

**MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT**  
5455 West Old Highway Road, Mountain Green, Utah 84050

**Minutes of the Board of Trustees Meeting**

Wednesday, July 1, 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 and Jared Anderson(Sunrise), Vance Bostock(Wasatch Peaks), Skyler Gardner(Northside Creek)

- A. Call to Order: Chairman Larry Nance welcomed everyone present then called the July 1, 2020, meeting to order at 6:06 P.M.
- B. Prayer: Chairman Nance
- C. Approval of Agenda: Chairman Nance noted that the amount allotted to the impact fee had changed as compared to what was posted 2 weeks prior to this board meeting. Member Nielsen Made a motion to approve the agenda. Member Hill Seconded. All in favor. Motion carries
- D. Declaration of Conflicts of interest: None.
- E. Approval of Minutes: Member Nielsen made a motion to approve the minutes with no corrections. Seconded by member Hill. All in favor. Motion Carries.
- F. Public Comment: None

## **Agenda Items**

### **1)Sunrise Presentation\_Cliff Linford**

Cliff Linford gave a brief summary of the impact fee. He noted that there was a clerical error in the report. The number of ERUs reported did not get changed from 1200 to 1203 on one spreadsheet, so the numbers reflected in the report were slightly off the accurate total. Mr. Linford presented 5 capital improvement projects and their varying eligibility for impact fees.

- The BNR treatment plant was 100% eligible for impact fees because growth in the community is constituting a change in type of treatment plant.
- The interceptor line upgrade is 87% eligible based on the existing level of service, the current ERUs and the proposed line capacity.
- The Monte Verde lift station improvement is 63% eligible based on the existing level of service.

Mr. Linford discussed further how the impact fee was calculated. The total proposed impact fee is \$5,684.00

Member Gray asked whether the impact fee was calculated based on the current monthly fee or if there would be a raised monthly fee for users. Mr. Linford explained that the monthly fee does not come into play on an impact fee calculation. It is strictly based on the capital improvement projects that the district has going forward and the number of ERUs that the district is projecting to pay for it.

Chairman Nance made a motion to go into a public meeting. Member Nielsen seconded the motion. All in favor. Motion carries. No public comment was made. Chairman Nance made a motion to close the public hearing. Member Nielsen seconded. All in favor.

Chairman Nance made a motion to move back into a Mountain Green Sewer District board meeting. Member Hill seconded. All in favor. Chairman Nance made a motion to approve the capital facilities plan as presented by Sunrise. It was decided that the board will hold another public hearing to approve the correction of \$5 to the new impact fee. Member Nielsen seconded. All in favor. Motion carries.

After a question from member Hill, Manager Wilkerson said that there would be a summarized ordinance and a link to the full ordinance plus an explanation of the associated fees made available to the public on the district's website.

Chairman Nance made a motion to approve the new ordinance (ordinance 2020-1) associated with the expansion and impact fee. Member Nielsen seconded. A roll call vote was taken. All in favor. Motion carries.

## **2)Northside Creek development \_ Will Serve Request\_Skyler Gardner**

22-lot subdivision that pre-paid their impact fee via advanced funding. They are requesting 1 additional ERU to provide for a park area that was not previously included in their plans. Manager Wilkerson recommended that the board approve the will serve request. There was some discussion about what amenities the ERU would be used for. The ERU will cover a bathroom at a guard house and a men and women's bathroom, including a shower on the peninsula. Exclusive use to the 22 lot owners and their guests only.

Member Gray asked whether a septic system was allowed so close to a river. Manager Wilkerson said that the rule is generally 100ft, and also must be approved by the health department.

Chairman Nance clarified that the district would be approving the will-serve based on a re-evaluation of Northside Creek's actual water usage during the highest peak of use.

Member Gray made a motion to grant the will serve request with the conditions that the actual water usage be re-evaluated, and that it be paid for according to the current fee structure.

Member Nielsen then asked if the board was going to discuss ownership of the system.

Manager Wilkerson clarified that there is an easement for public utilities on the private road that extends to Cottonwood Canyon Road, with the exception of a private lateral that goes to amenities on the private property. The right-of-way is 55ft. Manager Wilkerson said that he would be the one inspecting the manholes as they are installed and the road is paved.

Member Nielsen asked that we make the contractor aware that an air test may be necessary on the main since there was a prior leak. After this discussion, the board voted on the motion to approve the will serve request with all in favor. Motion carries.

### **3) Wasatch Peaks Ranch Update\_Vance Bostock**

Mr Bostock explained that he has been working with Manager Wilkerson and that they estimate being able to present to the board in August. Member Nielsen said that he has had the opportunity to meet with Wasatch Peaks to clarify expectations and significant definitions such as ERUs and residential connections. He feels that their meeting was productive and he is positive that the relationship is good for the district and the development. The hope is for a final agreement in August.

Member Hill asked for a possible timeline on building. Mr. Bostock said that the bulk of the roads to serve actual homes will not be until next summer. Ready to build by the end of 2021 with homes being built and occupied by the year 2022/2023. These are all projected and tentative dates.

Member Gray asked if there are already people pre-paying to reserve lots in the development. Mr. Bostock said that there are investors, but no one has claimed specific lots yet. They have enough investment that they don't need to use funds provided by a bank at this point and they are feeling confident about going forward.

Chairman Nance asked Mr. Bostock to address the annexation vs. out of service. He noted that the annexation is an advantage to the district. Mr. Bostock said that issue has been addressed by the district's expansion committee and they are aware of it, but it is still being evaluated.

### **4) Committee Assignments**

Chairman Nance said that he volunteered himself and member Hill for the finance committee because they don't serve on any other committees, but that it's open to other members.

Member Nielsen said that they should keep committee numbers to 2 and under so that they don't have to become public meetings. Chairman Nance agreed.

Member Nielsen made a motion to approve Vice Chair Hill and Chairman Nance as the finance committee. Member Gray seconded. All in favor.

Manager Wilkerson asked that there be discussion about a facilities committee. Member Nielsen suggested that facilities be added to the expansion committee's umbrella. There was a consensus that this was a good idea, and the decision was made to go ahead with that.

### **5) Reports**

Member Hill pointed out that there are fewer delinquent accounts. He also stated that even though the board has been paying Sunrise for the work of the expansion, the sewer district is maintaining positive cash flow.

Chairman Nance asked that Manager Wilkerson review his capital facilities projects spreadsheet with the facilities committee.

## **6) Board New Business**

Post public meeting for the \$5 increase - review with Sunrise.

Detailed report on impact fees

WPR agreement

Discuss the next work order with Sunrise. Member Nielsen said that will be happening soon, including purchasing of large machinery, funding options/timeline, and design of the site and plant layout.

Preliminary report from the finance committee.

## **7) Motion to Adjourn**

Member Nielsen made a motion to adjourn. Member Gray seconded. All in favor. Meeting adjourned at 7:31 pm.