

# MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

5455 West Old Highway Road, Mountain Green, Utah

***Minutes of the Board of Trustees***  
***Wednesday, December 6, 2023, 6:00 PM***  
***APPROVED***

***Board Members Present:*** Chairman Coutts, Member Hill, Member Gray, Member Earley, Member Nielsen

***Employees Present:*** Manager Sorensen, Brittany Wayman

***Guests Present:*** Russell Willardson, Kerry Gibson

***A. Call to Order:*** Chairman Coutts called the meeting to order at 6:02pm

***B. Prayer:*** Member Earley

***C. Agenda:*** No changes

***D. Declaration of Conflict of Interest:*** None

***E. Approval of Minutes:***

***A motion was made to approve the November 1, 2023 minutes as presented.***

***Motion - Member Hill***

***2nd – Member Gray***

|                               | <i>Aye</i> | <i>Nay</i> | <i>Absent</i> | <i>Abstain</i> |
|-------------------------------|------------|------------|---------------|----------------|
| <b><i>Chairman Coutts</i></b> | <i>X</i>   |            |               |                |
| <b><i>Vice Chair Hill</i></b> | <i>X</i>   |            |               |                |
| <b><i>Member Gray</i></b>     | <i>X</i>   |            |               |                |
| <b><i>Member Nielsen</i></b>  | <i>X</i>   |            |               |                |
| <b><i>Member Earley</i></b>   | <i>X</i>   |            |               |                |

***Motion passed***

***A motion was made to approve minutes from the Truth in Taxation meeting as presented.***

***Motion-Member Earley***

***2nd- Member Hill***

|                               | <i>Aye</i> | <i>Nay</i> | <i>Absent</i> | <i>Abstain</i> |
|-------------------------------|------------|------------|---------------|----------------|
| <b><i>Chairman Coutts</i></b> | <i>X</i>   |            |               |                |
| <b><i>Vice Chair Hill</i></b> | <i>X</i>   |            |               |                |
| <b><i>Member Gray</i></b>     | <i>X</i>   |            |               |                |
| <b><i>Member Nielsen</i></b>  | <i>X</i>   |            |               |                |
| <b><i>Member Earley</i></b>   | <i>X</i>   |            |               |                |

***Motion passed***

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**F. Public Comment Period: None**

**1. Facilities Committee-**

*i. Plant Expansion - Chairman Coutts presented on being under budget and just slightly behind schedule on construction. We are working on an agreement for the water line with Highlands Water Company. Sunrise has responded to Nate Hadley's concerns and are waiting for a response. Temporary power should be installed by the end of this month from RMP. Explanation from Chairman Coutts about how COP checks are approved. Manager Sorensen gave an update on the transformer for permanent power. Received email confirmation that transformer has been ordered and should be delivered in roughly 12 months.*

**A motion was made to approve payment to COP Construction in the amount of \$747,713.41.**

*Motion - Member Nielsen*

*2nd – Member Earley*

|                        | <i>Aye</i> | <i>Nay</i> | <i>Absent</i> | <i>Abstain</i> |
|------------------------|------------|------------|---------------|----------------|
| <b>Chairman Coutts</b> | <i>X</i>   |            |               |                |
| <b>Vice Chair Hill</b> | <i>X</i>   |            |               |                |
| <b>Member Gray</b>     | <i>X</i>   |            |               |                |
| <b>Member Nielsen</b>  | <i>X</i>   |            |               |                |
| <b>Member Earley</b>   | <i>X</i>   |            |               |                |

**Motion Passed.**

*ii. Canyon View Lift Station - Chairman Coutts commented that we need to schedule a meeting with Val Poll about how power requirements were decided and his plan going forward to provide power. There are 17 power users in the Canyon View Commercial and Canyon View Commercial West developments. There was additional discussion about power needs to the lift station. There is power at the Canyon View Lift Station but not enough for full operations. Continue using Monte Verde Lift Station until this is resolved.*

*iii. Update WPR agreement - Chairman Coutts gave an update. We asked WPR's attorney to draw up the differences between the WPR draft agreement and the Snowbasin draft agreement. Awaiting their input. Chairman Coutts gave an update on the WPR ruling this afternoon by Judge Hyde. WPR has been given a court order prohibiting construction and development activities, selling/recording of lots and suspending the county ordinance. WPR is allowed to continue already started construction and perform preventative maintenance. Chairman Coutts will update the letter MGSID gave to the Judge Hyde today and put it on the MGSID website.*

*iv. Update Snowbasin agreement - Chairman Coutts gave an update and reminded everyone*

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that currently the earliest hookup is looking to be in 2026.

v. Annexation Update - Manager Sorensen has turned in all the information to the Lt. Governor's office and they requested an additional plat map. That information has been sent in and we are waiting for a response from Lt. Governor's office.

Chairman Coutts commented that Member Gray made a huge effort several years ago to get everyone who lived in the Rosehill community annexed into the system. The community was not in favor of being annexed at the time. Some discussion about who was annexed and who was not. Manager Sorensen will double check on Iris Ave residents concerning who is annexed and who is not.

## 2. Manager Discussion

i. Manager Sorensen commented that Nate Hadley has resigned. His work tasks, including responsibility for inspections, have been turned over to Sunrise and River Poll. Sunrise sends pictures with checklists of inspections. River Poll is taking care of weekend readings on the plant and other tasks.

Discussion about part-time position availability. \$25-\$30 hourly rate, 20 to 30 hours a week, plus on-call. This position ideally would move to a full-time job as plant operator. Medical, paid time off, retirement benefits included. Applicants would need collections and treatment certifications from the state. Manager Sorensen has a collections license and will be a backup to Sunrise for inspections.

ii. I&I Discussion - Manager Sorensen gave an update about storm drains/manholes inspections and noted deficiencies. Twin D will be here on Monday to start cleaning out the manholes and making repairs. Facilities committee will meet on this topic the last week in December.

iii. Budget update Summary - Manager Sorensen gave an update on budget changes for next year. CIB bond will have \$290,000 come due and \$90,000 will come due on DWQ bond. These are interest only payments.

iv. Christmas Party - Reminder about the Christmas Party on Friday, December 8th.

v. Ratify agreement with Kerry Gibson - Chairman Coutts asked if there was any further discussion or need for clarification concerning the new contract.

**A motion was made to ratify the lobby agreement with Legislative Solutions.**

*Motion - Member Hill*

*2nd – Member Earley*

|                        | <i>Aye</i> | <i>Nay</i> | <i>Absent</i> | <i>Abstain</i> |
|------------------------|------------|------------|---------------|----------------|
| <i>Chairman Coutts</i> | X          |            |               |                |
| <i>Vice Chair Hill</i> | X          |            |               |                |
| <i>Member Gray</i>     |            | X          |               |                |

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

**Motion Passed.**

*Kerry Gibson gave update on latest application we put in and why things are taking longer than normal. Shift in legislative leadership, Covid making things harder, Feds realizing they have overspent, etc. Chairman Coutts suggested Kerry request \$350,000 ARPA funds from Morgan County as WPR is on hold and the funds could help offset any associated funding shortfalls.*

*vi. Will Serve – Dakota Ridge. Omar Kadri is developer. Much discussion about slope, land sliding issues, servicing of this line, proposal drawings not complete etc. We can vote on the will serve, however very detailed engineering inspections will be required. Discussion about payment fees. They are in the district but they have what appears to be high risk plans. Person requesting will-serve is responsible for extra Sunrise engineering inspections. Jeremy will send out letter to facilities committee before sending it to Mr. Kadri explaining the concerns of the board and the possibility of higher construction costs due to the risk involved with the development.*

***A motion was made to authorize a will serve for Dakota Ridge subdivision for 4 ERU’s, with restrictions as dictated by engineering review.***

***Motion - Member Nielsen***

***2nd – Member Hill***

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

**Motion passed.**

### ***3. Executive Committee***

*i. 2024 meeting schedule - Member Earley requested pushing back week for April 3rd becoming April 10th due to MCSD spring break*

*January 3<sup>rd</sup>  
February 7<sup>th</sup>  
March 6<sup>th</sup>  
April 10<sup>th</sup> \*  
May 1<sup>st</sup>  
June 5<sup>th</sup>*

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July 10<sup>th</sup> \*  
 August 7<sup>th</sup>  
 September 4<sup>th</sup>  
 October 2<sup>nd</sup>  
 November 6<sup>th</sup>  
 December 4<sup>th</sup>

**A motion was made to approve the Meeting Schedule for 2024.**

*Motion - Member Earley*

*2nd – Member Gray*

|                        | <i>Aye</i> | <i>Nay</i> | <i>Absent</i> | <i>Abstain</i> |
|------------------------|------------|------------|---------------|----------------|
| <b>Chairman Coutts</b> | <i>X</i>   |            |               |                |
| <b>Vice Chair Hill</b> | <i>X</i>   |            |               |                |
| <b>Member Gray</b>     | <i>X</i>   |            |               |                |
| <b>Member Nielsen</b>  | <i>X</i>   |            |               |                |
| <b>Member Earley</b>   | <i>X</i>   |            |               |                |

**Motion Passed.**

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

**5. Board New Business -** *Chairman Coutts asked about the plan on delinquent accounts. Manager Sorensen will look at them again in the new year after property taxes are paid to the county.*

*Chairman Coutts mentioned that we will discuss WPR next month and Member Hill asked if we could add a fee increase possibility to the agenda. Discussion about the process of increasing fees and Chairman Coutts stated he would send out an email to the Fee Working Group asking them to begin looking at the impact of the WPR court order and potential lost funds and the impact upon Impact and Used fees.*

*Chairman Coutts wanted to go on record expressing deep gratitude and appreciation for Member Gray’s work on the board for several years, including his time as the chairman.*

**6. Motion to Adjourn.**

**A motion was made to adjourn at 7:21 PM**

*Motion - Member Nielsen*

*2nd – Member Gray*

|                        | <i>Aye</i> | <i>Nay</i> | <i>Absent</i> | <i>Abstain</i> |
|------------------------|------------|------------|---------------|----------------|
| <b>Chairman Coutts</b> | <i>X</i>   |            |               |                |

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|                        |          |  |  |  |
|------------------------|----------|--|--|--|
| <i>Vice Chair Hill</i> | <i>X</i> |  |  |  |
| <i>Member Gray</i>     | <i>X</i> |  |  |  |
| <i>Member Nielsen</i>  | <i>X</i> |  |  |  |
| <i>Member Earley</i>   | <i>X</i> |  |  |  |

*Motion Passed.*

*Meeting Adjourned at 7:21pm*