

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

5455 West Old Highway Road, Mountain Green, Utah

Minutes of the Board of Trustees
Wednesday, February 7, 2024, 6:00 PM
APPROVED – 2024-03-06

Board Members Present: Chairman Coutts, Member Earley, Member Willardson, Vice-Chair Hill, Member Nielsen (joined later)

Employees Present: Manager Sorensen, Brittany Wayman

Guests Present: Kerry Gibson (Legislative Solutions), Aliccia Jimenez (Legislative Solutions), Morgan County Commissioner Blaine Fackrell, Jared Andersen (Sunrise Engineering)

- A. **Call to Order:** Chairman Coutts called the meeting to order at 6:00pm
- B. **Prayer:** Member Willardson
- C. **Agenda:** None
- D. **Declaration of Conflict of Interest:** None
- E. **Approval of Minutes:** Vice-Chair Hill requested “Cop” on Agenda item #2 be changed to “COP”.

A motion was made to approve the January 3, 2024 minutes as amended

Motion - Member Willardson

2nd – Member Earley

Trustees Voting	Aye	Nay	Absent	Abstain
Chairman Coutts	X			
Vice Chair Hill	X			
Member Willardson	X			
Member Nielsen			X	
Member Earley	X			

Motion Passed

- F. **Public Comment Period:** None

AGENDA

1. **Finance Committee.** Vice-Chair Hill gave a quarterly audit report regarding Oct-Dec 2023. Interest accrued approximately 25% less than previous quarter. Vice-Chair Hill expects accrued interest to continue to drop as payments to COP are made.
 - Member Willardson asked if we’re following protocol when it comes to impact fee requirements by the state. Manager Sorensen answered in the affirmative.
 - Board agreed to change “salaries” to “compensation” as they are not employees of the sewer district.
 - Manager Sorensen delivered financial statements to board members so they can review for the next board meeting.
 - Vice-Chair Hill covered the reports due to the state in 2023. The fraud-risk analysis should be turned into Manager Sorensen soon. Manager Sorensen will contact the auditor to get an early start on the audit this year.

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2. Facilities Committee

- i. **Plant Expansion.** Jared Anderson gave an update on the plant. The structural portion of the roof is on the plant. Currently putting in heating/air ducts. Vice-Chair Hill asked about the schedule planned vs. completed chart. Jared responded that overall, COP is on schedule and on budget. Jared gave an update on the Highlands Water Company (HWC) requested loop. Member Earley asked if there was any delay to the plant expansion from this issue. Jared said no. Member Nielsen said HWC needs to issue the will-serve for our building permit. Jeremy stated he would work with HWC to get the will-serve.

A motion was made to approve payment #9 to COP Construction in the amount of \$1,188,936.21

Motion - Member Nielsen

2nd – Member Willardson

<i>Trustees Voting</i>	<i>Aye</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
<i>Chairman Coutts</i>	<i>X</i>			
<i>Vice Chair Hill</i>	<i>X</i>			
<i>Member Willardson</i>	<i>X</i>			
<i>Member Nielsen</i>	<i>X</i>			
<i>Member Earley</i>	<i>X</i>			

Motion Passed

Jared Anderson explained the need for the change order to keep with industry standards of 10 PSF uplift joists. Jared also explained the change order #7 regarding the trench drain.

A motion was made to approve change orders 3 & 7 for amounts \$7,244.56 & \$8,000.00 for a total amount of \$15,244.56

Motion - Member Willardson

2nd – Member Nielsen

<i>Trustees Voting</i>	<i>Aye</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
<i>Chairman Coutts</i>	<i>X</i>			
<i>Vice Chair Hill</i>	<i>X</i>			
<i>Member Willardson</i>	<i>X</i>			
<i>Member Nielsen</i>	<i>X</i>			
<i>Member Earley</i>	<i>X</i>			

Motion Passed

Manager Sorensen and Jared Anderson explained that COP recommended putting in manholes to maintain/replace plug valves on the clarifiers, instead of a surface pipe. Member Nielsen recommended no, as it's an expensive upgrade for the district and a failure was not likely for 30 to 50 years. Chairman Coutts asked if anyone would like to make a motion to approve this upgrade. No Motion was made.

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- ii. **Canyon View Lift Station.** A pump check on was accomplished on February 1. Jared Anderson said everything went very smoothly. Electric, gas, and pump check are in place. A generator check by Cummins is scheduled for the 19th of February.
- iii. **Annexation Resolution Jamie Rogers.** Jamie Rogers called the office and reported that the home was annexed back in 2003. Waiting for confirmation from the county recorder. No Motion was made and we will get additional information concerning an annexation.

3. Human Resource

- i. **2024 Manager Performance Objectives.** Member Earley gave an update on manager performance and handed out a list of objectives. Two items were changed on the list. First was ESRI GIS software. Member Willardson says we should look at the whole package as it's the best way to do it in the field. Member Nielsen commented that it is an industry standard to have iPads and internet to do all inspections in-house etc. Chairman Coutts opened for discussion. The Board decided to add it into the 2025 budget. The second item Member Earley raised for discussion was item 9a on 2024 manager performance objectives. The Board needs to investigate what it means for potential consumers concerning pros/cons to future annexation.
- ii. **Year-end Manager Bonus Recommendation.** Member Earley recommended a 3.5% performance bonus.

A motion was made to authorize a bonus paid to the manager in the amount of \$2,987.00 (3.5%)

*Motion - Member Earley
2nd – Member Willardson*

<i>Trustees Voting</i>	<i>Aye</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
<i>Chairman Coutts</i>	<i>X</i>			
<i>Vice Chair Hill</i>	<i>X</i>			
<i>Member Willardson</i>	<i>X</i>			
<i>Member Nielsen</i>	<i>X</i>			
<i>Member Earley</i>	<i>X</i>			

Motion Passed

4. Manager Discussion

- i. **Sludge Removal Pond 2.** Manager Sorensen explained his efforts to find bids for sludge removal. COP offered and gave an acceptable bid which Manager Sorensen recommended for board approval. Manager Sorensen will work with Morgan City concerning where to dump the sludge.

A motion was made to accept a proposal for sludge removal by COP Construction.

*Motion - Member Hill
2nd – Member Earley*

<i>Trustees Voting</i>	<i>Aye</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
<i>Chairman Coutts</i>	<i>X</i>			
<i>Vice Chair Hill</i>	<i>X</i>			

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<i>Member Willardson</i>	<i>X</i>			
<i>Member Nielsen</i>	<i>X</i>			
<i>Member Earley</i>	<i>X</i>			

Motion Passed

- ii. Developer ERU Updates. Manager Sorensen talked to Richmond American Homes and they plan to sell about 24 homes this year. Manager Sorensen hasn't been successful getting responses from emails, but he will keep trying to contact them.*

iii. Other Items

I. Lobbyist update. Kerry Gibson gave an update on the legislative session. There's been well over 1,000 new bills introduced this session. The funds to support projects is pretty meager this year. Kerry found out today that we were not prioritized with a listing for the appropriations committee so now the strategy is to prepare for the executive committee. Federal money has dried up so state funding is all that remains. Vice-Chair Hill asked what happened to the \$50 million available for water projects last year. The legislature only spent about \$29 million of that fund. It will be a fight to get it reactivated in order to appropriate it again this year.

II. Commissioner Fackrell. He wants to unite the county by making a regionalized water district, possibly combined with the sewer district. He is looking to see if the District has interest in pursuing this. The county has all the information they need in order to start a research study to see if it would work in Mountain Green. The board stated that they were open to discussions and will wait to hear more information

5. Executive Committee – Chairman Coutts

- i. Yearly Board Training Reminder*

- ii. Update WPR and Snowbasin. Chairman Coutts gave an update on the WPR lawsuits. The lawsuits have been dismissed and WPR is back to normal construction activities/schedule. Vance Bostock, WPR VP for infrastructure, stated WPR would like to finalize an agreement with MGSID as soon as possible. The draft agreement sent to MGSID from Brent Rose, WPR Attorney, was reviewed and a meeting is scheduled for tomorrow with Mark Anderson and the manager. Chairman Coutts has been in touch with Jim Hill from Snowbasin as well and will work to send Snowbasin an updated draft within the next week.*

6. Closed Session to discuss pending litigation, property purchase or personnel: *None*

7. Board New Business: *Chairman Coutts asked Jared to follow up on the allocation of county ARPA funds.*

8. Motion to Adjourn:

A motion was made to adjourn at 7:48 PM

Motion - Member Nielsen

2nd – Member Earley

<i>Trustees Voting</i>	<i>Aye</i>	<i>Nay</i>	<i>Absent</i>	<i>Abstain</i>
<i>Chairman Coutts</i>	<i>X</i>			
<i>Vice Chair Hill</i>	<i>X</i>			
<i>Member Willardson</i>	<i>X</i>			

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<i>Member Nielsen</i>	<i>X</i>			
<i>Member Earley</i>	<i>X</i>			

Motion Passed.

Meeting adjourned at 7:48pm

A motion was made to approve the February 7, 2024 minutes as amended

Motion - Member Hill

2nd – Member Earley