

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
Minutes for the Board of Trustees Meeting
7:00 P.M., Thursday, October 7, 2010

Board Members Present: Blair Larsen, Tina Kelley, Shane Rice, Wendy Eliason and Mark Devoe. Excused: Lynn Peterson and Mary Hazard. Others Present: Dennis Baldwin and Janet Boudrero.

Invocation: Tina Kelley

Chair: Wendy Eliason welcomed those present and conducted this meeting.

Item # 1. Discussion / Decision: Park Board Use of District Property

Board members discussed this item at some length. They agreed that there are a few issues that will need to be addressed such as the timeframe and boundaries of the lease agreement. Mark explained that the Park Board prefers to specify a definite lease period, such as ten years, in order to justify investment in a sprinkler system and other upgrades for the property. Blair prefers a simple lease agreement that is renewed every year. He also mentioned that it would be appropriate for the County to obtain equivalent acreage from the southern end of the Neutraceutical property and trade that property for the proposed leased property.

Wendy asked who would manage the leased area, schedule events and collect any fees that would be charged. Mark replied that the County would oversee maintenance of the leased area and that the Park Committee would oversee the scheduling of events.

It was agreed that the District should install fencing on the east boundary of the proposed leased acreage to ensure that the working areas of the District will be protected from casual entry.

After more discussion Dennis was directed to provide a working draft of the lease agreement. The draft will be reviewed by the Board and Mark will present it for review by the Park Committee. After needed changes are incorporated in the draft document, the agreement will be submitted for legal review. After legal touches are added, the final agreement will be presented for Board and Park Committee approval.

Item # 2. Discussion / Decision: Relieving Non-Connected Residences

Board members discussed the fact that several properties in the District are not connected into the sewer system but are being charged the monthly fee. Blair shared with the Board a written summary of his recollections regarding the creation of the District and the need to maximize the number of connections and monthly income to justify the Federal grant and State loan. A few residences were too expensive to connect and were exempted from

monthly charges. A couple of properties could have connected but their owners opted not to do so, but the Board decided that they would be charged the monthly fee. Blair stated that he thinks it is important that the District should have a formal document that reflects the rationale of the decisions made by former Boards and perpetuate the effect of their efforts. Tina said that she feels it is a good idea to include this policy in the District Ordinance.

After more discussion it was the consensus of the Board to continue charging as in the past to include the decision in Board minutes for reference.

Blair then made a motion to draft an ordinance stating that the District requires all properties within the sewer district boundaries to make mandatory connection and fee payment unless the property is deemed "Exempt" as determined by the majority of the District Board of Trustees. Grounds for exemption are: 1) That disturbance of the ground close to a home, to install the sewer system components, may provoke land movement compromising the integrity of the structure; 2) That cost is prohibitive due the geography and/or stream channel concerns. Tina seconded the motion. Motion passed. All voted in the affirmative.

Item # 3. Discussion / Decision: Assuming Responsibility for Subdivision Sewers

Dennis indicated that most of the manholes in the District were inspected this summer. The inspections checked for manhole depth, buildup of debris, leaks and structural damage to manhole components and collars.

Tina suggested that Dennis meet with the County to go over some of the maps where there is some documentation missing resulting in mapping questions.

The Board agreed that the District should have the manholes and lines of Cottonwoods Phase II, Phase III and Rollins Ranch cleaned and videoed and have the developer provide needed repairs, prior to formal acceptance of ownership for the sewer system in those phases.

Item # 4. Discussion / Decision: Preliminary Budget for 2011

The Board reviewed at some length the Preliminary Budget for 2011. The Board concurred in the Budget as presented with the additions of Christmas bonuses and the cost of proposed fencing. Dennis will make needed additions and update the projected 2010 expenditures and present the Budget for tentative approval in the November Board meeting. The Public Hearing on the 2011 Budget will be held on December 2 and the Board will approve the final version at the end of the Public Hearing.

Item # 5. Discussion / Decision: Purchasing a New Tractor

Dennis explained the District's need to purchase a new Tractor as the current one no longer produces enough torque to permit the slopes of the dikes to be mowed easily or safely. He further explained that we have put over \$5000 into repairs, but it is still on its last leg. He added that we could pay installments and spread the cost out over a period of three years.

After Board discussion on this item, Blair made a motion that we instruct Dennis to pursue the purchase of a new tractor within the cost range of \$20,000 to \$30,000. Mark seconded the motion. All voted in the affirmative. Motion passed.

Item # 6. Discussion: District Operations

Dennis updated Board members regarding District operations. The upgrade of the Monte Verde lift station is underway and other operations are proceeding as expected with a couple of exceptions. The monthly tests of effluent water continue to show excellent results. Dennis mentioned that pond three may have a sludge problem that may need remediation and that it might be worthwhile to cover pond three with black plastic balls to reduce total suspended solids (TSS) due to algae blooms in the spring.

Item # 7. Discussion: District Statistics

Dennis reviewed District Statistics with Board members. He indicated that the District has received 22 Impact Fees so far this year.

Item # 8. Discussion / Decision: Review and approval of September 16, 2010 Minutes.

After Board review of the Minutes of September 16, 2010, Blair made a motion to approve with corrections. Shane seconded the motion. Motion passed.

Adjourned: 8:50 P.M.

Signed _____