

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

5455 West Old Highway Road, Mountain Green, Utah

Minutes of the Board of Trustees Meeting

Thursday, May 8 2014

Board Members Present: Mark Devoe, Zane Gray, Wendy Eliason, Shane Rice & Lynn Peterson **Excused:** Tina Kelley & Blair Larsen **Employees Present:** Robert Volk
Guests Present: None.

Invocation: Lynn Peterson

Chair: Mark Devoe welcomed those present and conducted this meeting.

Item # 1: Discussion: Re-issue Will Serve for Rollins Ranch Phase 6 and Cottonwoods Phase 4

Gardner Development requested a re-issuance of Will Serves for both Rollins Ranch 6 and Cottonwoods 4 because the original documents expired in March and April 2014. The only change to the original request was the subtraction of one lot from Cottonwoods 4 that took the lot count down from 78 lots to 77 lots.

Both developments are still going through planning at Morgan County and this approval would prevent additional delays. When the County has passed the preliminary planning point the developer can start installing the infrastructure such as the underground sewer, storm drain, water lines and roadways, but no lots can be sold or developed until the final plat has been signed and the Impact Fees paid to the District.

Zane made a motion to approve re-issuing the Will Serves for Rollins Ranch Phase 6 and Cottonwoods Phase 4. Wendy seconded the motion. The motion passed unanimously.

Item # 2: Discussion/Decision: Re-issue Will Serve for Rollins Ranch Phases 4A & 4B

Henry Walker Homes requested a re-issuance of the Will Serves for Rollins Ranch Phases 4A and 4B because the original documents expired in March of this year. The original Will Serves were issued to Gardner Development which has since sold these two phases to Henry Walker Homes. As discussed in Item #1, these developments are still in planning with Morgan County and no plats have been signed or Impact Fees paid.

The sewer, storm drain and water infrastructure for Rollins Ranch Phase 4A was installed during the winter months but construction on the roads, curbs and sidewalks has not started. Thurgood Excavation came into our office to meet with Robert and Dennis prior to start of the work to discuss MGSID's requirements and concerns. Robert had asked Thurgood excavation to contact him when they had trenches open so he could monitor the installation, but they never called so he just started going out to check in on the progress whenever he could. Robert was able to verify that the sewer

main was properly bedded, graded and connected, and that the manholes were accurately installed. There was one error which was not caught until the lateral connections for the last lot were being buried. Thurgood had reversed the color of the laterals by installing the sewer lateral in white and the land drain laterals in green. Thurgood stated that their operator who attended the District meeting had mixed his notes up and then assumed that the laterals should be installed the way they are in Layton. The expense to dig everything up down to 10' would be detrimental to everyone, so Robert clarified with the contractor and the developer that this error must be clearly marked on all 'As Built' drawings and rectified with all of the installations going forward. For reference, this is not the first development in Mountain Green to have reversed the colors of the laterals at installation, as there have been some connections in Woodland Heights with the same situation. Robert will monitor all connections in Rollins Ranch 4A once home building begins to ensure there are no cross connected installations.

Lynn Peterson asked whether Robert had done compaction tests. Robert explained that the compaction tests, which are done for the road installation, are all under the jurisdiction of the county. MGSID is only in charge of the sewer main, manhole and lateral installations, and those were all properly laid, connected, graded, bedded and then covered with inch minus gravel and sand. Thurgood has since cleaned all the lines and provided a complete video from inside the pipes, which Robert reviewed and approved with no deficiencies.

Shane made a motion to approve re-issuing the Will Serves for Rollins Ranch Phases 4A and 4B. Lynn seconded the motion. The motion passed unanimously.

Item # 3: Discussion/Decision: Re-issue Will Serve for Cottonwoods Phase 4

U. S. Development requested a re-issuance of the Will Serve for Rollins Ranch Phase 5 because the original document expired in March of this year. The original Will Serve was issued to Gardner Development which has since sold this Phase to U. S. Development. As discussed in Item #1, these developments are still in planning with Morgan County and no plats have been signed or Impact Fees paid.

Lynn made a motion to approve re-issuing the Will Serve for Rollins Ranch Phase 5. Zane seconded the motion. The motion passed unanimously.

Item # 4: Discussion: The next regular Board meeting is scheduled for the first Thursday, June 5, 2014 at 7:00 P.M.

Adjourned: 7:40 P.M.

Wendy made the motion to adjourn. Mark seconded. Motion passed

Signed: _____