

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
5455 West Old Highway Road, Mountain Green, Utah 84050
Minutes of the Board of Trustees Meeting
Wednesday, June 2, 2021 6:00 P.M.
APPROVED

Board Members Present: (Chairman) Larry Nance, Zane Gray, Bill Coutts, Nathan Hill, Taylor Nielsen **Employees Present:** Kent Wilkerson (Manager) Heather Burger (transcriptionist) **Guests Present:** Cliff Linford, Marcus Keller, Jared Anderson, Jeff Weist, Mike Sorensen, Mike McFadden, Blair Gardner

A. Call to Order: Chairman Larry Nance welcomed everyone present then called the June 2, 2021, meeting to order at 6:00 P.M.

B. Prayer: Zane Gray

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

D. Declaration of Conflicts of interest: None. Chairman Nance asked Manager Wilkerson to include a declaration of conflict of interest form for each board member in the next packet.

E. Approval of Minutes: Member Hill made a motion to approve the May 5th minutes as amended. Member Gray seconded. All in favor. Motion passed.

F. Public Comment: None

Agenda Items

1) Plant Expansion_Sunrise Engineering/Zions

There was a discussion about the meeting with the Community Impact Board (CIB) taking place on June 3rd. Marcus Keller, Cliff Linford, Manager Wilkerson and member Coutts will be representing the Sewer District at that Meeting.

Chairman Nance asked about a letter that needs to be sent out to the public. This is a requirement from the Department of Environmental Quality (DEQ). It is a letter that informs the public about the bond process and how it might affect the rate payers within the District. It needs to be sent out in March of next year.

Mr. Keller explained why he changed the terms of the loan repayment with DEQ to a 'level debt service'. This gives the District flexibility to make higher payments at any time throughout the period of the loan repayment without being obligated to make higher payments in the early years of the bond repayment. Chairman Nance was pleased with the explanation and the flexibility that the new terms create for the District.

Member Hill asked if any expenses between now and March of next year were the District's responsibility to pay. Mr. Keller explained that the District was required to make a cash contribution to the project and had decided to use that money between now and when the proceeds from the bond become available. Expenses that occur between now and March could possibly be reimbursed to the District through the bond sale. Member Hill asked whether the closing dates for the CIB and DEQ will be the same, and Mr. Keller explained that it probably would be. The money will not be received all on the same date, but the closing documents will all be taken care of on that date.

Chairman Nance gave the board an update on his work to obtain some of the Covid Relief funds. Members of the board will be making a presentation to the county to receive some of the money allocated to the state of Utah. Mr. Keller advised that it will be for the District's benefit and that they should ask for as much as possible. Mr. Keller offered to run a cash flow analysis on the possible money that might be awarded, and Chairman Nance asked him to please do that.

2) Equipment RFP Update _ Sunrise Engineering

Sunrise Engineering and Manager Wilkerson have gone through the RFP documents. There were 2500 pages of submissions to work through. They have scored each piece of equipment, and come to a consensus on 7 of 8 pieces of equipment.

The BNR process equipment is still being evaluated. Mr. Linford explained that he and Manager Wilkerson would like some additional time to do this, and that they aim to possibly have an interview with the companies that provide the equipment.

Member Coutts asked what was the deciding factor on two pieces of equipment that were rated the same. Mr. Linford explained that the warranty was the deciding factor. He asked if Manager Wilkerson was able to reach out to "Wcubed" to ask for them to bid on the BNR process equipment. Manager Wilkerson said that "Wcubed" had refrained from giving a bid on the project.

The Chairman had several questions about the choices of equipment that were made by Sunrise and the Manager.

Member Taylor said that although certain things still need to be evaluated, he is happy with the evaluations made by Sunrise as they stand. Manager Wilkerson said he is also comfortable with the 7 selections. He would like to interview the 2 companies being considered for the BNR process equipment, and recommended that the facilities committee be involved in the interview process.

Member Hill asked whether using the lagoons would be a limiting factor to expanding the plant further. Mr. Linford said that it wouldn't be an issue until converting to a 3.0MGD plant, but that that would be part of the expansion project. Member Hill asked what are the next steps and when does the district owe suppliers money. Each supplier provides its own payment schedule, but Mr. Linford explained that most suppliers require 10-15% of the money at the beginning of the project, 30-40% when the District issues the notice for the supplier to proceed with the manufacture of the piece of equipment, and then the remaining amount is required upon delivery.

Member Gray asked how the lagoons had been evaluated in order to prepare for their use in the new plant. Mr. Linford explained that some sludge removal may be required and that a partition would be required, but that for the most part the lagoons don't need to be changed for the new plant. It is possible that a liner needs to be added to the lagoon. This possibility will be further evaluated in the design process. Mr. Linford said that the decision about what to do with the waste material after dewatering had not yet been made. Manager Wilkerson said that it might be given to Davis County landfill or perhaps a farmer.

Member Nielsen made a motion that the Board move forward with items 1-7 on the memo from Sunrise, giving time to the facilities committee to review the BNR equipment and any other outstanding items, and to make any amendments that need to be made to the memo from Sunrise. Member Gray seconded. All in favor. Motion passed.

Chairman Nance commented that everyone from Sunrise and the facilities committee has put in a lot of time and done a tremendous job on the selection of the equipment, and he thanked everyone for their time and effort.

The bore for the Canyon View lift station has been unique, few contractors can do the work. They want to do a Construction management general contracting (CMGC) process. Sunrise is seeking approval to get bids for a general contractor. The CMGC process saves time which is a crucial factor in trying to meet a fall deadline. Member Nielsen said that Wasatch Peaks ranch has been involved in the process and discussion. They will need to be involved in the RFP process. They are not opposed to the district moving forward and getting it done, but the agreement with them needs to be finalized. The chairman asked when Member Nielsen expects to have the agreement with Wasatch Peaks finalized. Member Nielsen was hopeful that he would have it by the end of next week, but mentioned that he had been hoping it would be done in time for the June board meeting.

Member Nielsen made a motion to begin the RFP process, following the CMGC project delivery process, to move forward in getting a boring contractor onboard to assist with the portion of the sewer line that runs under the freeway and the river and ties into the new lift station that is under construction. All subject to approval by Wasatch Peaks. Chairman Nance seconded the motion. All in favor. Motion passed.

Jared Anderson gave the board an update on permit approvals.

3) Will Serve Request_Blair Gardner

14 units. Each has a single garage. The intent is to condominiumize them. Each will have their own tax ID. Each will have a ½ bath. Each building will need it's own connection to the sewer main line. Each will be finished on the inside. Mr. Gardner is requesting 3 connections, one per building.

Member Nielsen asked what the intended use will be for each unit. It is zoned for industrial/business. The intended use is storage, small businesses, and similar. Single toilet, single sink, and single shower is a possibility.

After some discussion, it was decided that the District carries the liability in approving ERUs for this project because there are 14 separate units with an unknown use. Member Coutts suggested that the District charge 6 ERUs or 5 at a minimum. Chairman Nance and Mr. Gardner were agreeable that 5 ERUs would be a fair charge with certain stipulations.

Chairman Nance made a motion that the District approve 5 ERUs with the provision of a grease separator and monitoring, and a provision to reevaluate the agreement after occupancy. Member Coutts said that there should be an established formula for this type of development based on what the Board had decided on this project. He would come up with the formula and it would be included in this motion. Member Gray seconded. All in favor. Motion passed.

4) Reports

Auditor: The chairman recommended that the district not keep so much money in the impact fee bank account. The manager explained that a payment was made on the last day of the month which inflated the amount in the account. There was also money in the account to make a payment to Sunrise.

Finance: Member Nielsen will coordinate with the chair and Jared Anderson for the presentation on June 15th about the Covid Relief funds.

Personnel: Overall the manager's performance review was positive. There will be an update in the July meeting. Applications for the upcoming election must be turned in by each board member.

Expansion: There was a meeting for potential development with Snowbasin. Nothing concrete came out of any meetings, but initial discussions have begun looking to mutually beneficial outcomes. The Manager sent Snowbasin an electronic copy of the MOU with Wasatch Peaks as an example, and also a sewer system map.

There were concerns about the sewer line running through Val Poll's property because of the wet and unstable conditions in the soil. Member Nielsen requested an air test and video inspection on the new sewer line. Chairman Nance requested that the manager get a copy of the compaction testing done on the sewer line from the county. He requested that member Nielsen confer with Manager Wilkerson and report back to the board.

Manager: Member Hill asked for a better timeline on packet editing. Manager Wilkerson agreed to have the packet to the board member for review by 5pm. The finance dates didn't match with the dates that were given by Mr. Keller and needed to be fixed. Member Hill asked that the election dates be added to the calendar.

Member Gray asked for 24hr notice before the packet gets dropped off for editing. He thanked the manager for the acronym list.

Chairman Nance questioned whether Trapper's Point was actually going from 4 to 10. He also asked whether the green pipe and white pipe are of the same standard. The manager confirmed that they are. He asked whether the Manager or the board is setting the manager's priorities. The manager said that he is setting the priority with the board's input. The board is welcome to comment on this at any time. Chairman Nance commented that it is perhaps not necessary to have recurring events like delivery of board packets and board meetings on the Manager's calendar that he shares with the board.

Manager Wilkerson explained that the county will be maintaining the access to the sewer district building.

The plant has been consuming 5-6 times the amount of chlorine than it normally does. He has reached out to outside labs for testing and analysis.

Trappers point is being developed. The Manager will be conferring with Member Nielsen and Member Coutts on this project.

Member Gray asked for the notes on the District's right of way.

5) Board New Business

The Chairman asked for the updated calendar to be sent out by the Manager as soon as possible, and made available via the calendar link.

6) Motion to Adjourn

Motion to adjourn the meeting made by member Gray. All in favor. Meeting was adjourned at 9:36pm.

