

MINUTES OF THE MEETING OF THE TRUSTEES  
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT  
HELD MONDAY, JANUARY 27, 2020 AT THE DISTRICT OFFICE  
LOCATED AT 2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH

**Trustees Present:** Mark Allen, Bart Blair, Sharon Bolos, Lee Dickemore, Dale Fowers, Rich Hyer, Scott Jenkins, Russ Porter, Jo Sjoblom, Michelle Tait and Scott Van Leeuwen

**Trustees Excused:** Neal Berube, Mike Caldwell, Leonard Call and Norm Searle

**Others Present:** Lance Wood, John Cardon, Kevin Hall, Shawn Wilson, Mark Anderson, John Richardson, Ryan Bench and Brett Nilsson

**Call to Order:**

The meeting was called to order at 5:00 p.m. by Chairman Allen. The pledge of allegiance was led by Trustee Sjoblom and the invocation was offered by Trustee Porter.

**Public Comment:**

Trustee Dickemore stated that Randy Marriott does not understand why Marriott Construction did not qualify to bid on the North Area Relief Sewer. Mr. Marriott is reluctant to provide an Easement for the project. Trustee Dickemore has been meeting with Randy Marriott to resolve the situation and is concerned that the Easement issue may delay the start of the project. He recommended that District representatives meet with Mr. Marriott immediately.

Lance Wood responded that he met with Randy Marriott earlier that day. He stated that Mr. Marriott now understands why Marriott Construction did not qualify for the project.

Trustee Jenkins noted that he was the first person to tell Randy Marriott that his company did not qualify. Trustee Jenkins explained to Mr. Marriott that the documents submitted to the District did not include information on his company's de-watering experience (which was a mandatory requirement).

Mr. Wood stated that Randy Marriott is now willing to provide an Easement.

Trustee Hyer explained that the meeting of the evaluation committee to determine which contractors were qualified took more than two hours. The engineering firm working on the project was involved in that meeting. It is a very complicated project and requires experienced, qualified contractors.

Trustee Jenkins stated he has worked with Marriott Construction on many construction projects, and he does not know anyone with more actual experience with de-watering.

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

Chairman Allen welcomed Dale Fowers to the Board. John Cardon explained that Rich Hyer has been reappointed to the Board. District Clerk John Cardon then administered the oath of office to Trustee Fowers and to Trustee Hyer.

**Election of Board Chairman and Vice Chairman:**

The District Bylaws require an election for Chairman and Vice-Chairman every two years. Chairman Allen opened the floor to nominations.

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

**That Chairman Allen and Vice-Chairman Hyer continue to serve as Chairman and Vice-Chairman.**

Trustee Jenkins expressed opposition to any Chairman serving for such a long time. He declared that everyone on the Board has the capability to be Chairman. He stated that it wasn't personal, but he would vote "no" on the motion.

The motion carried by the affirmative vote of Trustees Allen, Blair, Bolos, Dickemore, Fowers, Hyer, Porter, Sjoblom, Tait and Van Leeuwen. Trustee Jenkins voted "nay".

**Minutes of December 16, 2019 Board Meeting Approval:**

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

**That the December 16, 2019 Board meeting minutes be approved as presented.**

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

**Ratification of Vouchers:**

John Cardon recommended ratification of the vouchers, which is a list of all checks and direct deposits issued during the month, as presented. Following a brief review, it was moved by Trustee Jenkins and seconded by Trustee Hyer as follows:

**That the payment of vouchers issued during the month of December 2019, in the total amount of \$1,982,304.06, be approved and ratified as presented.**

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

### **Consideration of Pay Requests & Equipment Purchases:**

Lance Wood presented a \$203,916.00 payment request from Gerber Construction for work on the Phase I Nutrient Removal Project. Of the total amount, \$10,195.80 (5%) is to be deposited into a retainage account, resulting in a net payment to Gerber Construction of \$193,720.20. Mr. Wood recommended approval of the payment request.

It was moved by Trustee Van Leeuwen and seconded by Trustee Bolos as follows:

**That the payment request from Gerber Construction be approved as presented for work completed on the Phase I Nutrient Removal Project in the total amount of \$203,916.00, less a 5% retainage.**

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

### **Certification of Annexation/Withdrawal Petitions:**

Mr. Wood presented an annexation petition for the Wadman Investments property located near the north end of Jessie Creek Drive and immediately north of the Pleasant View City boundary, Tax ID #16-004-0005. The owner/developer is planning for a residential subdivision on 28.93 acres. Mr. Wood recommended that the annexation petition be certified by the Board. It was then moved by Trustee Porter and seconded by Trustee Sjoblom as follows:

**That the landowner annexation petition for the Wadman Investments property be certified, with final approval of the annexation of the subject property to be placed on the agenda for consideration during a future Board meeting.**

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

### **Consideration of Property & Liability Insurance Bids:**

John Cardon reminded the Trustees that Brett Nilsson, representing The Buckner Company, obtains property and casualty insurance bids for the District every year. The insurance bids are then reviewed and the selected insurance coverages are approved during the January Board meeting. The insurance is then renewed or new coverage is issued, as applicable, as of February 1st.

Affiliated FM Insurance Company presented the most attractive bid for property insurance, for a premium payment of \$352,528.00. Mr. Cardon reported that Affiliated FM has provided excellent service to the District in the past. This year's bid is 17.87% higher than last year's premium. The coverage includes a 2% increase in property value, but also includes an increase in the deductible from \$10,000.00 to \$50,000.00 and earthquake coverage is reduced from \$200,000,000.00 to \$100,000,000.00. With these changes in coverage and a premium

increase of 17.87%, there were no other insurance companies that could match the premium cost of \$352,528.00.

The most attractive bid for casualty insurance, with a premium payment of \$64,140.00, was presented by Travelers Insurance Company. Travelers provides automobile, liability, umbrella and crime insurance coverage. Travelers has insured the District in the past and has provided excellent service. This bid represents a premium increase of 6.77% compared to last year.

The total premium for property and casualty insurance is \$416,668.00. Compared to 2019, that is an increase of 16.01%. The premium increases are primarily due to large, expensive fires and major storms across the county. The budget for property and casualty insurance is \$400,000.00. The actual cost will exceed the budget by \$16,668.00. Mr. Cardon expressed confidence that the increased expense can be covered by savings in other budgeted expenses, thereby keeping the District's 2020 Budget balanced.

Mr. Cardon introduced Brett Nilsson to the Board, and suggested that any questions be directed to him. Mr. Nilsson acknowledged that the insurance industry is experiencing higher premium rates. He explained that he contacted more than 20 insurance companies, and stated that the bids are very competitive, even with the premium increases.

Trustee Jenkins expressed his opinion that the District is still well insured with \$100,000,000.00 in earthquake coverage. He suggested that the District consider the Utah County Indemnity Pool for next year's insurance coverage.

It was moved by Trustee Van Leeuwen and seconded by Trustee Tait as follows:

**That the recommended 2020 casualty and property insurance bids be approved and contracts be awarded as presented, at a total premium cost of \$416,668.00.**

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

Mr. Cardon recommended that proposals for 2021 insurance coverage should be submitted by the December 2020 Board meeting to provide additional time for consideration. Mr. Nilsson suggested that it would be better to add one month to the new policy period, so the next insurance policy period will start on March 1st instead of February 1st. He explained that so many people are off work during the month of December that it is difficult to obtain bids.

Mr. Cardon agreed with the recommendation to extend the current coverage until March 1, 2021, which will increase the cost of insurance for an additional month of coverage. Mr. Nilsson will find out if an extra month of coverage is available, and suggested that the cost increase will be an additional 1/12<sup>th</sup> of the annual premium.

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

**That the District pay an additional 1/12th of the total yearly premium (\$416,668.00) for one additional month of insurance coverage, if it is available.**

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

**Collection System Project Updates:**

Kevin Hall provided an update of the status of three collection system capital projects:

The engineering and bid documents are ready for the North Area Relief Sewer. The largest property owner is in agreement respecting granting an Easement to the District, including the price, so the Easement should be signed soon. Values for the small residential construction Easements must be agreed to and the Easements must be signed. The final Easement, from Randy Marriott, still needs to be negotiated and signed. Hopefully, the North Area Relief Sewer will be ready to go out to bid in about two weeks.

The Burch Creek Project Easements have been signed and the Project is ready to go out to bid.

The Hooper Outfall pipe will be lined, but the engineering work has not yet started.

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

There was no need for a closed meeting.

**General Manager:**

Lance Wood updated the Trustees on the proposed Weber Basin Water Conservancy District (“Weber Basin”) re-use project. This project would require additional wastewater treatment. The treated effluent would then be pumped into the Willard Canal and flow to Willard Bay during the winter months. If this project is approved, it would help offset the cost of future nutrient removal projects at the District’s sewage treatment plant.

The Division of Water Quality is excited about the plan, and Weber Basin would help pay for the water treatment required for the re-use project. Both Weber Basin and Central Weber need to commit to the project before it can proceed.

Mr. Wood suggested that the Long-Range Planning Committee meet before the February Board meeting. Trustee Hyer is the Chairman of the Committee and the other members are Trustees Porter, Dickemore and Van Leeuwen. Chairman Allen also assigned Trustee Fowers to the Committee to fill a vacancy created by Trustee Green no longer being a member of the Board.

**Attorney:**

Mark Anderson reminded the Trustees that the Utah Legislature is now in session. The Utah Association of Special Districts was already monitoring 80 Bills, which is a high number this early in the session.

**Other Business:**

There was no additional business to come before the Board.

**Adjournment:**

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

**That the Board meeting be adjourned.**

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

Chairman Allen declared the meeting to be adjourned at 6:17 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District this 24th day of February, 2020.

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Mark C. Allen, Chairman

ATTEST:

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John E. Cardon, Clerk