

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON AUGUST 16, 2023 AT THE TIME OF 4:00 PM, PRUSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

**SONDRA SMITH – CHAIR
BLAKE ROEMMICH – VICE-CHAIR
RONALD SPERRY - TRUSTEE**

OTHERS PRESENT

**MARK BELL – ATTORNEY
BRAD M. POWELL, GENERAL MANAGER
JARED SYME, ASSISTANT GENERAL MANAGER
CATHY KINGSBURY, TREASURER
BRENT E. CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR**

**JOHN (PAT) & PAULA ENQUIST – 854 E GLADIATOR WAY, SANDY UT
KAREN CARTMILL – JAMES POINTE APARTMENTS, 632 EAST 6400 SOUTH, MURRAY UT
BARBARA PETERSON – JAMES POINTE APARTMENTS, 632 EAST 6400 SOUTH, MURRAY UT**

Meeting was called to order at 4:02 PM by Chair Ms. Smith.

Mr. Bell opened the Public Hearing and stated that the individuals attending will be able to state their concerns and the staff will answer their questions.

1. PUBLIC HEARING 4:00 PM – ADJUSTMENT TO THE RECORDED BOUNDARIES OF MIDVALLEY IMPROVEMENT DISTRICT

Ms. Enquist stated other sewer districts, in the area, have much less sewer service fees than what Midvalley Improvement District (MVDST) rates are and would like to know why MVDST is so expensive and the rates keep going up. Mr. Powell stated that there is information on MVDST's website that explains how the sewer rates are determined and how the money is spent. Mr. Enquist stated that their next-door neighbor is on Sandy Suburban's sewer line and wanted to know if MVDST and Sandy Suburban have one line that connects together or if there are two sewer lines running down the same street? Mr. Powell answered and said "no" both districts have their own sewer mains on the

same street. Mr. Syme showed on a map where MVDST and Sandy Suburban main lines are both on Gladiator Way.

Ms. Cartmill inquired if James Pointe Apartments are currently on MVDST's sewer service? Mr. Powell stated "no" the apartment complex has not been on MVDST's sewer line since the I-215 freeway was built but MVDST was required, with the boundary adjustment, to inform every property that, at one time, was in our sewer district.

Mr. Bell closed the Public Hearing at 4:41 PM and moved to the go back into the Open Meeting.

2. PUBLIC COMMENTS/CERMONIES/PRESENTATION

- a. No one in attendance.

3. MINUTES - APPROVAL

- a. **Upon motion** made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board accepted the June 14, 2023 minutes as written.

YEA

Ms. Smith

Mr. Roemmich

Mr. Sperry

NAY

Abstain/Absent

4. ATTORNEY REPORT

- a. Mr. Bell reported he will set up a time to meet with MVDST staff to discuss the revised procurement policy.

5. GENERAL MANAGER/ENGINEERING REPORT

- a. Mr. Syme gave a boundary update stating he is waiting for the entities involved with the boundary adjustment to sign the mylar map which will then be sent to the Lieutenant Governor's office for approval and signature. After the Lieutenant Governor's office has signed off on the mylar map and boundary description the documents will be sent to the Salt Lake County Recorder's office to be recorded.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved Resolution 2023-08-16 A Resolution of the Board of Trustees of the Midvalley Improvement District approving the adjustment of common

boundary lines with the Sandy Suburban Improvement District, the Cottonwood Improvement District, Murray City and Midvale City.

YEA

NAY

Abstain/Absent

Ms. Smith

Mr. Roemmich

Mr. Sperry

- b. Mr. Powell stated in the Fall of 2022 he had announced his intent to retire and the Board chose Mr. Syme to become the Assistant General Manager. Mr. Powell agreed to stay on to help mentor Mr. Syme in becoming the General Manager. Mr. Powell’s thought when announcing his retirement was that he had enough personal time off (PTO) accumulated to take him through the summer. As of this date Mr. Powell has 500 hours left of PTO and asked the Board if they would like him to work until his PTO is gone or he could leave the District at the end of September and be paid out his PTO.

Mr. Powell also stated if the Board would like, he could stay on with the District as a consultant. Mr. Roemmich asked Mr. Powell if he would consider being an “on-call” employee, someone Mr. Syme could call if he has any questions. Mr. Powell stated he would be happy to help in any way to help Mr. Syme transition into the new position as General Manager.

Ms. Smith asked Mr. Powell to bring a letter to the September Board meeting on the date he will “officially” retire and his hourly wage to be an on-call employee.

Mr. Powell stated this was a tough choice for him to make, to retire, because he has enjoyed his association with the District.

Mr. Roemmich stated that when Mr. Powell steps down that would be when Mr. Syme will take the position as the District’s General Manager.

Mr. Syme wanted to thank Mr. Powell for his support and help in learning the General Manager’s position and also the confidence the Board has in him.

- c. Mr. Syme reported the CIPP project (pipe-lining) was completed in 3 months and PEC lined 14,285 feet of pipe with the project coming in \$23,868 under budget. The completed cost of the CIPP project is \$802,082.

- d. Mr. Syme gave a summary on vehicle purchases and sale. The District sold a 2022 F150 Platinum for the asking price of \$65,000 and the District has a 2022 F150 Lariat up for sale with an asking price of \$63,000. The District received a 2023 RAM Laramie 1500 paying \$63,804 which replaces the Lariat that is currently for sale.

Mr. Syme stated there will be a 2023 F150 Platinum delivered within the next couple of weeks. A lot of the discounts and incentives that have been offered with Ford have been reduced dramatically by the dealerships.

- e. Mr. Syme stated that the District has been using a sewer modeling software program called Innovyse to manage the District's sewer data, modeling and design. This software is run through the District's GIS system and is vital software for planning and data collecting. This version is no longer supported with updates and will be obsolete in 2025. A new updated software is needed by the District.

Mr. Syme has compared costs and demoed three different brands and found a system by Aquanuity, Aqua Twin, which would be a significant upgrade and would sync with the District's current Arc Pro System.

Mr. Bell asked if there was a formal bid sent out and Mr. Syme stated he reached out to three different companies and got email bids from each company. Mr. Bell would like this item brought back to the Board after Mr. Bell does research on the District's small purchase limit.

- f. Mr. Syme is using a nationwide job posting platform to advertise for the field operator job the District has available. Mr. Syme has tried to make the job posting for the District stand out when compared to what other districts and cities are offering.

Mr. Syme is hoping to start interviewing for the Field Operator position within the next few weeks.

- g. Mr. Syme stated that the District has had an Inter local IT agreement with South Valley Water Reclamation Facility (SVWRF) and that agreement is coming to an end with the District using Mr. Lalli, SVWRF IT specialist. SVWRF has decided not to renew the District's agreement but has agreed that Mr. Lalli, who has been instrumental in maintaining and basically built all of District's IT systems, would be able to work as an independent IT Contractor for the District.

Mr. Syme has talked with Mr. Lalli and Mr. Lalli agreed that he would work with an hourly rate of \$75.00. Mr. Lalli would work on his days off and on weekends when needed by the District. SVWRF has agreed that if the District has an emergency during Mr. Lalli's regular working hours with SVWRF that Mr. Lalli would be allowed to come to the District and take care of the emergency.

Mr. Syme also stated he sent out a request for bid to an IT firm and as of today he has not heard back.

Mr. Bell asked Mr. Syme to put a note in the file that the transitional cost to bring in another firm would be very expensive and that Mr. Lalli has worked with the District for over 15 years and is a valuable asset to the District. Mr. Bell also instructed Mr. Syme to put in the note that he did go out for a bid for IT services and did not hear back.

The Board believes that bringing Mr. Lalli in as an independent IT Contractor would be very beneficial to the District.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved Mr. Lalli as an independent contractor for the service of Midvalley Improvement District's IT Department.

YEA

NAY

Abstain/Absent

Ms. Smith

Mr. Roemmich

Mr. Sperry

6. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board approved the June 2023 cash disbursements for \$571,314.80.

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board approved the July 2023 cash disbursements for \$327,467.32.

YEA

NAY

Abstain/Absent

Ms. Smith

Mr. Roemmich

Mr. Sperry

7. OFFICE REPORT

- a. Ms. Kingsbury reported that there are 226 properties on the lien list which will be certified with Salt Lake County on September 1, 2023.

8. CHIEF FINANCIAL OFFICER

Mr. Christensen stated that the Board should have already received the quarterly reports by email and they were also hand delivered to their homes.

- a. Mr. Christensen reported on the Balance Sheet Report for June 30, 2023. Mr. Christensen stated the "Balance Sheet" shows everything the District owns and owes. Mr. Christensen stated that the savings and investment accounts are up over \$1,000,000 over the prior year. The District is collecting 16% more this year in sewer service fees as a result of raising the sewer service fees 14% and new high-density housing is starting to pay fees. The District has also not paid for the majority of the annual pipe-lining costs with an estimated \$900,000 to be paid next quarter.

Mr. Christensen stated the District has made more interest income in the first 6 months of the year than what the District made all of last year.

- b. Mr. Christensen presented the Profit & Loss – Comparison to Prior Year Report for the 2nd Quarter 2023. Mr. Christensen briefly pointed out some expected fluctuations and some small differences. Christensen noted that the District has more than \$150,000 of impact fee revenue than the prior year. He stated impact fee revenue is not expected to be consistent with the prior year as impact fee revenue is dependent on construction in the District. Mr. Christensen also pointed out that with the increase in interest rates, interest income is about \$105,000 more than the prior year.
- c. Mr. Christensen presented the Profit & Loss – Budget to Actual report for the 2nd second quarter 2023. The two major items that exceed the budget were the impacts fee revenue and the interest income; which is a good thing. Mr. Christensen also pointed out that the Repairs and Maintenance expense is under-budget due to the District having less sewer system repairs than anticipated.

9. SUPERVISOR'S REPORT

Mr. Cecala reported that construction in the District is moving along. Mr. Cecala stated some of the open projects are getting close to finishing. Sunset Gardens at 380 East 7200 South is getting close to completion. The Union Middle School is running behind

schedule. A new project in the District is Valvoline Service Center on 652 E Fort Union Blvd.

10. TRUSTEES

Mr. Roemmich stated due to changes in his work responsibilities and schedule he would like to change the future Board meeting dates and time to the third Wednesday of the month and change the time to 4:00 PM; if that works with the other Board members.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved moving the Board meeting to the third Wednesday of the month with the meeting start time 4:00 PM.

YEA

Ms. Smith

Mr. Roemmich

Mr. Sperry

NAY

Abstain/Absent

11. CLOSED MEETING

- a. No Closed Meeting

12. ADJOURN

- a. Adjourn at 5:30 PM and the next Board meeting will be September 20, 2023 at 4:00 PM.