

MINUTES OF THE MEETING OF THE TRUSTEES
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT
HELD MONDAY, OCTOBER 18, 2021 AT THE DISTRICT OFFICE
LOCATED AT 2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH.

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

Trustees Excused: Norm Searle and Jo Sjoblom

Others Present: Kevin Hall, John Cardon, Mark Anderson, Shawn Wilson, Paige Spencer, Brandon Cooper (Ogden City), Marianka Sochaska (Brown and Caldwell)

Call to Order:

The meeting was called to order at 5:04 p.m. by Chairman Allen.

The pledge of allegiance was led by Trustee Bolos.

The invocation was offered by Trustee Hyer.

Public Comment:

There were no public comments.

Minutes of September, 2021 Board Meeting Approval:

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

That the September 20, 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, 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 September, 2021, as presented. Following a brief review, it was moved by Trustee Hyer and seconded by Trustee Porter as follows:

That the payment of vouchers issued during the month of September 20, 2021, in the total amount of \$1,312,672.70, 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, Tait and Van Leeuwen.

Consideration of Pay Requests & Equipment Purchases:

No payment requests were presented.

Certification of Annexation/Withdrawal Petitions:

Kevin Hall presented the following Annexation Petitions:

- Ali Farms – development in Weber County – 25 acres – residential property
- Staker Farms – development in Weber County – 70 acres – residential property
- Smart Fields - subdivision in Weber County – 41 acres – residential property

Mr. Hall recommended that the Annexation Petitions be certified by the Board. It was moved by Trustee Jenkins and seconded by Trustee Blair as follows:

That the landowner Annexation Petitions for Ali Farms, Staker Farms, and Smart Fields be certified, with the final approval of the annexation of the subject properties to be placed on the agenda for consideration during a future Board meeting.

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

Consideration of Annexation Approvals:

Trustee Caldwell entered the Board room.

Mr. Hall recommended the adoption of Resolution 2021-17, which will approve the annexation of Saddlewood Estates into the District. It was moved by Trustee Porter and seconded by Trustee Tait as follows:

That Resolution 2021-17 be adopted, thereby approving the annexation of the subject real property into the District.

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

Review and Consideration of Resolution 2021-18; Interlocal Agreement with Ogden City Community Redevelopment Agency:

Trustee Berube asked if there is a conflict of interest on this agenda item since three members of the District’s Board represent Ogden City. Trustees Caldwell, Hyer and Blair all acknowledged that they have an interest in Ogden City.

The Board discussed whether the three representatives from Ogden City should vote on this agenda item. If the Ogden representatives do not vote, there was a concern that the rest of the Trustees in attendance might not have enough voting power to act on the Interlocal Agreement.

Mark Anderson, the legal counsel for the District, having not yet arrived, it was moved by Trustee Caldwell and seconded by Trustee Hyer as follows:

That this item be postponed until after the review of the capital projects portion of the 2022 Tentative Budget, allowing time for Mr. Anderson to arrive.

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

Review & Consideration of September Financial Statement:

John Cardon reviewed the September Financial Statement, including the Balance Sheet and the Income Statement, with the Board. He pointed out that the District's expenses are below budgeted amounts and declared there to be no significant concerns at this point in the budget year. It was moved by Trustee Dickemore and seconded by Trustee Bolos as follows:

That the September 2021 Financial Statement be approved as presented.

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

Consideration of Health Insurance Selection:

Trustee Bolos explained to the Board that a Medical Insurance Selection Committee, consisting of Trustee Bolos, Trustee Tait, John Cardon and Paige Spencer, met on October 7, 2021. The Committee reviewed health insurance premium costs, coverage related expenses such as deductibles, out of pocket maximums, quality of coverage, and the available medical network. Kevin Hall and Keith Cordon, the District's health insurance broker, also attended the meeting. Five health insurance companies were considered. Following the review, the Committee decided to recommend the bid provided by Public Employees Health Program (PEHP), the District's current employee health insurance provider, for the 2022 calendar year.

Trustee Tait considered this coverage to be the best for the District's employees. Chairman Allen liked the continuity in coverage by staying with PEHP. Trustee Bolos agreed that both continuity and out of pocket expense are important reasons to stay with PEHP. Trustee Tait added that the deductible is a much better benefit with PEHP.

Trustee Bolos informed the Trustees that most of the conversation during the Selection Committee meeting was between her and Trustee Tait, but all four Committee members agreed with the selection of PEHP.

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

That the employee health insurance coverage provided by Public Employees Health Program (including a 4% premium increase) be renewed as presented and recommended by the Medical Insurance Selection Committee.

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

Review the Payroll & Benefits Portion of the 2022 Tentative Budget:

Mr. Hall reviewed the payroll, taxes and benefits portion of the 2022 Tentative Budget with the Board members. He noted that no increases in the wages budget will be needed in 2022. Because of changeover in employees, enough money will be available to increase wages according to the District's merit-based system and keep pace with the 2021 Market Wage Survey without requiring an increase in the over-all budget for payroll. He thanked the Board for approving the PEHP health insurance bid for 2022, which will be a great help in retaining employees. The total budget for wages and benefits is \$19,000 more than in the 2021 Budget. Seventeen thousand dollars of the increased amount is for health insurance. Board members expressed concerned about whether enough money for wages will be available to retain employees, and suggested that a budget adjustment could be considered mid-year, if necessary.

No motion was required. The budget information will be included in the Tentative 2022 Budget when it is presented in November.

Review the Capital Projects Portion of 2022 Tentative Budget:

Mr. Hall reviewed the capital projects portion of the 2022 Tentative Budget with the Trustees. The total projected cost for 2021 capital projects is \$21,010,000. Mr. Hall reviewed each of the projects that will be included in the 2022 Tentative Budget that will be presented to the Board in November

Review and Consideration of Resolution 2021-18; Interlocal Agreement with Ogden City Community Redevelopment Agency:

Brandon Cooper, the Ogden City Deputy Director of Community & Economic Development, presented a request for the District to participate in the Ogden Airport Community Reinvestment Area (CRA). He stated that Weber County and the Weber School District have agreed to participate, and Ogden City will also be involved in the CRA.

The CRA project will provide a regional benefit. The Ogden Airport currently provides general aviation services. The CRA will improve general aviation, provide commercial air service and, the largest benefit, commercial business opportunities. The airport has land available for the CRA. The Ogden Airport is located near Hill Air Force Base, which provides a great opportunity for commercial business at the airport. A primary development objective of the CRA is to provide sewer, water and other needed infrastructure.

Currently, the annual property tax revenue from the project area is \$120,000, which amount will be frozen during the 25-year time period of the CRA project. It is projected that the District will receive \$530,000 in property taxes annually after the 25 year period. The CRA is asking the District to participate for 25 years at an 85% rate. The dollar amount of the District's participation is expected to total \$5,400,210.

Trustee Call asked if the District has an established policy for CRA projects. Kevin Hall answered that the District does not have an approved policy, but the average of the past eight projects is a 15 year term with a 66% participation level.

Trustee Porter expressed a concern that the CRA project may not benefit the entire community. Trustee Tait stated that the Ogden Airport needs to be updated.

Mark Anderson has reviewed the Interlocal Agreement and suggested minor changes and corrections to Brandon Cooper. Mr. Cooper agreed to make those changes to the Agreement.

The Board determined to convene a meeting of the Finance Committee in 2022 to develop a policy regarding participation in future CRAs.

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

That Resolution 2021-18 be adopted, thereby approving the Interlocal Agreement with the Ogden City Redevelopment Agency, including minor changes and corrections as discussed.

The motion carried, using a roll call vote, by the affirmative vote of Trustees Allen, Berube, Blair, Bolos, Call, Dickemore, Fowers, Hyer, Jenkins, Porter and Tait. Trustee Van Leeuwen voted “no” and Trustee Caldwell abstained because, as Ogden’s Mayor, he is directly involved in the administration.

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

There was no need to close the meeting.

General Manager:

Kevin Hall informed the Board about a letter from Trustee Dickemore expressing concern about the capacity of the new North Area Outfall Line, if the 242-acre Weber County development is allowed to connect to that line. This issue will likely be an agenda item for the November Board meeting. Mr. Hall wanted the Trustees to have time to think about the issue before then.

Trustee Dickemore stated that he wants the Board to be comfortable that there will be adequate capacity in the Outfall Line to provide for future growth in Farr West City without requiring another outfall line to be constructed in the City. Trustee Call expressed the same concern for Pleasant View City.

Trustee Jenkins explained that the project fits within the County’s parameters and expressed his belief that there is plenty of capacity in the new Outfall Line, stating that the development could be connected directly to the Outfall Line or at a pump station.

Kevin Hall stated that 27% of the total capacity of the Outfall Line currently is being used during dry weather. A new Master Plan will be completed during 2022, and consideration will be given to these new areas of growth and the potential for expansion of the District’s annexation boundary.

Attorney:

Mark Anderson invited the Trustees to attend the Utah Association of Special Districts Convention during the first week of November.

Other Business:

The Trustees were notified of the Board member Christmas dinner to be held on December 4, 2022.

Adjournment:

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

That the Board meeting be adjourned.

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

Chairman Allen declared the meeting to be adjourned at 6:53 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District this 15th day of November, 2021.

Mark C. Allen, Chairman

ATTEST:

John Cardon, Clerk