

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
5455 West Old Highway Road, Mountain Green, Utah 84050
Minutes of the Board of Trustees Meeting
Wednesday, June 3, 2020 6:00 P.M.
APPROVED

Board Members Present: (Chairman) Larry Nance, Zane Gray, Lannie Jolley, Taylor Nielsen and Nathan Hill. **Employees Present:** Kent Wilkerson (Manager), Heather Burger (transcriptionist) **Guests Present:** Cliff Linford

A. Call to Order: Chairman Larry Nance welcomed everyone present then called the June 3, 2020, meeting to order at 6:07 P.M.

B. Prayer: Larry Nance

C. Approval of Agenda: Member Hill made a motion to approve the agenda. Member Jolley seconded the motion. All voted in favor.

D. Declaration of Conflicts of interest: None.

E. Approval of Minutes: Board members reviewed the minutes of the meeting from May 6, 2020; June 19, 2019; and June 17, 2019 and discussed corrections to those minutes as follows:

1. June 19, 2019 last page: Chairman Nance asked to insert the following sentence, "Mountain Green Sewer District understands that Cascade Civil will continue, but expects that Manager Wilkerson will work the necessary hours to fulfill his responsibilities as the manager for the Mountain Green Sewer District."

Chairman Nance made a motion to approve the minutes as corrected. Motion was seconded by member Hill. All voted in favor. Motion carries.

F. Public Comment: None

AGENDA ITEMS

1) Access Lease Agreement_ Dwayne Johnson

Mr. Johnson had asked to be on the agenda, but was not present at the meeting. Chairman Nance continued on to item 2 of the agenda.

2) Possible Moratorium on Issuing Will Service for New Connections on the Eastside line of the plant

Member Nielsen explained that a full moratorium on new will serves is problematic. He

understands the concern of needing access to the Johnson property to service the sewer line, but feels that in the event of a crisis on the line, Mr. Johnson would be willing to grant access since the alternative is for Mr. Johnson to fix the line himself. He suggested that a hold or delay on issuing will serves until the issue is resolved with Mr. Johnson, or until the next board meeting might be possible, but not a full moratorium.

Chairman Nance explained that he has made efforts to communicate with Mr. Johnson, but has not been successful due to unreturned phone calls.

Member Nielsen Made a motion to put a delay on any will serves that connect to the line that filters down to Mr. Johnson's property, until the next board meeting, with the understanding that the board will continue to work towards an agreement with Mr. Johnson, and also avoid further liability for the sewer district.

Member Hill asked for clarification on whether the delay would affect the connection of already approved will serves or if it only affects the issuance of new will serve requests. It was decided that the delay will only affect the issuance of new will serve requests.

Member Nielsen's motion was seconded by chairman Nance. All voted in favor. Motion carries.

3) Will Serve Request _Northside Creek Amenities

Due to the motion made in item 2, Chairman Nance asked that Manger Wilkerson inform Northside Creek to come back next month with their will serve request.

4) Plant Expansion Update_Sunrise Engineering

Cliff Linford began his presentation by saying that the impact fee as stated in the report will likely be reduced due to a miss calculation on their end.

Mr. Linford continued saying that originally a full I&I (Inflow and Infiltration) study was not part of the scope of their project. However, as they looked at the data provided by the district it was clear that there is in fact an I&I issue in the system that will need to be evaluated in further studies. He explained that money for this evaluation should come from the normal maintenance budget for the sewer district.

Mr. Linford explained that 2 of the capital projects they have outlined in the report are on UDOT property and that will increase the cost of those projects slightly, but the budget dollars were increased to account for the added expense.

Mr. Linford explained that several of the lines in the 20 year and 40 year analysis show that they will fail. He explained that this is due to how the analysis is run and not because the lines

will in reality fail within a 20 to 40 year period. For this reason, the lines have not been included as part of the capital projects at this time. He advised that the sewer district should continue to monitor and reanalyze these lines in future years.

Chairman Nance noted the main line that is over capacity on the report. Mr. Linford clarified that this main line is included in the capital projects budget. Member Nielsen noted that there are lines in the report which will fail and need to be addressed. These have been included in the capital projects budget.

Mr. Linford explained that a line which is labelled "at capacity" is in reality running at 75% of capacity. That is a safety consideration in the event of an I&I event or storm event. That is an industry standard which was confirmed by member Nielsen and Manager Wilkerson.

Member Hill asked for clarification regarding the numbers given in the Interceptor and collector system capacity analysis. Mr. Linford explained that the capacity numbers reflect what the lines need to be able to handle, not what the treatment plant itself needs to be able to handle on a daily basis.

Member Hill asked if the CIPs noted in the report were included in the 13 million dollars for the treatment plant. Mr. Linford explained that those capital facilities projects are not included in the treatment plant budget, but it is expected that the sewer district will budget for and pay for those projects out of pocket when the time comes for them to be addressed.

It was agreed that the statement "100 connections to be added this summer by Wasatch-Peaks sun-development" should be removed on page 55.

Manager Wilkerson clarified that the statement by Dwayne Johnson on pg 116 that, "water supply is a real concern" is not a sewer district concern.

Chairman Nance asked whether the Whitear Family possible application for service to 160 homes was accurate. Manager Wilkerson explained that it is accurate, but only as a possibility, not an active application at this time.

Chairman Nance noted that the number of available ERUs is not consistently reported. Mr. Linford explained that is because the numbers changed since the report was written and that it would be corrected by the time the final AQAC is conducted.

Chairman Nance asked about the failing parts of the Monte Verde station. Mr. Linford explained that it needs to be repaired in the immediate future but long term it will need to be replaced and relocated. The relocation is not imminent and depends on growth in the community. Member Jolley emphasized that negotiations should be made with landowners around the lift station at that time.

Chairman Nance asked whether the sewer district has video to address the I&I issue in the system. Manager Wilkerson explained that he has video and that he is currently addressing the issue.

Sunrise recommends that the sewer district continue with financing options and final designs for the project since pushing it out will only increase costs due to rising costs in construction rates. Mr. Linford explained that the difference between 2019 costs and 2020 costs on projects that they've bid has been between a 10-15% increase. It was noted that COVID-19 could have an effect on rates as well. It was also noted that current interest rates are favorable.

It was decided that Sunrise will present the final report for the July board meeting complete with public hearing and vote.

5) Reports review

Auditor's Report: Chairman Nance asked Manager Kent that in future he should indicate which accounts are impact fees with a letter 'I' or something similar. Also asked why \$7800 at First Bank was on the impact fees instead of in the PTIF accounts. Manager Wilkerson stated that he moved the money because the account balance was too low and incurred a fee of \$6.

Member Hill noted that the Payment was made for Robert Volk's retirement.

Manager's Report: Chairman Nance for clarification about a report of a new will serve. Manager Wilkerson explained that there was a new will serve request from Northside Creek development. There were also 8 new home lateral inspections for the month. Chairman Nance noted that the number of will serves doesn't add up to the number of will serves reported and that it needs to be checked.

Chairman Nance asked Manager Wilkerson to brief the board about repairs that need to be made to existing sewer system features in the next meeting

6) Board new Business

Chairman Nance asked that the board discuss a finance committee. Manager Wilkerson asked that the board review all committees as he would also like a facilities committee.

Member Gray suggested everyone keep their board packets because of pertinent information therein about Dwayne Johnson. Chairman Nance recommended that Manager Kent look for alternative access to the Johnson Manhole since the access is at Mr. Johnson's discretion. There was much discussion about about the terms of Mr. Johnson's lease. Chairman Nance summarized that while the map in the lease includes the property in question, the wording in

the lease does not cover that property, so he is not confident that the lease is legally valid in the Sewer District's favor. Thus, his recommendation to come to an agreement with Mr. Johnson, and to look for alternative access to the Johnson manhole.

Member Nielsen pointed out that in the event of a failure on the line, Mr. Johnson would most likely give access to the sewer district since the alternative would be for Mr. Johnson to clean it up himself. He suggested a frank conversation with Mr. Johnson to this effect.

Member Hill suggested an alternative access route to Mr. Johnson's property near the back of the fire station. He also asked for clarification about the indications on the map that say "bridge needed". He wanted to know whether the bridges were needed or planned for etc, and who would need to pay for the bridges. Manager Wilkerson said they were just suggested as a possible alternative route to Mr. Johnson's manhole, but they aren't necessary.

After further discussion, the decision was made to continue efforts to contact and negotiate with Mr. Johnson. Chairman Nance to follow-up.

7) Motion to Adjourn

Member Jolley made a motion to adjourn the meeting. Seconded by member Nielsen. Meeting adjourned at 7:52pm.