**MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON SEPTEMBER 18, 2024 AT THE TIME OF 5:00 PM, PURSUANT TO NOTICE.**

**BOARD OF TRUSTEES PRESENT**

**SONDRA SMITH – CHAIR**

**BLAKE ROEMMICH – VICE-CHAIR**

**RONALD SPERRY - TRUSTEE**

**OTHERS PRESENT**

**MARK BELL – ATTORNEY**

**JARED SYME, GENERAL MANAGER**

**CATHY KINGSBURY, TREASURER**

**BRENT E CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK**

**RICK CECALA – OPERATIONS SUPERVISOR**

Meeting was called to order at 5:02 PM by Chair Ms. Smith.

1. **PUBLIC COMMENTS/CEREMONIES PRESENTATION** 
   1. No one in attendance.
2. **MINUTES – APPROVAL**

**a**. **Upon motion** made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board accepted the August 21, 2024 minutes as written.

YEA NAY Abstain/Absent

Ms. Smith X

Mr. Roemmich X

Mr. Sperry X

1. **ATTORNEY REPORT**
   1. Mr. Bell reported that he is still working on boundary adjustments and will bring this item back to the October 16, 2024 Board meeting.
   2. Mr. Bell stated he will conduct the Open Meeting Training at the October 16, 2024 Board Meeting.
2. **GENERAL MANAGER REPORT**
   1. Mr. Syme presented an updated Resolution to the District’s policy on Meeting Procedures and Rules of Order. The purpose of the update is to establish clear guidelines for public comments during public meetings, ensuring that the process remains orderly, respectful and relevant to the District’s business.

**Upon motion** made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved Resolution 2024-09-18C, A Resolution Of The Midvalley Sewer District Establishing A Policy For Public Comments At The Meetings Of The District Board of Trustees.

YEA NAY Abstain/Absent

Ms. Smith X

Mr. Roemmich X

Mr. Sperry X

* 1. Mr. Syme stated the 2024 CIPP Project is coming to an end with the 30” trunk line near 7200 South 210 West starting this week and should be completed by the end of September 2024.
  2. Mr. Syme stated the District is involved with Utah Local Government Trust (Trust) in their Team Appreciation and Recognition Program (TARP). The TARP Program recognizes businesses that have reduced accidents, perform safety meetings and have not filed worker compensation claims. The Trust awarded the District with a check for $1,837 for their safety record. The Board complimented the District employees on their safety work performance.
  3. Mr. Syme stated with the increase in Accessory Dwelling Units (ADUs), Mr. Syme presented the Board with a Policy to be added to the District’s Construction Design and Standards Manual regarding ADUs.

An accessory dwelling unit is defined by Utah law as “a habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot”.

**Upon motion** made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved Resolution 2024-09-18-D, A Resolution Adopting A Policy For Sewer Connection Requirements For Accessory Dwelling Units (ADUs), Setting An Effective Date And Authorizing And Directing The Chair Of The Board Of Trustees And The District’s General Manager To Implement The Policy

YEA NAY Abstain/Absent

Ms. Smith X

Mr. Roemmich X

Mr. Sperry X

* 1. Mr. Syme stated he was approached by Midvale City and was told the District may have a water leak on the District’s property. It was discovered that there was a water leak under the tile and concrete floor in the gym’s bathroom. The District employees exposed and fixed the water leak. Mr. Syme wanted to recognize the employees on a job well done and getting the repairs done in-house and saving the District money on repairs.
  2. Mr. Syme reported the dump station is scheduled to have the parking lot saw cutting (for the power line) completed on Thursday September 19, 2024. The installation of the SaniStar Pay system should be installed by the end of October 2024.

1. **SOUTH VALLEY WATER RECLAMATION FACILITY (Information & Updates)**
   1. Mr. Syme stated he added this new line item to the agenda concerning South Valley Water Reclamation Facility (SVWRF). This item will not appear on the agenda every month, only when Mr. Syme has something to report regarding SVWRF.

Mr. Syme stated he had questions for SVWRF staff regarding the ownership of the north interceptor, siphon (line under the canal) and the C2 line and what percent the District was responsible for.

SVWRF staff reported, per resolution dated in the 1980’s, that SVWRF owns the north interceptor and siphon and that responsibility costs are distributed between each entity that flows within the system. The north interceptor is shared by the District, Midvale City and West Jordan City. The siphon is shared between the District and Midvale City.

Mr. Syme stated the C2 line, from the 700 West intersection to the siphon, is recorded to be owned and maintained by the District at 85% and Midvale City at 15%.

All of the flows (85% for the District and 15% Midvale City) have been based on readings from the 1980’s which do not reflect the actual flows today. There has been a lot development in Midvale City since the 1980’s.

SVWRF has run a 6-year analysis on flows and the flowing are the results:

Midvale City Midvalley Impr Dist West Jordan

Siphon 32.7% 67.3% N/A

North Sewer

Interceptor 20.8% 43.3% 35.9%

Mr. Syme, before the SVWRF meeting, met with Midvale City and discussed them asking SVWRF to take ownership of the C2 line from 700 West to the siphon. Midvale City agreed that the best solution is to have SVWRF take ownership and both Midvale City and the District would share maintenance and repair costs associated with the C2 line from 700 West to the siphon at the new percentages.

Mr. Syme will update this line item at the next Board meeting on October 16, 2024.

1. **REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS**
2. **Upon motion** made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board approved the August 2024 cash disbursements for $519,789.87.

YEA NAY Abstain/Absent

Ms. Smith X

Mr. Roemmich X

Mr. Sperry X

1. **OFFICE REPORT**
2. Ms. Kingsbury reported that she filed the lien certifications on September 4, 2024 for $69,691.83 which is for 179 delinquent sewer service accounts.
3. **CHIEF FINANCIAL OFFICER REPORT**
   1. Mr. Christensen reported there will be a 2025 budget committee review meeting on October 1, 2024 to go over the 2025 “draft” budget. Mr. Christensen will have a 2025 “draft” budget to the Board members by October 8, 2024. Mr. Christensen stated he is identifying projects that will be coming up in the next 5-10 years when putting the budget together.
4. **SUPERVISOR’S REPORT**
   1. Mr. Cecala reported construction in the District is moving along well.
5. **TRUSTEE**
   1. No Report.
6. **CLOSED MEETING – (if Necessary) – For the purpose(s) described in U.C.A. 52-4-205**
   1. No closed meeting.

Ms. Smith called a recess at 5:40 PM

Ms. Smith opened the Public Hearing at 6:00 PM and reported the same people are here that were at the beginning of the open public meeting.

1. **PUBLIC HEARING 6:00 PM DISTRICT NAME CHANGE**
   1. Ms. Smith stated the Public Hearing for the District Name Change was opened at 6:00 PM. Ms. Smith reported there was no one from the public present.
   2. Ms. Smith asked Mr. Syme to report on Resolution 2021-09-18A; A Resolution Changing The Name Of Midvalley Improvement District To Midvalley Sewer District.

Mr. Syme stated the resolution is to finalize the name change of Midvalley Improvement District to Midvalley Sewer District. The next step of this process is to send a letter to the Lieutenant Governor’s office requesting the name change. The Lieutenant Governor’s office has 10-days to respond to the name change. After the approval of the Lieutenant Governor’s office, the next step is to file the resolution with Salt Lake County.

**Upon motion** made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved Resolution 2024-09-18-A, A Resolution Changing The Name Of Midvalley Improvement District to Midvalley Sewer District, Setting An Effective Date For The Change, Authorizing And Directing The Chair Of The Board Of Trustees And The District General Manager To Implement The Name Change.

YEA NAY Abstain/Absent

Ms. Smith X

Mr. Roemmich X

Mr. Sperry X

1. **PUBLIC HEARING 6:00 PM FEES AND CHARGES FOR SEWER SERVICES**
   1. Ms. Smith opened the Public Hearing revising fees and charges for sewer services. Ms. Smith reported that there was no one from the public present.
   2. Ms. Smith asked Mr. Syme to report on Resolution 2024-09-18B; A Resolution Revising And Adopting Fees And Charges For Sewer Services Provided By Midvalley Sewer District (aka Midvalley Improvement District) And Adopting A Revised Consolidated Fee Schedule.

Mr. Syme stated this resolution identifies services that the District provides that are not on the District’s fee schedule. The existing fee structure has been periodically adjusted for the District’s cost of providing services. These changes are based on a thorough review of the District’s needs and comprehensive Fee Rate Study Report conducted by JWO Engineering in August 2024. The new fee schedule will not affect the sewer service change or impact fees. Mr. Syme also reviewed the District’s construction bond procedures, that were not affected by the new fee schedule that is being proposed.

Mr. Roemmich questioned whether the 20% retained by the District for two years after a project is complete is the correct percentage. Mr. Bell will look into the percentage and bring it back to the next Board meeting.

**Upon motion** made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board approved Resolution 2024-09-18B, A Resolution Revising And Adopting Fees And Charges For Sewer Services Provided By The Midvalley Sewer District (aka Midvalley Improvement District) And Adopting A Revised Consolidated Fee Schedule.

YEA NAY Abstain/Absent

Ms. Smith X

Mr. Roemmich X

Mr. Sperry X

**ADJOURN**

1. Adjourned at 6:15 PM and the next Board meeting will be October 16, 2024 at 4:00 PM.