

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON SEPTEMBER 14, 2022 AT THE TIME OF 12:00 NOON, 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, DISTRICT MANAGER
CATHY KINGSBURY, TREASURER
BRENT E CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR**

Meeting was called to order at 12:07 PM by Chair Smith.

1. PUBLIC COMMENTS/CERMONIES/PRESENTATION

- a. No one in attendance.

2. MINUTES – APPROVAL

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board accepted the August 10, 2022 minutes as written.

3. ATTORNEY REPORT

- a. Mr. Bell stated he would like to set up the Trustees annual open meeting training and will bring this item back at future meeting.

Mr. Bell updated the Board on the proposed policy from the Association of Special Districts. The proposed policy is concerning how to respond to a GRAMA request on sensitive information such as GIS and terrorist information. Mr. Bell provided a number of comments and questions back to the Association of Special District concerning the policy and is waiting for a response. Mr. Bell was concerned whether the Federal Laws the Association of Special Districts are relying on for culinary water apply to waste water. Mr. Bell stated waste water districts may need a new policy for waste water only and he will bring this item back to a later board meeting.

4. GENERAL MANAGER/ENGINEERING REPORT

- a. Mr. Powell reported there is no change in the status of the vehicles the District has on order.

There are 5 vehicles on order and the Super Duty truck is still on the schedule and should be built by the end of 2022. Mr. Powell stated 4 of the 5 trucks on order are 2023 F-150 Fords and should be built in November. Mr. Powell stated there is also a Chevrolet truck scheduled to be delivered in this fall.

The Vactor 2100i is scheduled to be built starting this month and be completed by October 2022. Mr. Powell stated there have been some price increases since we ordered the truck in 2020; we will be billed an additional \$3,500 for a steel price surcharge.

- b. Project Status

- Mr. Powell reported Bowen Collins & Associates are continuing to work on the Impact Fee Facilities Plan/User Fees (IFFP) and has given Mr. Powell a revised Master Plan and Draft IFFP.
- Mr. Powell stated JWO Engineering has completed the Unionwood Pipeline Replacement Project plans, specifications and bid document. JWO Engineering has the project out for bid through the State of Utah State SciyQuest System.

The bid opening was held at 10:00 AM on September 8, 2022. The low bidder was Spade Excavating for \$287,185.16. Mr. Powell is working to get all of the contract documents together so the contractor can begin as soon as possible.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved to award the Unionwood Pipeline Replacement Project to Spade Excavating in the amount of \$287,185.16.

- Mr. Powell reported Aqua Engineering has given him preliminary documents for the CIPP Project. Mr. Syme has reviewed Aqua Engineering's spreadsheet and made some necessary changes. The scope of the project is to slip line 15,000 feet, which is approximately 2.8 miles of pipe.

The CIPP Project should go out to bid in December 2022.

The current CIPP project has been delayed and C&L will not be able to complete this project until the first of 2023, the delay will not affect the cost of the project.

- c. Mr. Powell stated the west walls of the new shop (North shop) borders Candlestick Apartments and for many years the cottonwood trees at Candlestick has caused the

shop's roof gutters to clog and with the leaves falling against the west wall of the shop has caused the wall to leak. Candlestick Apartment has since removed the trees and we have been working to dry the wall out. The wall is dried out and ready to be painted.

Mr. Powell contracted with Piccadilly Painting to paint the west wall of the new shop, inside and out, and to also seal the outside wall.

The quote for the painting and sealing is \$4,300 and within the small purchases limit. Piccadilly Painting began the work September 7, 2022.

- d. Mr. Powell requested to send Mr. Syme and two District operators to the WWETT show in Indianapolis, Indiana. The cost to send employees to the show will be approximately \$2,000 each. The show will run from February 21-23, 2023.

Mr. Powell stated the exhibitors at the show are usually the manufactures of the equipment and it would be a great opportunity for our operators to talk to them concerning new camera equipment.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved to send Mr. Syme and two other operators to the WWETT Show in Indianapolis, IN on February 21-23, 2023 with the estimated sum of \$6,000 (\$2,000 per person).

- e. Mr. Powell reported some the District computers need to be replaced; one is more than 11 years old. The computers needing to be replaced are: Mr. Christensen, Ms. Kingsbury, Mr. Syme, front office and the map room. After researching the computers available and have found they range in price from \$1,500 to \$3,000. Mr. Powell is requesting approval to purchase 5 computers at \$15,000 or maybe 6 computers at \$17,000.

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board authorized the General Manager to purchase five computers not to exceed \$15,000 or six computers not to exceed \$17,000.

5. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board ratified the August 2022 cash disbursements for \$427,603.93.

6. OFFICE REPORT

- a. Ms. Kingsbury reported she filed liens with Salt Lake County on properties in the District that are 9 months or more past due on September 1, 2022. There were 191 liens filed and Ms. Kingsbury stated out of the 191 filed for 2022, 120 of those liens were ones that had been lienied in past.

7. CHIEF FINANCIAL OFFICER

- a. Mr. Christensen reported the 2023 budget approval deadline is coming up and both Mr. Powell and himself will try to bring a “draft” budget to the Trustees for the October meeting and will work on having the “tentative” budget ready to be approved for the November board meeting. Bowen Collin & Associates recommendation for impact fee adjustment and sewer rates may not be ready for the October Board meeting which may hold up presenting the “draft” budget.

Mr. Christensen stated Consumer Price Index (CPI) is up 8% and some of Zion’s Bank numbers are higher than the 8% Wasatch Front.

Mr. Christensen stated he will be going to a meeting at South Valley Water Reclamation Facility (SVWRF) October 5th, the District’s largest expense, where SVWRF will be discussing billing and their budget which may have an effect on the District’s budget.

8. SUPERVISOR’S REPORT

- a. Mr. Cecala reported the development in the District is moving along. Mr. Cecala stated Woodhaven (7835 South 300 East) is a new project and will have 22 units and another new project is Summerset Villas at 615 East 8100 South.

Chair Smith asked Mr. Cecala if there was any progress on the property at Center and State Street. Mr. Cecala stated he has not heard anything from Midvale City on the project.

9. TRUSTEES

- a. Mr. Sperry stated he now has his picture on the wall of Trustees.

10. CLOSED MEETING

- a. **Upon motion** made by Chair Smith, seconded by Mr. Roemmich and passed unanimously, the Board closed the open meeting and opened a closed meeting to discuss personnel matters.

Members attending the closed meeting are: Chair Smith, Vice-Chair Roemmich, Trustee Sperry, Attorney Mark Bell and General Manager Brad Powell.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board closed the closed meeting and opened the open meeting.

Mr. Bell reported the closed meeting was related entirely to discussing personnel matters. Mr. Bell will have an affidavit for Chair Smith to sign stating the reason for the closed door meeting.

ADJOURN: Upon unanimous vote by the Board, the meeting was adjourned. The next Board meeting is October 12, 2022 at Noon.