

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

Minutes of the Board of Trustees Meeting

Wednesday, December 7, 2022 6:00 P.M.

APPROVED

Board Members Present: Chairman Coutts, Zane Gray, Nathan Hill, Taylor Nielsen, and Larry Nance **Employees Present:** Jeremy Sorensen (Manager) **Guests Present:** Jared Anderson, Marcus Keller, Kerry Gibson, Zach Swenson

A. Call to Order: Member Hill welcomed everyone present then called the December 7, 2022 board meeting and public hearing to order.

B. Prayer: Member Nance

C. Approval of Agenda: Member Hill made a motion to swap items 1 and 2 on the agenda. Seconded by member Gray. All in favor. Motion passed.

D. Declaration of Conflicts of interest: None.

E. Approval of Minutes: Member Nance motioned to approve the minutes as amended. Chairman Coutts seconded. All in favor. Motion passed.

F. Public Comment: None.

Public Hearing:

Member Hill reported that a public hearing was held at 5:00 pm December 7th. In this meeting Manager Sorensen gave a summary of the proposed tax increase and the proposed budget for 2023. The public was given time for comment, but no member of the public was present either via Zoom or in person.

Agenda Items

1) Truth and Taxation

The taxable value of the community has increased to \$542,320,782.00 so the current tax rate of 0.000114 has been increased to 0.000171. The total tax income for 2023 will be \$93,000.00. This increase was brought before the public at a public hearing and no public comment was made. Member Nance made a motion to approve the tax increase for 2023 as proposed. Member Gray seconded. All in favor. Motion passed.

2) Budget 2022 & 2023

Some notable changes in the budget are bonuses/salaries that have come down, and professional fees that have increased. Depreciation decreased a significant amount because a correction was made to the calculation. For the 2022 budget there is an item called "expansion funds". This item saw a major increase in 2022 due to receipt of ARPA funds and is being moved into a completely new "construction budget". ARPA funds received will be spent on the MGSID expansion project. An additional \$400,000 is expected in county ARPA funds before the end of 2022. That amount was corrected in the budget during the meeting. The landscaping amount also went up \$1000 because of a necessary but unforeseen purchase of a forklift attachment. Member Nance made a motion to approve the 2022 budget as proposed and amended in the meeting. Member Nielsen seconded. All in favor. Motion passed.

Manager Sorensen gave a summary for the 2023 general and the 2023 construction budget. Member Hill motioned to approve the 2023 general budget and the 2023 construction budget as presented. Member Nance seconded. All in favor. Motion passed.

3) Plant Expansion

Manager Sorensen presented the results of a facilities committee meeting that reviewed the

value engineering done by Sunrise. Manager Sorensen and Sunrise engineers went through the bid for the expansion project line by line to review items and see where costs could possibly be cut. The bid amount that was received from MGC currently exceeds the available funding for the project. The Board can either choose to approve the MGC bid or begin a rebid process. If the rebid process is chosen it will delay the process until mid-February.

Chairman Coutts made a motion to formally notify MGC that their bid has been declined, and to begin a rebid process with the suggested changes from Sunrise Engineering. Member Nielsen seconded the motion. All in favor. Motion passed.

Mr. Anderson reviewed a work release for value engineering and the rebid process done by Sunrise Engineering. Member Nielsen made a motion to approve the contract with Sunrise Engineering as presented, and to authorize the chairman to sign it. Member Nance seconded. All in favor. Motion passed.

Marcus Keller addressed the board about requesting additional funds from the CIB. He explained that being authorized for supplemental funding does not mean that bonds have to be issued for the total amount.

Member Hill made a motion to approve the application to the CIB, pending final corrections and review by the facilities committee, asking for an additional \$6 Million, and authorizing the chairman to sign it. Member Gray seconded. All in favor. Motion passed.

Chairman Coutts has signed the contract with Whitaker for the Canyon View Lift station. Work on that project is ready to begin. There was some discussion about a complication happening with the bore project and drainage, but all is well and the project is still moving on schedule.

Manager Sorensen and Chairman Coutts met with Snowbasin to review a final draft agreement. The agreement may include, but is not limited to, 161 new connections by the end of 2023.

Zach Swenson presented a request for 5 ERUs for Lee's Marketplace, a grocery store in Mountain Green. Member Gray made a motion to approve the Will serve application For Lee's Marketplace for 5 ERUS, pending review of final plans by the engineer and according to MGSID ordinance, and authorize the Manager to send the will serve letter to the county. Motion was seconded by member Nielsen. All in favor. Motion passed.

Jared Anderson presented an agreement made with the Saunders family for the bore project. After some discussion it was decided to table the agreement in order to get clarification about whether the agreement should be with MGSID or Wasatch Peaks Ranch.

Manager Sorensen gave the board an update on the system cleaning done by RH Borden and Twin D. All lines have received good scores except for one which was a minor issue.

4) Fee Working Group

The Fee Working Group, including the Manager and Sunrise engineers will be meeting to discuss the Impact Fee Analysis. Chairman Coutts asked Manager Sorensen to ensure that experts are at the meeting to discuss and calculate what impact the proposed increased loan amount from the CIB will have on impact fees and service fees.

5) Executive Committee

Member Nance updated the board on moving forward with his initiative to go paperless as a district. The cost of sending out statements every year is estimated to be about \$8,000. Anyone wanting to receive a paper statement would be required to pay an additional fee. Member Hill was concerned with the proposed additional fee. There was some discussion about options for

doing this. Member Nance will present a final proposal at the next meeting.

6) Next Year's Meeting Schedule

All meetings will be held on the first Wednesday of the month, except for July which will be held on July 12th. Member Hill made a motion to approve the meeting schedule as decided by the board. Member Gray seconded. All in favor. Motion passed.

7) Christmas Party

Location has been changed to the Smokin' Boxcar in Morgan.

8) Board New Business

Member Gray wants to discuss the low-pressure system that has been proposed for Frontier Estates. Mr. Anderson explained the responsibility for maintaining the lines for Homeowners and the District. Actual designs are still pending. Manager Sorensen will verify the relevant ordinance and provide to member Gray. To be discussed further at the next meeting.

9) **Motion to Adjourn** made by Member Gray. Seconded by member Nance. All in favor. Meeting adjourned at 7:47pm.