, and Van Leeuwen.

Consideration of South Pointe Community Reinvestment Project Area in Washington Terrace:

Kevin Hall mentioned that he and John Cardon attended meetings with representatives of the Washington Terrace Redevelopment Agency. Tom Hanson, Washington Terrace City Manager, and Randy Sant representing Weber County, presented the South Pointe Community Reinvestment Project located in Washington Terrace. The Project, which is owned by Goldenwest Credit Union (Goldenwest), will include two Class A buildings. Each building will contain approximately 100,000 square feet of space. Building 1 will be partially occupied by Goldenwest employees and will be the operations center for the Credit Union. The remainder of the building will be leased to other tenants until the space is needed by Goldenwest. The second building will be, leased out to business tenants. Randy Sant presented the tax increment request for the Project, pursuant to which the District will participate at 50% for 16 years, or until the District reaches its maximum contribution of \$160,086. The District will receive property taxes based on the current taxable value of the property plus 50% of the increased value during the 16-year period. Trustee Jenkins considered the request to be modest, and expressed support for the Project. Following the discussion, a motion was made by Trustee Searle and seconded by Trustee Jenkins as follows:

That the District participate in the tax increment request for the South Pointe Reinvestment Project in Washington Terrace, and that the South Pointe Community Reinvestment Project Area Interlocal Cooperation Agreement be approved, under which the District's participation level will be 50% for 16 years or until the District reaches its maximum contribution of \$160,086.

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait, and Van Leeuwen.

Report from the Finance Committee:

Kevin Hall reported that a Finance Committee meeting was held on February 25th with 100% attendance. Financing, bonding, and property taxes were discussed. No recommendations were ready to be presented because the Committee agreed to conduct more research. The Committee will meet again on April 1, 2021. Trustee Searle mentioned that he was pleased with the Committee and the members' knowledge about the items that were discussed. Chairman

Allen stated that it was fortunate to have Trustee Jenkins and Trustee Berube on the Committee, as they both have an expansive knowledge of bonding.

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

There was no need to close the meeting.

General Manager:

Kevin Hall advised the Board that next month's Board meeting will again be a Zoom meeting.

Attorney:

Mark Anderson requested that the Board go back to the consideration of the South Pointe Community Reinvestment Project in Washington Terrace. The request was granted by Chairman Allen.

Consideration of South Pointe Community Reinvestment Project Area in Washington Terrace:

Mr. Anderson explained that the Interlocal Agreement must be approved by the adoption of a Board Resolution. The next Resolution number is 2021-06. Mark Anderson will prepare the Resolution. Mr. Anderson recommended that the motion made by Trustee Searle and seconded by Trustee Jenkins be amended to include the adoption of Resolution 2021-06 to approve the Interlocal Agreement.

Trustee Searle made an amended motion (to replace the prior motion), which was seconded by Trustee Jenkins, as follows:

That Resolution 2021-06 be adopted, thereby approving the South Pointe Community Reinvestment Project Area Interlocal Cooperation Agreement with the Washington Terrace City Redevelopment Agency.

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Caldwell, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait, and Van Leeuwen.

Attorney:

Mark Anderson updated the Board on several Bills that were passed during the Legislative session. Approximately 750 Bills were considered, many of which dealt with law enforcement, and relatively few Bills dealt with water issues. House Bill 82 dealt with internal alternative development units (ADUs) in single family homes (to increase the supply of

affordable housing), House Bill 98 dealt with third party building inspections and approvals, and Senate Bill 201 eliminates sundry requirements to publish public notices in newspapers.

Other Business:

There was no other business to come before the Board.

Adjournment:

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

That the Board meeting be adjourned.

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter, Searle, Sjoblom, Tait and Van Leeuwen.

Chairman Allen declared the meeting to be adjourned at 5:54 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District this 19th day of April, 2021.

Mark C. Allen, Chairman

ATTEST:

John Cardon, Clerk