

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
5455 West Old Highway Road, Mountain Green, Utah 84050
Minutes of the Board of Trustees Meeting
Wednesday, December 2, 2020 6:00 P.M.
APPROVED

Board Members Present: (Chairman) Larry Nance, Zane Gray, Bill Coutts, Nathan Hill, and Taylor Nielsen **Employees Present:** Kent Wilkerson (Manager) Heather Burger (transcriptionist) **Guests Present:** Dale Chatterton

A. Call to Order: Chairman Larry Nance welcomed everyone present then called the December 2, 2020, meeting to order at 6:02 P.M.

B. Prayer: Chairman Nance

C. Approval of Agenda: Member Gray made a motion to approve the agenda as posted. Chairman Nance seconded. All in favor. Motion passes.

D. Declaration of Conflicts of interest: None.

E. Approval of Minutes: Member Coutts made a motion to approve the minutes as posted. Chairman Nance seconded. All in favor. Motion passes.

F. Public Comment: None

Agenda Items

1) Public Hearing - Budget 2021

Chairman Nance made a motion to go into a public hearing to approve the 2021 budget. Member Coutts seconded the motion. All in favor. Motion Passes.

Manager Wilkerson said there has been no public comment or inquiries relative to the budget, and no member of the public was present to make a comment at the hearing.

Chairman Nance made a motion to exit the public comment period for the 2021 budget hearing. Member Hill seconded. All voted in favor. Motion passes.

Chairman Nance made a motion to return to the Board meeting for the final discussion of the 2021 budget. Member Hill seconded the motion. All in favor. Motion passes.

Member Gray made a few comments about the budget for 2021. He posed a question about the income called "Other income (CC fees)". There is a 2000% increase. Manager Wilkerson clarified that the increase in income has to do with income that the District expects to collect from Wasatch Peaks to pay for the Engineering work that Sunrise will do.

Member Coutts made a motion to adopt Resolution 2020-3, Budget for the Mountain Green Sewer Improvement District for the year 2021. Member Hill seconded the motion. All in favor. Motion passed unanimously.

2) Rosehill Annexation Requests

Mr. Dale Chatterton has requested to annex into the district. He is seeking the Board's approval for immediate connection. He has a main sewer lateral in front of his home. The Board wanted to make sure he was aware of all costs and his full responsibility in connecting and annexing into the Sewer District. Mr. Chatterton wanted clarification on the costs charged by the District, but was aware that he was responsible to plan and pay for all labor and costs associated with connection to the sewer system.

After much discussion, member Gray made a motion to approve Mr. Chatterton's request to connect to the sewer lateral adjacent to his property with the understanding that the expenses for the plat, registration with the county, annexation, with the state and all construction costs are Mr. Chatterton's responsibility. Member Coutts seconded the motion. All voted in favor. Motion passed.

Chairman Nance had a comment on the letter that was sent to the residents of Rosehill. He questioned the letter's assertion that MGSID will never require annexation, saying that there may potentially come a time when annexation is required. He also questioned the assertion that the district does not charge for annexation. Member Gray clarified that there is a fee associated with annexation, but it is not payable to the district.

Member Gray made a motion to reopen item number 2, "Annexation Request". Seconded by Chairman Nance. All in Favor. Motion passed.

Member Gray began making a new motion, but there were concerns raised by the manager, member Coutts, and Chairman Nance. After some discussion, member Gray withdrew his new motion.

The Board made a decision that anyone requesting to annex into the District, would have to come before the Board with their request. The Board felt that this would help ensure that interested parties were aware of all costs, and their sole responsibility for planning, scheduling, and paying for annex and labor costs associated with connecting to the sewer system.

3)Purchase and Sale of Fixed Assets Policy

Member Hill updated the Board on changes that were made to the Purchase and Sale of Fixed Assets Policy. The definition of a fixed asset was added to the policy. The policy was updated to reflect that any purchase over \$500, but under \$2000, shall be approved by the Facilities Committee. The policy already states that any purchase over \$2000 must be approved by the

Board. Except for emergency circumstances, all purchases are subject to budget constraints. No objections were made to the changes.

Member Hill motioned to approve the Purchase Policy as amended on page 15. Chairman Nance seconded the motion. All in favor. Motion passed. There was a consensus to make an inventory of fixed assets that are owned by the district. This should be compared to the depreciation schedule annually. Member Coutts agreed to work with Manager Wilkerson on that. Member Coutts agreed to have that prepared in time for the Board meeting in February 2021.

4) Reports

Auditor: \$5000 was moved into the main checking account because it was getting low. Until the loan for the CFP comes in next year the Board can anticipate that the PTIF accounts will be drained. The District was able to make some payments this month and come out ahead on some accounts. Going forward the auditor will track reports that need to go to the State.

Expansion Committee: Suggestion for a closed session to discuss updates to the District's system, involving Wasatch Peaks and land being developed by Val Poll. Member Nielsen had what he believed to be a favorable discussion with the parties involved. Good visit with the Morgan Sewer treatment plant. The update on the stand-by fee policy will be ready for the January meeting.

Personnel: There was some discussion about how to spend money that is normally allocated to the Christmas party. Decision was made to use the money to buy gift cards so that employees and Board members could take spouses out for dinner. Chairman Nance asked that they not be specific, but a spend anywhere gift card. Comments for the Annual Manager evaluation should be given to member Coutts or member Gray.

Manager: Impact fees for 8 permits were paid for Cottonwoods phase 5. There was a transition with the District's contracted payroll company. Member Gray wanted to know which generator is being relocated. Manager Wilkerson clarified that it is the original generator for the plant. It is being relocated for emergency back-up purposes.

Member Hill said he likes the new format of the manager's report, and thanked the manager for his work on that.

Chairman asked whether Manager Wilkerson has updated Sunrise about the vacant lots that should be accounted for in the ERUs for the CFP. Manager Wilkerson clarified that he has.

Manager reported that Tina Cannon got the District on the CIB for possible future funding needs.

Member Nielsen made a motion to go into a closed session to discuss real estate issues pertinent to the district. Chairman Nance seconded. All in Favor.

Member Gray made a motion to come back into a public meeting. Chairman Nance seconded. All in favor. Motion Passed.

Chairman Nance noted that no decisions were made in the closed session.

5) Board New Business

None Discussed

6) Motion to Adjourn

Member Nielsen made a motion to adjourn the meeting. Member Hill seconded. Meeting was adjourned.