

**MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT**  
5455 West Old Highway Road, Mountain Green, Utah 84050  
**Minutes of the Board of Trustees Meeting**  
Wednesday, April 5, 2023 6:00 P.M.  
APPROVED

**Board Members Present:** Chairman Coutts, Zane Gray, Nathan Hill, Larry Nance, Taylor Nielsen. **Employees Present:** Jeremy Sorensen (Manager), Nate Hadley **Guests Present:** Marcus Keller, Ryan Bjerke

**A. Call to Order:** Chairman Coutts acknowledged a quorum and welcomed everyone present, then called the April 5, 2023 board meeting to order at 6:02.

**B. Prayer:** Nathan Hill

**C. Approval of Agenda:** approved.

**D. Declaration of Conflicts of interest:** None.

**E. Approval of Minutes:**

**Member Nance made a motion to approve the minutes as recorded. Seconded by member Hill. All in favor. Motion passed.**

**F. Public Comment:** None.

### **Agenda Items**

#### **1) Facilities Committee**

**Member Nance made a motion to adopt the supplemental resolution, authorizing the issuance and sale of \$14,000,000 of Sewer Revenue Bonds. The motion was seconded by member Hill. All in favor. The motion passed.**

Member Coutts introduced a proposal to change financial institutions in order to retain Marcus Keller who has been working as a financial advisor for the district, and has recently moved companies to Crews and Associates. The conditions of the new contract would be the same as with Zions. The Board was in agreement.

**Member Nance made a motion to have the chairman sign a 3-year financial advisory agreement with Crews and Associates. Member Hill seconded. All votes in favor. Member Gray chose to abstain. Motion passed.**

**Member Nielsen moved to award the plant expansion bid and authorize Chairman Coutts to sign documents with COP construction, pending closing of bonds, and any additional legal and/or engineering reviews. Member Gray seconded. All in favor. Motion passed.**

The CIB recently approved a bond for the district totaling \$14 Million. Chairman Coutts

*gave credit to Marcus Keller, Ryan Bjerke, Sunrise and Manager Sorensen for their work on behalf of the district, and for the successful outcome of the application to the CIB.*

*There was some discussion about the updated cash flow for paying back the bonds, considering a possible change in Snowbasin's future plans. Member Coutts mentioned possibly needing to take on a private loan. Marcus Keller said that he felt the district was in a difficult position, growing from a small community to a medium sized community, and that growth would possibly require rate increases to make it possible.*

*Member Nielsen gave the board an overview of what has been done to research the Sunrise Construction Management work release. The amount given for the work release is an amount "not to be exceeded". Member Nielsen felt that the actual amount would be well below this amount, barring extenuating circumstances.*

***Member Nielsen moved to award the construction management work release no. 2022-4 in an amount not to exceed \$1,134,964.00 to Sunrise. Member Nance seconded. All in favor. Motion passed.***

*The bore project was completed just in time before the water flow in the river increased.*

## **2) Finance Committee**

*Member Hill presented the board with an updated late fee policy. This is to encourage members of the community who are paying the previous rate rather than the full current amount each month.*

***Member Nance moved to add the additional language to the Sanitary Sewer Ordinance as recommended by the finance committee. Member Nielsen seconded. All in favor. Motion Passed.***

## **3) Fee Working Group**

*Now that the impact fees have been determined, bond funding is secured, repayment schedules are known and the manager asked developers for estimated sewer connections, this group needs Sunrise to analyze service fees. Depending on operations and maintenance costs, fees may be different for certain geographical areas. The impact fee analysis was done with work release no. 2023-01 at an amount of \$57,800. Wasatch Peaks will be reimbursing the district for the majority of this amount.*

***Member Nance moved to accept work release no. 2023-01 with Sunrise Engineering in an amount not to exceed \$57,800. Member Nielsen seconded. All in favor. Motion passed.***

*The total proposed impact fee for MGSID is \$11,116.56. The proposed impact fee for Wasatch Peaks Ranch is \$11,684.00.*

***Member Nance moved to adopt the Impact Fee Facilities Plan, changing the impact fee from \$5,685.20 to \$11,116.56 for the MGSID area, and \$11,684.00 for the***

**WPR area. And set up a public meeting for May 3rd. Member Gray seconded. All in favor. Motion passed.**

**4) Elections**

Member Gray presented a timeline of requirements for the upcoming election for the 2 openings coming up on the board. A public notice will be put on the website and in the newspaper. It was decided that more information was needed.

**5) Executive Committee**

Snowbasin has changed their plans and timeline, so their need for service has changed. They still want to move forward with signing a Master Development Agreement with the district.

**6) Board New Business**

- **Repayment schedule**
- **Get with Mark Anderson to make certain we follow Impact Fee Guidelines**

**Member Nance was recognized by Chair Coutts for having served the board and the community in an outstanding manner. He is moving to Texas and will resign from the board according to state law.**

**7) Motion to Adjourn** made by Member Gray. Seconded by member Nance. All in favor. Meeting adjourned at 7:21 pm.

*I move to accept the April 05, 2023 meeting minutes as presented  
Motion - Hill  
2<sup>nd</sup> - Gray*

<b>Chairman Coutts</b>	<b>Yay</b> <u>  x  </u>	<b>Nay</b> _____
<b>Member Gray</b>	<b>Yay</b> <u>  x  </u>	<b>Nay</b> _____
<b>Member Hill</b>	<b>Yay</b> <u>  x  </u>	<b>Nay</b> _____
<b>Member Nielsen</b>	<b>Yay</b> <u>  x  </u>	<b>Nay</b> _____