

**Timber Lakes Water  
Special Service District**

Senior Citizen Center  
456 E 1200 S  
Heber City, UT 84032  
435-654-0125  
08/21/12  
6:00 p.m.

**Public Meeting Minutes**

**Chairman:** Neil Anderton

**Note Takers:** Carol Baker and Liz Wood

**Board Attendees:** Neil Anderton, Ralph Lewis, Mike Wheelwright, Steve Farrell, and David Hansen. Leno Franco was absent.

**TLW Personnel and Legal Counsel Attendees:** Jody Defa, Carol Baker, Liz Wood, Duane Moss, and Jared Moss.

**Guests:** Joe Pacheco, Brent and Diane Lewis, Mr. and Mrs. Paul Hegemann, and Mike Camper.

Meeting began at 6:08 p.m.

Neil Anderton opened the public meeting by introducing the Board Members, commenting that Councilman Steve Farrell is sitting in for Greg McPhie, and also introducing our attorney's, Duane and Jared Moss, as well as Matt Millis, Vice President of Zion's Bank, who will be giving the presentation for the public hearing.

The meeting began with the Pledge of Allegiance.

Neil Anderton outlined the meeting proceedings to the Public.

Discussion began on the old tank that we are currently restoring for emergency backup use. The old tank was empty. It has a 108,000 gallon

capacity. Our company has verified the tank's condition and the tank is now  $\frac{3}{4}$  of the way full.

Neil Anderton re introduced Matt Millis, Vice President of Zions Bank, who was awarded the bid to do an impact analysis study of the Timber Lakes Water system. Mr. Millis has over 12 years' experience and has a bachelor's degree from the University of Iowa. His experience includes rate analysis, capital facilities, etc.

With that introduction, Neil informed the public in attendance that there will be no voting at tonight's meeting; the voting shall take place at November 2012's Board Meeting.

Matt Millis gave his presentation, beginning with a quick overview of financial objectives and a history of the water system issues and fire hydrant issues, resulting in additional costs, stating that the regular fixing costs are \$200,000.00 annually.

A copy of Mr. Millis presentation will be available on Timber Lakes Water Special Service District's web site as soon as we acquire the updated electronic version.

Once the presentation was completed, the meeting was opened up for questions/discussion.

Jo Pacheco:

Q: Could you clarify the 5% estimate forecast, is this for operational expenses?

A: This will build up our cash reserves better.

Q: Is the cash reserve for replacement?

A: We have 9 months of annual operation expenses.

Q: What is your experience/process for rate collections for those who don't pay?

A: Our delinquents are in the 5% rate. We begin by charging late penalties, and we go through a process of sending out notices, then each year we do a property tax lien.

At this point Neil Anderton recognized Carol Baker and Liz Wood, the administrative assistants. Neil Anderton also made comment of Matt Millis coming up on his own time and expense to give the presentation.

Each Board Member gave a brief summary of their experience with the water system.

Opened for Questions:

Joe Pacheco:

Q: Is there a way to shut the water off from the house to the meter?

A: The meters remain pressured. You may install a valve that can shut off at the meter; however, there is always water in a small section in or by the meter can.

**Mike Camper's Questions:**

Q: If you capture wet water, will that be enough for final analysis for build up; according to calculations we may already be short on wet water.

A: We have combined some lots and that helps to utilize the wet water; the mix between part time and full time residency is about 3-2, so between  $\frac{1}{4}$  and  $\frac{1}{2}$  are full time. We rarely overflow.

Q: Is there enough wet water to tap when the area becomes 80% to 90% full time residency?

A: If we have the augment, we will obviously need to develop springs and tie in pumps, etc. We don't want to drill a well, it is very expensive to drill and maintain.

Q: Why tap a source that is fickle?

A: We will monitor and measure the springs to get a record of tracking Lone Pine's gravity flow and West View is pumped back up.

Mike Camper stated this like a gamble to him in his opinion. The Board's response is that the springs issue could become low or dry up yet we can develop and increase them. Mr. Camper then stated that the analysis of the landslide issue regarding Blue Spruce, should maintain a municipality well. The Board stated Twin Creeks is working with Wolf Creek and are looking at bringing some of that water down.

Ralph Lewis, Mike Wheelwright, Neil Anderton, Steve Farrell, David Hansen, and Jody Defa each gave input on the proposed rate increase, as well as their insight on the water system.

The Public Meeting came to a close at 7:31 p.m.