

**MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT**  
5455 West Old Highway Road, Mountain Green, Utah 84050  
**Minutes of the Monthly Board of Trustees Meeting**  
Wednesday, May 3, 2017

Meeting to be held in Open Public and Closed Sessions

The Board may choose to go into a Closed Session at any time by making a motion and Public announcement, and then achieving a 2/3 vote approval with recordation of votes

**Board Members Present:** Zane Gray, Wendy Eliason, Lynn Peterson, Lannie Jolley and Gary Ross. Excused: Blair Larsen. Guests Present: Kyle Watrin and Larry Nance. Employees present: Robert Volk and Janet Boudrero

**Start Time: 7:00 P.M.**

**Chair:** Zane Gray welcomed those present and introduced the two guests, Kyle Watrin and Larry Nance who are both applying to serve as a Board Member on the Mountain Green Sewer Improvement Board of Trustees. Board Members will have the opportunity to interview each of them to see who would better fit the vacant seat left by Shane Rice.

**Invocation:** Zane Gray

**Public Comment Period:** Zane asked both Kyle and Larry to tell a little about themselves and why they have made the decision to apply to serve on the Board with the Mountain Green Sewer Improvement District. Kyle stood first and stated that he wanted to formally put his name on the ballot to be considered an applicant to serve as a board member. He is a plumber by trade and would like to learn more about what happens here at the Sewer District. He enjoys serving the community and is willing to learn and serve.

Larry Nance shared that he and his wife have lived here in Mountain Green for three years after moving from El Paso, Texas. He has his master's degree in Business Administration and is retired from a Fortune 500 Company that specialized with the recycling of metals. He is now retired and enjoys public service. He has previously served on the Morgan County Planning Commission. He also would like to serve as a Board Member on the Mountain Green Sewer Board of Trustees.

**Item # 1. Discussion/Decision: Board Member vacancy**

Board Members next discussed the specifics of both volunteers. During this time Kyle stated that he lives in Rose Hill. With further discussion, it was noted that his address is not within the boundaries of the District as it was part of the Rose Hill area that had sued to be removed from the District many years ago. Although, Kyle does live in Mountain Green he does not live within the boundaries of the District. Gary Ross then read the requirements to run as a candidate of the MGSID. It was determined that

although this might be considered a gray area, the Board agreed that if Kyle wanted to run as a candidate he would be required to go through the annexation process. One of the requirements to be a Board Member is to permanently reside within the borders of the Mountain Green Sewer Improvement District.

Board Members further discussed the specifics of the annexation process. Robert stated that it could be done in as little as one and one half months or as long as one and one half years depending on how diligent the annexation applicant was at getting all of the tasks done. The estimated out of pocket costs would run from \$150 to \$400.

After more discussion Lannie made a motion that we postpone this Item until the end of this meeting for further discussion. Gary seconded the motion. Motion passed. All voted in the affirmative.

Zane stated that our guests can leave if they so desire but they are more than welcome to stay for the entire meeting and witness how our meetings are conducted.

### **Item # 2. Discussion: Grinder motor replacement and repairs**

Robert explained in more detail how he had to pull the old grinder motor and cassette out, then cleaned and tested the cassette to find that it was in good operating order. Larry and his crew came out to re-install the cassette and then the new motor. Once they wired it all together, the grinder returned to normal operation. Robert then took the old motor down to Johnson Motors in Ogden where they measured the motor insulation with a megger, checked the voltage and replaced a few wires. The old motor is now running nicely and is being stored for future emergency use.

Robert shared that he usually tries to use the vendors that the board originally selected for the 2007 upgrade and installation of all of our equipment. They have the history and knowledge of what has previously occurred thus saving us the unnecessary expense involved in bringing in new contractors. Robert said that Larry Hall gave us the original quote of \$2,800 for the labor then gave us an additional 20% discount after the work was done and he submitted the final invoice.

Lynn Peterson asked if they warranty their work. Robert answered yes and added that all of the equipment came with a one year warranty when it was new. Board members concurred that this sounded more than fair.

### **Item # 3. Discussion/Decision: Diffuser Installation**

As this had previously been discussed in December's Board Meeting Gary made a motion for the board to approve the labor costs of \$8,568. For W-Cubed for the replacement of the first 144 diffusers in cell number one of the Lagoons. Wendy seconded the motion. Motion passed. All voted in the affirmative.

A few questions and discussion followed the vote. Robert reiterated that he had requested Board approval back in December 2016 to purchase the diffusers for this first section as he had some monies left over in the 2016 budget. This would allow him to focus on the labor expense for this task with the 2017 budget.

Then this summer, he could have the crew from W-Cubed come out to start the work. Robert explained that he decided to do one section at a time starting with the area closest to the influent as that would be the most heavily impacted with suspended solids. This would give us a chance to see the condition of the ten year old diffusers so we can better determine how to proceed with the other sections.

**Item # 4. Discussion: Protective boulders at the Monte Verde lift station.**

A representative from UDOT contacted Robert regarding their request to reposition the boulders at the Monte Verde Lift Station in order to create a safety buffer at the edge of Old Highway Road. They indicated they will place two additional break away signs to deter motorists from using the edge of the road as a pull around while continuing to protect the well head and electrical junction box with three of the larger existing boulders. A few of the extra boulders will be removed.

It was noted that all changes will be made at UDOT'S expense and coordinated with Robert so he can supervise the work. Robert had informed the UDOT Safety Engineer that these rocks have been in place for over twenty seven years without any problems, but the Engineer insisted that they could cause serious injury if a vehicle were to impact them. Robert and he worked out a design compromise that satisfied both parties.

**Item # 5. Discussion/Decision: Morgan County Building Permit Process**

Board Members discussed this item at some length. Robert informed the board that for the last year the Morgan County Planning Department stopped requiring the building permit applicant in Mountain Green to provide the letter from the sewer, water and fire departments before a building permit is opened.

This has been very problematic for the Mountain Green Sewer District as it has created a situation where required fees were not paid before the contractors were arranging to start digging and installing the foundations and sewer laterals. As at least two building permits were issued without the builder paying any fees to the District or knowing of the installation requirements of the District.

Robert has discussed this item with the Planning Department and members of the Planning Commission, but the situation has continued to occur many times throughout the past year.

Lannie has recently done some research and found that in October of 2015, Morgan County put the building permit information online. Robert provided Board Members with copies of the online Morgan County Building Permit Requirements.

After the review of these documents Board Members discussed the fact that some of the information for the MGSID is incorrect or missing, and other information not clearly stated. Robert has been trying to work with the County representative to correct this.

Robert then asked the board to get involved by possibly writing a letter to the County Planning Department asking them to change or clarify the wording in their checklist by adding a sentence that requires proof that the required Impact and Inspection Fees have been paid to the Mountain Green Sewer Improvement District. He mentioned that the current ambiguous language in the county's checklist not only affects the Sewer District but the Water District as well.

Lynn Peterson made the suggestion that Morgan County could separate out all of the required fees onto one block area or page which would clearly state those fees to be paid prior to obtaining their permit.

Gary said that the County has ordinances in place that make these requirements, but they are not being followed. He also said he thinks writing a letter would be good and is willing to set up a joint meeting with Lance Evans.

Robert also mentioned that it would help if we could get a report from Morgan County Planning that listed all Building Permits issued for Mountain Green from January 1, 2016 to the present.

Wendy said that she liked the ideas that Robert has presented and also likes Lynn's suggestions. Lannie agreed that the verbiage in the Building Permit Checklist needs to be changed. Robert said he is willing to draft a letter to get things started and send it out to all board members for their input and recommendations.

After further discussion Lannie made a motion to have the Board create a letter of concern addressed to Mr. Lance Evans and set up an appointment to discuss the issues which are addressed in the letter concerning the building permit procedures which affect the MGSID and other utilities on their check list. Lynn seconded the motion. Motion passed. All voted in the affirmative.

#### **Item # 6. Discussion: District Operations for April 2017**

Board Members were updated on the District Operations for April 2017. Robert informed the board that the first quarter developer reimbursements were sent out for a total of three impact fees equaling \$10,368. He then let the Board know that the annual audit process has now begun.

**Item # 7. Discussion: District Statistics as of April 30, 2017**

Board Members briefly reviewed the most recent District statistics as of April 30, 2017.

**Item # 8. Discussion/Decision: Review and approval of the April 5, 2017 Minutes.**

After board review of the April 5, 2017 minutes Gary made a motion to approve the minutes with corrections. Lynn seconded the motion. Motion passed. All voted in the affirmative.

**Item # 1. Discussion/Decision: Board Member vacancy.**

Board Members revisited Item # 1 and shared some of their thoughts. Gary expressed that although the board could appoint someone to fill the vacancy left by Shane Rice this evening, he feels that he is not ready to make his decision yet and does not want to rush it as we do not need to fill it immediately. He believes the Board has enough members to fill a quorum and wants to hold off until a later time to make his decision.

Gary also talked about what he thinks the District's intent is, and believes that we want people on the Board who live in the District and pay into the system.

Wendy asked about how long we had advertised and whether we might have others who are interested in serving. Robert stated that no one else had responded to the ad by the time of tonight's meeting.

Lannie then expressed concern that with summer upon us there will be scheduled and unscheduled vacations, so we may not always have the necessary number of Board Members present. He doesn't want us to run ourselves too thin and he would rather have someone here to fill the position.

After more discussion Lannie made a motion to postpone the decision on filling the vacated position of Shane Rice until the June Board Meeting. Wendy seconded the motion. Motion passed. All voted in the affirmative.

Meeting Adjourned at 9:20 P.M. Wendy made a motion to adjourn. Lynn seconded the motion. Motion passed.

Signed: \_\_\_\_\_