

**MINUTES OF THE TAYLORSVILLE-BENNION  
IMPROVEMENT DISTRICT BOARD MEETING HELD AUGUST 21, 2013**

The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held at 3:00 p.m. Wednesday, August 21, 2013 at the District office. Present were Trustees Behunin, Swensen and Russell. Also present were General Manager, Keith Lord; Assistant Manager, Kevin Fenn; Controller, Mark Chalk; Attorney, Bill Gibbs; Engineer, Paul Hirst; and Secretary, Tami Fullmer. Matt Millis, from Zion's Bank, was in attendance for a presentation. The prayer was offered by Don Russell.

**Public Hearing** The General Manager recommended that the Board open the Public Hearing to discuss the Impact Fee Facilities Plan. The following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve the motion to open the Public Hearing and vote on an updated wastewater facilities plan and impact fee as recommended by the Board. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

**Presentation of the Impact Fee Facilities Plan and Impact Fee Analysis** The General Manager extended a welcome to Matt Millis, from Zion's Bank. Matt presented his report of the analysis of the impact fee facilities plan which indicated would increase the impact fee. A larger sewer line will need to be constructed along 4100 South 2200 West and Grizzly Gulch to accommodate future growth in the area. The analysis proposed to increase the wastewater impact fee for a single residential unit to \$1,234 and give the District the ability to collect this fee District-wide. Matt noted that the District posted a notice at Taylorsville City, the Taylorsville Library, and in the two local newspapers fourteen days prior to the Public Hearing. No public was present and after discussion the following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve Resolution 13-03, the Impact Fee Facilities Plan as recommended by the General Manager. The motion was passed by the following individuals voting in the affirmative: Trustee Behunin, Swensen and Russell.

**Common Consent Items** Minutes Upon review and discussion of the July 17, 2013 Board Minutes, the following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the July, 2013 minutes The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Monthly Calendar and Upcoming Events The General Manager noted that Board Meeting will be held on Wednesday, September 18, 2013 and will begin at 3:00 p.m. Trustees Swensen, Behunin and Russell plan to be in attendance.

**Employee Award Presentation - Tom Gordon 20 years** The Board recognized Tom Gordon, Sewer Supervisor, and congratulated him on twenty years of dedicated service to the District.

**Manager's Report** Letter recommending Gary Swensen to serve on Jordan Valley Board The General Manager reported that Trustee Swensen's term is coming to an end on the Jordan Valley Water Conservancy District Board. Management at JWCD would like Trustee Swensen to continue as a Board Member. The appointment is made by the governor, who receives the endorsement from Taylorsville City's Mayor. The General Manager wrote a letter from the District management and

Board recommending Trustee Swensen to continue on the JWCD Board and plans to deliver it personally to the Mayor. After discussion the following motion was made by Trustee Russell seconded by Trustee Behunin:

RESOLVED: To recommend Gary Swensen to continue his service on the JWCD Board and approve the letter sent to Taylorsville City's Mayor for his endorsement. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Proposed agenda for Strategic Planning Meeting - September 5, 2013, 8:00 a.m. Board Room

The General Manager discussed the upcoming Strategic Planning Meeting scheduled September 5, 2013, in the Board Room for District management, Board members and staff supervisors. After discussion the Board planned to be in attendance.

Standard and Poors Rating Services Letter The General Manager reported on a letter received from Standard and Poors requesting all relevant financial information regarding the District. Standard and Poors evaluated the data and affirmed the District bond rating of "AA". After discussion the Board commended the General Manager for the excellent manner in which the District is managed.

Fuel Network User Agreement The General Manager reported that in order to be self-sufficient and prepared for an emergency that could shut down their own gas pumps, the District signed an agreement with the State of Utah to use the State's gasoline pumps. The State has issued gasoline cards for each District vehicle. The District owns their own pumps but in an emergency, if the pumps were damaged, the District would have access to the State's gasoline. The General Manager explained to the Board that he has signed and executed the agreement with the State.

Report on claims from sewer back-up The General Manager updated the Board on the sewer back-up on Redwood Road involving Institutorm. The back-up caused damage to four or five homes. Institutorm took full responsibility for the back-up, has worked with the insurance companies and have paid all costs associated with the problem. The District has held off paying the final payment to Institutorm until all issues are resolved. The Board asked that the General Manager to keep them informed about the problem.

Report on meeting "Utah's Water Future" The General Manager reported that he and Trustee Swensen attended the meeting hosted by the Governor regarding water. Many groups with diverse opinions were represented, the majority were contrary to the Governor's proposals regarding water management. The General Manager was able to speak to the group concerning those that drink water and manage water. He said that these meetings are beneficial and complimented the Governor for organizing this forum.

**Financial Report** Accounts Payable Discussed: construction/operation and maintenance vouchers 27026 - 27199, including voided voucher #27178, for a total of 174 vouchers with a dollar amount of \$692,521.93; payroll vouchers 2013363 - 2013390 and 2013391 - 2013418 for a total of 56 vouchers with a dollar amount of \$147,549.94. After discussion the following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the list of Accounts Payable included in the Board Book. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Financial Report Controller, Mark Chalk reviewed the monthly financial report. Documents regarding the financial position of the District were reviewed and discussed. After a thorough review the reports were directed to be appended to the minutes.

Certifications of delinquent accounts to Salt Lake County Treasurer Mark Chalk, Controller, presented the Certifications for the month of August, 2013. Trustee Behunin complimented the District for the report on tracking the history of the certifications. After discussion the following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve the Certification amount of \$40,306.45. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Operations Report Water Usage and New Connections Mr. Fenn reviewed and discussed the water usage report with the Board and directed the schedules to be appended to the minutes. Mr. Fenn added that July, 2013 has been the hottest and wettest on record.

Projects Mr. Fenn reported that the Rawson Well Rehab should be complete with the pump and motor installed and the anticipated startup date is August 26. The High Zone and Middle Zone lid repair and restoration has been re-evaluated and was decided to make repairs on one tank at the High Zone and one tank at the Middle Zone and are waiting for approval and awards of the contract. The Sewer System Condition Study needs modification before the project is complete. The Sanitary Sewer Capacity Study is complete and information was provided by Zions Bank regarding the Impact Fee. The Managers have contacted a land owner that is interested in making an exchange regarding the TBID Replacement Well #1. The 2013 Water Line Replacement on Redwood Road from 4100 South to 4200 South, is to begin August 25 and the estimated completion date is September 15. The Board thanked Mr. Fenn for the thorough report.

Legal Report The Attorney reported that the Rural Water Association of Utah plans to approach the State Legislature to see if they could assess a fee from all water users and associations to help with their budget as they have lost federal funding. He will watch the situation closely in the coming months.

Engineer's Report Consider award of High Zone resurfacing contract The Engineer reported that a bid opening was held at the District offices Friday, August 16, 2013. Four companies bid the project with the low bid submitted by VanCon, Inc. in the amount of \$156,240. The Engineer recommends that VanCon, Inc. be awarded the contract for the High Zone and Middle Zone tank resurfacing. After a discussion the following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To accept the recommendation of the Engineer for the High Zone and Middle Zone Tank Resurfacing Project and award the contract to VanCon, Inc. in the amount of \$156,240. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Sewer Trunk Line Follow-up The Attorney inquired about action taken on the sewer trunk line situation. The General Manager reported that he, Kevin Fenn and the sewer crew visited the home owner and explained the sewer manhole situation that sits underneath his porch and brick wall at the property. Management will continue to work on a solution and report to the Board.

Jordan Valley Water Conservancy District Report - Trustee Swensen Trustee Swensen invited the Board to an Open House for the Southwest Jordan Valley Groundwater Project to be held October 2, 2013 from 8:30 a.m. to noon.

**Central Valley Water Reclamation Facility Report - Trustee Behunin** Trustee Behunin reported that there is a lot of over capacity in the digesters that could be used to make gas to generate electricity. Central Valley has been accepting truckloads of sludge from Synderville Basin that is put through the digesters to create the gas. Central Valley is looking to increase the production with the possibility of contracting with Rocky Mountain Power to create electricity in future years. This process is in the early stages and he will keep the Board informed.

**Utah Association of Special Districts Report - Trustee Russell** Nothing to report.

**Closed Meeting** The following motion was made by Trustee Swensen and seconded by Trustee Russell:

RESOLVED: To go in to closed meeting for the purpose of discussing the character, competence or health of an individual. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

The following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To go out of closed meeting. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

No action was taken.

**Adjourn** The following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To adjourn the August, 2013 Board Meeting at 5:25 p.m. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

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## **ACTION ITEMS**