

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
5455 West Old Highway Road, Mountain Green, Utah 84050
Minutes of the monthly Board of Trustees Meeting
Wednesday, June 3, 2015 @ 7:00 p.m.

Board Members Present: Mark Devoe, Tina Kelley, Shane Rice, Wendy Eliason and Lynn Peterson.
Excused: Zane Gray and Blair Larsen **Employees Present:** Robert Volk & Janet Boudrero **Guests Present:**
Mr. Dave Potter

Invocation: Lynn Peterson

Chair: Mark Devoe welcomed those present and conducted the Board Meeting.

Item #1: Discussion/Decision: Annexation of 4214 Lilac Lane into the District

Mr. Dave Potter was present to represent Jay and Susan Potter and would like to ask the board for a variance in the annexation process as they would like to make connection to the sewer as soon as possible as they are dealing with septic tank failure and are currently in an emergency health type situation. Mr. Potter said his son Jay and wife Susan will agree to go through the complete annexation process and pay all required fees if they are allowed to make connection to the sewer main.

Lynn Peterson reminded Mr. Potter that anyone living within the 300' from a sewer lateral is required to make connection to the main line. Lynn also questioned why it would take four months to go through the annexation process. Robert explained that it is a lengthy process that includes the changing of maps and getting documents notarized and to help clarify the situation he has included a seven page report that includes all of the required steps and costs of the annexation process.

Robert used Karl Reeder as an example to the board members. Karl started going through the annexation process last year and is just now in the final stages of getting it approved. Karl is planning on attending our next board meeting in July to receive final approval.

Mr. Potter explained that his son Jay and his wife Susan currently have a huge hole in their back yard the size of our board room from having to dig down ten feet to get to the septic tank which was also rusted out and they don't want to fill it until they know what the District will allow them to do. He also indicated that they have talked about the installation of a sump pump for their basement.

Mr. Potter described how he would have to take the line around to the front of the house to where the stub out was placed and Robert added the requirement to go 1/4 inch per foot to obtain adequate fall with cleanouts every 100'.

Lynn Peterson emphasized the importance of having the line properly bedded while they have the trench open and to use the correct type of rock to insure that it will be stable so they do not get any bellies. Lynn also inquired if they were installing a clean out and Mr. Potter indicated that they are and are thinking about having two clean outs.

After more discussion by board members Tina made a motion that due to the circumstances that the Potter's are being faced with that the board go ahead and make this variance and allow them to start

the procedure but connect as the work is going through the process with the condition that the applicants complete the annexation process before the end of the year to the satisfaction of the District's Ordinance and be accepted into the District and approve the notarized petition for annexation. Lynn seconded the motion. All voted in the affirmative. Motion passed.

Item #2: Discussion: 2008 Easement Agreement-Map Addendum

The 2008 Easement Agreement with Duane Johnson was amended at Morgan County to add the new map that was created in 2014 to accurately depict the east and west section of the easement. The original map that is attached outlined the Water District easement which does not extend to the east property line. Morgan County did not charge to re-record the Easement Agreement.

Item #3: Discussion: 2015 Impact Fee Report

The 2014 Impact Fee Report has been completed and is due by June 30, 2015. Robert provided a copy to pass around for board review or comment.

Item #4: Discussion: Lease agreement for Johnson's road access

Tina questioned if the \$500.00 is for both the east and west sections of the trunk line. Robert indicated the \$500 will provide us with access for both sections for access and weed control.

Robert explained that the one of the roads actually crosses the properties of both JB Parson and Mr. Baxter by three feet. Robert has contacted both of them and they are allowing us permission to use both roads without reservation. Robert explained that this lease agreement is our attorney's suggestion to the alternative of building a bridge for \$20,000 to \$30,000 of which we will probably only have to use for one or two years.

He also said that John Call our attorney is drafting up a twenty year lease agreement that can be terminated at any time or when the need is no longer necessary. It also protects us in that Mr. Johnson cannot lock us out.

Tina then reminded us that eventually that will become a county road with the agreement.

Robert said that they have already started the project and by the end of June the road surface should be done. He has concerns that by August and September he will have to start addressing the weeds and he would like to be ready to address that issue.

Item #5: Discussion: 2014 Audit results to be presented at July Board Meeting

Robert stated that representatives from Wood Richards accounting firm will be present at our July 15, 2015 board meeting to present their findings for 2014.

Item #6: Discussion: Status for 345' of 18" trunk line with Manhole from SSMH7

Robert remarked that he sent out the order this past Monday and the workers actually started the project on Monday afternoon. Mark asked about what is going on regarding the water company and the well they need to install. Robert remarked there is a duplicate requirement for both the Sewer

District and the water company to install a service road. The well has already been installed and their pipe already runs the length of the line so they don't have to dig it up. Their easement is 20 to 30' feet depending on what section of the road. Our easement is 10' of that and they will have to excavate next to the road to install the electrical.

Robert is confident that they will not have any reason to disturb our road in anyway. Robert mentioned a verbal agreement he had previously made with Benson Whitney from Oakwood Homes where Benson was to use their funds to use for the roads with the two gates but as of today he learned that Benson no longer works for Oakwood Homes.

Tina said that she was asked by someone in the community about the Whisper Ridge Development and if they were discharging excess water runoff into our storm drains and if there was threat of a lawsuit.

Robert explained that it is the County that would be over the storm drains and that the County did not require the installation of land drains in Phase I of Whisper Ridge as the county said the soil does not require it. However, Robert said that he has pushed for the installation of land drains to be installed in any remaining phases in Whisper Ridge.

He has noted that all the uphill homes currently have their downspouts all going out into the streets. He stated that we are receiving infiltration due to the perforated manhole covers. He is concerned that in the event of a serious power outage or pump failure we could experience a substantial sewer back up.

Item #7: Discussion/Decision: Install two gates on east section of Trunk Line

After board discussion on this item Tina moved to approve the installation of the two gates for \$800.00. Shane seconded the motion. All voted in the affirmative. Motion passed.

Item #8: Discussion: District Operations- May 2015

Board members reviewed the District Statistics as of May 31, 2015. It was noted that on May 20, 2015, \$78,000 was transferred into the three PTIF's: Emergency Fund, Replacement Fund and Existing Resident's Fund for Proposed New Facility Fund.

Item #9: Discussion: District Statistics as of May 31, 2015

Board members reviewed the ERU Status and the balances of the MGSID Bank Statements.

Item # 10: Discussion/Decision: Review and approval of May 6, 2015 Minutes.

After board review of the minutes of May 6, 2015, Tina moved to approve the minutes as written. Wendy seconded the motion. Motion passed.

Adjourn: 7:55 p.m.

Signed _____