

MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON December 11, 2019 AT THE TIME OF 2:30 PM, PURSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

**QUINN SPERRY – CHAIRMAN
SONDRA SMITH
BLAKE ROEMMICH**

OTHERS PRESENT

**MARK BELL - ATTORNEY
BRAD M. POWELL, DISTRICT MANAGER
CATHY KINGSBURY, TREASURER
BRENT E. CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA, OPERATIONS SUPERVISOR
RONALD SPERRY – Resident and newly elected Trustee for 2020**

Meeting was called to order at 2:30 PM by Mr. Sperry.

1. PUBLIC HEARING – IMPACT FEE FACILITIES PLAN, IMPACT FEE ANALYSIS AND PROPOSED IMPACT FEE RESOLUTION

- a. **Upon motion** made by Ms. Smith, Seconded by Mr. Roemmich and passed unanimously, the Board approved to go into the Public Hearing.
- b. There was no one from the public to discuss the Impact Fee Facilities Plan and Impact Fee Analysis.

Mr. Powell had emailed the Trustee a copy of the Resolution and also had given the Trustees a copy of the Impact Fee Facilities Plan and Analysis. Mr. Powell showed a chart with the proposed increase for each of the next five years for the Impact Fee. Mr. Powell stated the proposed increase impact fees is based on the recommendations of the Impact Fee Facilities Plan Analysis report that has been prepared by Bowen Collin & Associates, the District's outside engineering consultants.

Mr. Bell stated there is language in the Resolution to allow authorizing exceptions or adjustments to impact fees for projects, determined by the Board, to be of such significant benefit to the District and community as a whole to justify an exception or adjustment. Such project may include low income housing.

- c. **Upon motion** made by Mr. Roemmich, seconded by Ms. Smith and passed unanimously, the Board approved to close the Public Hearing.
- d. Mr. Sperry asked the Board if there was anything else they would like to discuss before the motion to approve the resolution. All Trustees stated they had nothing else to discuss.
- e. **Upon motion** made by Ms. Smith, seconded by Mr. Roemmich and passed unanimously, the Board approved Resolution No. 2019-12-11 A Resolution of the Board of Trustees of the Midvalley Improvement District Establishing an Impact Fee Policy, Approving an Impact Fee Facility Plan, Approving an Impact Fee Analysis and Adopting Impact Fees on Development Activities Within the District.

2. **PUBLIC COMMENTS**

Mr. Ronald Sperry asked if Schools and Churches would be one to consider when it comes to waiving impact fees. Mr. Bell stated the District would ask if the City is waving fees.

3. **MINUTES**

- a. **Upon motion** made by Mr. Roemmich, Seconded by Ms. Smith and passed unanimously, the Board approved the minutes of the Board Meeting held on November 19, 2019 as corrected.

4. **ATTORNEY REPORT**

- a. Mr. Bell stated he conducted the Ethics Training with the District's employees. Mr. Bell went over with the employees the personal use of District equipment.

5. **GENERAL MANAGER/ENGINEER REPORT**

- a. Mr. Powell stated Mr. Bell has gone over the Ethics Training with the employees and Mr. Powell appreciated the time Mr. Bell spend conducting the Ethics meeting.
- b. Mr. Powell stated in November the old CCV truck was listed in the GovDeals.com with a reserve amount of \$85,000. The District has had a couple of people call inquiring about the camera truck but no firm offers.

Mr. Powell will advertise the 2019 Platinum soon, its replacement will be here soon. The estimates on the sale value of the Platinum ranges from \$46,000 to \$52,000. Mr. Powell will advertise the Platinum for \$48,500.

Mr. Powell explained to Ron Sperry how the District purchases Ford trucks and how turning the trucks over every year does not cost the District any money to use the vehicle for the year. We sell the trucks a little over our purchase price usually \$300-\$500 over.

- c. Mr. Powell stated Bowen & Collins is continuing to work on the 7200 South Sewer Line Upgrade project. A 90% level completion meeting was held on December 5, 2019 that included Midvale City, Mr. Ludwig. Bowen Collins would like to advertise the project for bids in the next couple of weeks with a bid opening January 7, 2020. Part of the rush is because Salt Lake City Department of Public Works Utilities, the owner of the canal, needs us to finish construction underneath the canal by the end of February. Mr. Powell stated we are going to put an 18" pipe under the canal instead of the original plan of a 12" pipe.

The CIPP Lining Project is going well, Pro Pipe is currently doing all of the pre-lining cleaning. Insituform is still planning to mobilize and do the actual lining beginning on January 13, 2020.

The Parking and Drive Area Project – Meridian Engineering has presented the District with some alternatives for our parking and drive areas. Mr. Powell is working with Leslie Burns of Midvale City to change our zoning from TOD zoning to Utility Overlay zoning. The parking lot has a drainage problem and this problem will need to be corrected as we are redesigning the parking lot. We will need to put in an underground storage tank with a way to control the flow out. The fire hydrant and fence will need to be relocated. We will also move the dump station to the south and modify our parking area as long as it's ADA compliant.

6. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon Motion made by Ms. Smith, seconded by Mr. Roemmich and passed unanimously, the Board ratified the November 2019 cash disbursements for \$175,592.45.

Upon Motion made by Ms. Smith, seconded by Mr. Roemmich and passed unanimously, the Board ratified the November 2019 employee earnings for \$66,944.

7. OFFICE REPORT

- a. Nothing to Report

8. CHIEF FINANCIAL OFFICER

- a. Mr. Christensen stated we did not amend our 2019 Budget as the District will not exceed the total expenses budgeted last year for 2019. Mr. Christensen explained that by State Law we are an enterprise fund and we cannot exceed our total budgeted budget, which we should not. There are new W-4 forms that the employees and the Trustees will need to fill out.

9. SUPERVISOR'S REPORT

- a. Mr. Cecala reported that construction has slowed down; 7-11 has tied in and Midvale Townhomes has also tied in. Mr. Quinn Sperry stated Midvale City Council denied the rezoning of Midvale Mills.

10. TRUSTEES

- a. The Trustees thanked the staff for the nice holiday luncheon. Mr. Quinn Sperry thanked the staff for the last 5 years and everything they have done to help him with his learning experience as a Board member and he has enjoyed working with the staff at District.

CLOSED MEETING

- a. No Closed Meeting

ADJOURN Upon unanimous vote by the Board, the meeting was adjourned at 3:26 PM.