

MINUTES OF THE MEETING OF THE TRUSTEES  
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (CWSID)  
HELD MONDAY, JULY 10, 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, Rich Hyer, Gage Froerer, Braden Mitchell, Russ Porter, Michelle Tait, Rob Vanderwood, and Rod Westbroek

**Trustees Excused:** Dale Fowers, Mike Caldwell, and Scott Van Leeuwen

**Others Present:** Kevin Hall, Camille Cook, James Dixon, Paige Spencer, Mark Anderson, Jacob Baer – Corollo, and Brent Packer – Bowen and Collins

**Call to Order:**

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

The pledge of allegiance was led by Trustee Mitchell.

The invocation was offered by Trustee Berube.

**Public Comment:**

There were no public comments.

**Minutes of June 12, 2023 Board Meeting Approval:**

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

**That the June 12, 2023 Board meeting minutes be approved as presented.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Hyer, Mitchell, Porter, Tait, 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 June 2023 Check Register, which is an itemized list of all payments made by the District during June, in the total amount of \$4,788,151.04.

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

**That the June 2023 Check Register be ratified and approved as presented in the total amount of \$4,788,151.04.**

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

Trustee Froerer entered the Board room.

**Project Updates of Major Capital Projects:**

James Dixon updated the Board on the Industrial Park Lift Station Rehabilitation Project. The Project, which is being constructed by Whitaker Construction, is approximately 37% complete, and is expected to be substantially complete in August.

The Hooper Pipeline Rehab Projects, Phase 1 and Phase 2, are both moving forward as expected. Phase I is approximately 90% complete and Phase II is on schedule.

Mr. Dixon also advised the Board that the Phase 2 Treatment Plant Expansion and UV Disinfection Project is approximately 18% complete and is moving forward as expected.

Information concerning all of the Projects was included in the Board packet.

**Certification of Annexation/Withdrawal Petitions:**

Kevin Hall advised the Board that, in addition to the two Annexation Petitions that were included in the Board packet, an additional Annexation Petition was received too late to be included in the packet. The three Annexation Petitions to be certified by the Board are as follows:

- Rick Scadden – a 7.44 acre development in Weber County
- Daniel Stephens, BlackPine – Meyerhoffer Meadows, a 19.3 acre residential development in Marriott-Slaterville
- Kum & Go – a less than 1 acre development in Marriott-Slaterville

Mr. Hall recommended that the Board certify all three Annexation Petitions.

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

**That the Annexation Petitions for Rick Scadden, Myerhoffer Meadows, and Kum & Go all be certified.**

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

**Consideration of Annexation Approvals:**

Kevin Hall presented one annexation approval Resolution to be considered by the Board:

- Resolution 2023-12, Lync Construction/Smart Acres Annexation - an 83.5 acre development in Marriott-Slaterville.

This development includes some planned commercial uses, but mainly consists of residential lots. Mr. Hall recommended that the Board consider approving the annexation.

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

**That the annexation approval Resolution for Lync Construction/Smart Acres, Resolution 2023-12, be approved and adopted.**

The motion carried, using a roll call vote, with Trustees Allen, Berube, Blair, Blazzard, Call, Hyer, Froerer, Mitchell, Porter, Tait, Vanderwood, and Westbrook voting in the affirmative.

**Review and Consideration of Surplus Property:**

Kevin Hall recommended that the District's 2006 Ford F-150 truck be declared to be surplus property and be sold. A new vehicle was purchased, as approved in the FY (fiscal year) 2023 Budget, and the 2006 Ford F-150 is no longer needed.

In response to the question from Trustee Hyer, Mr. Hall explained that the minimum price was based on the value of the vehicle. District staff responded to a series of questions, including explaining that there are more than 100,000 miles on the truck's odometer, the District plans to accept bids for a designated time period, and the listed value will be the minimum bid amount. Mr. Hall stated that the advertisement will be posted on the required government websites, as well as on Central Weber's website and, possibly, KSL classifieds.

Trustee Porter asked if break-even points on vehicle sales have been analyzed and discussed. Mr. Hall responded that, in the future, the District may pursue the strategy of selling vehicles purchased using state contracts when they are only a very few years old, to maximize the amount of revenue from the sale of surplus vehicles.

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

**That the 2006 Ford F-150 truck be declared to be surplus.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Hyer, Froerer, Mitchell, Porter, Tait, Vanderwood, and Westbrook.

**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:**

Mr. Hall reminded the Trustees that next month's Board meeting will be held on August 14<sup>th</sup>, which is a bit earlier than usual. Two separate meetings will be held, with separate agendas. The first meeting will be the general Board meeting, starting at 5:00 p.m. The second meeting will begin at 6:00 p.m., when a "Truth in Taxation" public hearing will be held.

Mr. Hall also discussed the impact fees to be paid by the Weber School District for the West Field High School and a nearby elementary school. Trustee Berube raised a question in a Board meeting a few of months ago regarding whether the school district is required to pay impact fees. Additional impact fees are assessed when capacity is added to a school. Mr. Hall has been coordinating with Weber County on the status of the impact fees. In turn, Weber County is working with the School District to get the fees paid.

There was a discussion between the Trustees and District staff members regarding the Truth in Taxation reporting requirement to the governing bodies of each municipality that appoints one or more Central Weber Trustees and the Weber County Commission, which appoints a Trustee.

Mark Anderson encouraged each Trustee to present the required report, using information provided by District management, in a meeting of each appointing entity's legislative body.

**Attorney:**

Mark Anderson had no additional business to present. Chair Allen asked Mr. Anderson if there were any legislative updates. Mr. Anderson reminded the Trustees regarding previous discussions dealing with the almost universal change to Class A and B public notices, and the uniform change from "local district" to "special district" throughout the Utah Code. Mr. Anderson will review direct impacts from the legislative session with the Trustees as relevant issues come up.

**Other Business:**

None.

**Adjournment:**

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

**That the Board meeting be adjourned.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Blair, Blazzard, Call, Hyer, Froerer, Mitchell, Porter, Tait, Vanderwood, and Westbrook.

Chairman Allen declared the meeting to be adjourned at 5:22 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 14<sup>th</sup> day of August, 2023.

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Mark C. Allen, Chairman

ATTEST:

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Camille Cook, Clerk