

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

5455 West Old Highway Road, Mountain Green, Utah

Minutes for Wednesday, August 3, 2016

Board of Trustees Meeting

7:00 P.M.

Board Members Present: Zane Gray, Wendy Eliason, Blair Larsen, Shane Rice, Lynn Peterson and Gary Ross. **Excused:** Lannie Jolley **Employees Present:** Robert Volk and Janet Boudrero

Guests Present: Tina Kelley

Chair: Board Chairman Zane Gray welcomed board members present and guest Tina Kelley and chaired this meeting for the Mountain Green Sewer Improvement District.

Invocation: Gary Ross

Public Comment Period:

Tina Kelley was present to voice her concern over item # 6 which is in regard to Morgan City's interest in possible options of the MGSID processing their wastewater in the future. Tina questioned if Jamie Grandpre from Morgan City was going to be present this evening. Robert stated that Mr. Grandpre had called our office simply to gauge the potential feasibility of this topic, not to get a decision about doing it. Board Members then made the decision to discuss this item in the order listed and preceded with the regular agenda as presented.

Item # 1. Discussion: Turnover Procedure for Rollins Ranch 4A & 4B

Robert apprised board members that the District Ordinance has a two year turnover process for accepting new developments into the District and the Rollins Ranch Phase 4A development's two year waiting period will be over in September 2016. Robert further explained that it is the responsibility of the developer for the installation of the sewer lines and manhole infrastructure. According to our District Ordinance after the two year ownership period, the developers are then required to go through the process of having all sewer lines and manholes cleaned and videoed at their expense. Robert then reviews the videos looking for any unknown problems, defects of any kind, which would then be the responsibility of the developer to correct prior to the District accepting those sewer collection lines into the District and assuming ownership.

Board members discussed this item and Robert further explained that two year turnover for Rollins Ranch Phase 4B will not come due until June 2017, but the developer who owns both has requested that the process be completed at the same time since they are located side by side and connected to each other. Robert made the decision to allow for both developments to be cleaned and videoed and inspected at the same time. He stated that it would be of benefit for both the developer and the District and would have no detrimental effect on the District or its finances.

He also remarked that one of the possible problems could be if any of the developers challenged the District because of the different owners in the Rollins Ranch Development and the two year time period – because people forget. Our attorney had discussed our current two year ordinance with Robert about a year ago and commented that if we can get developers to go along with it, then we are lucky. The state has limited warranty requirements on developers to one year, so we should probably review our policy next year and bring it in line with state requirements.

Robert said that there are not any obvious signs of problems or settling in any of these developments, but he will not know for sure until the videos are in and he does the surface inspections. For now he is just trying to enforce the ordinance regulation on our books and get the existing developments under this policy through the process.

Item # 2. Discussion/Decision: Transfer funds to PTIF Accounts

Our main operations checking account has once again reached a balance of \$160,000 which is the marker as the time to transfer funds. After board discussion on this item Gary Ross made a motion to transfer \$30,000 from the main checking account into the PTIF 248 Existing Residents Funds account and another transfer of \$30,000 from our checking account into our PTIF 4668 Replacement account. Shane seconded the motion. All voted in the affirmative. Motion passed.

Item # 3. Discussion: Part Time Summer Help

Board members were informed that a new part time office employee has been hired. Her name is Amy Bone, a Mountain Green resident who will work with Janet and Robert as a part time office assistant on Fridays and other fill in days as needed allowing us to cover the office and have a backup when Janet is not available.

Item # 4. Discussion: Board Member required training

Great news as Blair and Wendy have both completed their online training and Blair has his certificate! Zane once again encouraged those who still have yet to complete their training to try and complete it as soon as possible.

Item # 5. Discussion/Decision: Snowplow

Board members discussed this item at some length. Robert explained that he had requested and received different quotes for costs for the snow plow and the installation and would prefer if approved to get the snow plow installed before winter is upon us. Robert also said that the plow installation will require for them to keep the truck from two days up to a week to get everything installed correctly.

Robert also informed board members that he took Blair Larsen's suggestion from our last board meeting to contact Fire Chief, Les Stone to get additional information that could possibly be useful to the District. Robert did make contact with Mr. Stone and

found that the Mountain Green Fire Department did not use the State Purchasing Contract as their plow went out unexpectedly on them in mid-winter and they were in a rush to get a replacement. Les Stone the fire chief informed Robert that they received three different quotes ranging from \$6,600 to \$7,113 which included installation. They went with the \$6,623 quote from IPACO and have been very pleased with the plow, the installation and service.

Robert said he had spent a fair amount of time downloading and comparing the information he obtained online and indicated he then solicited quotes for an 8'0" to 8'6" straight steel blade which included the vendor the fire department worked with and three vendors on the State Purchasing Contract. Robert was impressed with the quick release features on the newer plows which allows for easier attaching and removal of the blade. He suggested going with the standard steel blade as opposed to the poly carbon blades, as those sometimes discolor when left in the sun. Robert then recommended the 8'5" PRO PLUS from WESTERN for \$3,968.07 with a 31" tall blade. Lynn had a few questions regarding the lights and the size of the blade. Robert said the headlights are now much brighter as they are LED and further explained that the blade Pro was 29" and the Pro Plus was 31" with no difference in the price. Robert again stated that he felt the 8'5" Pro Plus Western Plow was the best buy.

Board members further discussed the different styles and prices. Lynn had questions about the length of the warranty and what it covered. Robert said it includes a one year warranty on the hydraulics. Gary questioned where would service for the plow be located and Robert said in Salt Lake City. Blair then made a motion to accept Robert's suggestion and go with the 8'5" PRO PLUS from Western for \$3,968.07. Gary seconded the motion. All voted in the affirmative. Motion passed.

Robert thanked the board members and said he will get started on it.

Item # 6. Discussion: Morgan City exploring the option of the MGSID processing other wastewater

Robert apprised board members of his conversations with Jamie Grandpre, the Wastewater Manager from Morgan City where they discussed the possibility of having the MGSID build a larger regional facility here in Mountain Green whereby the county could send all wastewater to Mountain Green for processing.

Robert first stated that the State does not want to see several small systems but would prefer to have one large regional facility. Robert shared his opinion with Mr. Grandpre that in this situation and at the present time he feels it is not a good idea because it would be very costly because of the long distance and the need to cross the river or go under the river and would include costs for the installation of lift stations where required.

Robert suggested to Mr. Grandpre that they could possibly build one large facility for Morgan City south of the Weber River and in the future we could possibly have one

regional one further this way for areas north of the river. Robert added that Morgan City is just in the beginning stages of exploring any options.

Blair shared a bit of history regarding events that transpired approximately ten years ago when the District was redoing the headworks and this same topic of new growth was addressed. He shared that was the main reason that they added an additional two inches to the headworks at that time was to accommodate those landowners who could at a later point in time, gravity feed into our lines. Several landowners on the east side of Mountain Green: Mike McMillan, Randy Sessions, Brent Bohman, Bonnie Brown and also a few developers expressed interest in making connection to the MGSID. Blair stated that one of the bids from ten years ago was at 1.2 million to bring the sewer from the Peterson area to our plant. Imagine what that would be today.

Blair emphasized that even at that point in time developers were told that the District would not fund any part of the project. Hence, the Boardroom sign stating: "Development must pay its own Way." Blair did say that the project is possible if done correctly. He also mentioned he is not against growth, but believes that any new development must foot its own bill and not come back on the District to pay for any necessary expansions. Blair especially does not want the residents here to have to help fund or pay for any costs related to growth but emphasized that we are willing to listen to ideas.

One of the concerns that Tina Kelly would like the board members to think about is the financing for this project or the "pay as you go method." which is what the District has always stressed. She said that Morgan would likely want us to bond and pay back the costs over time which would put our residents at risk. Tina asked the board to think about the fact that even if Morgan City did build a new larger system in Morgan that we would still have the liability because we would still maintain the ownership of the system. She again emphasized that the board use caution on this item and said that Morgan does not like to redistribute their monies and would expect that the District would pay for most everything.

Robert reminded board members that the discussion on this item is just in the beginning stages and that Morgan is just putting their feelers out and looking at their options. If the decision was ever made to build the regional plant down here that District would not be on the hook for all of it. Morgan would be responsible for implementing their impact fees and other charges.

Board members then discussed expected future growth in the county. Blair then commended Robert for the great job he has done to keep the District in the black and also expressed his excitement and appreciation for Gary and his willingness to serve the residents of the District.

Item # 7. Discussion/Decision: 2016 cleaning and video bid tie

The request for bids to clean and video the MGSID sewer collection system for 2016 was advertised in June and July. Three known vendors were individually contacted and asked to submit bids, as well. This deadline for all sealed bids was July 31, 2016.

Robert said that only two companies submitted bids by the deadline and both were resident Utah bidders resulting in a tie situation. He further explained the state guidelines to resolve tie bids. It was discussed that Twin D won the bid three years ago and it was suggested to give it to last year's winner Pro Pipe, per state options giving preference to the previous year's bid winner.

Blair then made a motion to award the project to last year's winner Pro Pipe. Wendy seconded the motion. Motion passed. All voted in the affirmative.

Item # 8. Discussion: Slide area behind the Koolmee's residence located at 6110 Creekside Drive.

Board members briefly discussed this item and how the ground had sluffed off years ago when the Koolmee's had a retaining wall built on the side of our sewer easement. Blair read a copy of the letter written to the Koolmee's many years ago, making them aware of the situation.

This slide area that has posed a threat to our sewer main has now been filled in for Mrs. Koolmee's by Dallas Woodward. The added fill dirt was sufficient enough to keep our main covered and removed the need for the District to consider this task.

Item # 9. Discussion: District Operation for July 2016

Board members discussed the District operations for the month of July 2016. The Utah Money Management Report was turned in by the middle of July. Board members next discussed the backup generator at the Monte Verde lift station that has been repaired and seems to be working now.

Also discussed was the blower system that had three shut downs due to high pressure alerts in the past month. Robert said he is investigating potential causes.

Item # 10: Discussion: District Statistics as of July 31, 2016

Board members discussed the District Statistics as of July 31, 2016 and compared the number of Impact Fees received.

Item # 11: Discussion/Decision: Review and approval of the July 6, 2016 Minutes.

After board review of the July 6, 2016 minutes, Gary made a motion to approve the minutes with minor corrections. Lynn seconded the motion. Motion passed.

Item # 12. Discussion: The next scheduled Board Meeting will be held on Wednesday, September 7, 2016 at 7:00 P.M.

Item # 13: Motion to Adjourn.

9:55 p.m.

Adjourn_____