

**MINUTES OF THE TAYLORSVILLE-BENNION
IMPROVEMENT DISTRICT BOARD MEETING HELD SEPTEMBER 18, 2013**

The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held at 3:05 p.m. Wednesday, September 18, 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. The prayer was offered by Tami Fullmer.

Common Consent Items Minutes Upon review and discussion of the August 21, 2013 Board Minutes, the following motion was made by Trustee Russell seconded by Trustee Swensen:

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

Strategic Planning Meeting Minutes Upon review and after discussion of the September 5, 2013 Strategic Planning Meeting Minutes, the following motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To approve the Strategic Planning 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, October 16, 2013 and will begin at 3:00 p.m. Trustees Swensen, Behunin and Russell plan to be in attendance. The General Manager invited the Board to attend the Company Breakfast that will be held Tuesday, October 1, 2013 at 7:30 a.m. in the Board Room.

Trustees Expense Report The General Manager explained that the enclosed forms were for the Trustee's review.

Manager's Report Capital Construction Projects 2014 The General Manager presented the Capital Construction Projects in order of their importance to the District. The Attorney asked for clarification as to why the Nelson Well needs to be replaced. Mr. Fenn explained that there is iron bacteria that has plugged the well causing a significant reduction of capacity. The District is now taking a more pro-active approach by treating and rehabilitating the other wells to avoid similar problems experienced at the Nelson Well. Trustee Behunin inquired about the purchase of new graffiti equipment and frequency of graffiti within the District. Mr. Fenn explained that the current graffiti removal equipment the District is using is over twenty years old, worn out and needs to be replaced. When graffiti is discovered and removed immediately it appears to discourage those individuals responsible and the District loss appears less frequently. Trustee Behunin asked about hiring a landscape architect and looking at the plans for the landscape rehabilitation. The Engineer reported that a licensed landscape architect with a college degree has been hired and that we are aware of Trustee Behunin's expertise and assured him that he will be part of the decision process. Trustee Swensen inquired about the Barker Well and future tie-in. Mr. Fenn explained that this additional water line would supply water needed to the Bridgeside Landing apartment complex for extra fire protection and provide a two-way feed to that area. After a lengthy discussion and review of the critical needs in 2014 the General Manager explained that these items will be revisited in the coming months.

Shaw Well Property The General Manager reported that he had been approached by a landowner that owns property around the Shaw Well and questioned the surrounding property boundaries. The Engineer provided a survey crew to plot the surrounding area deeds and easements surrounding the Shaw Well site. Following a thorough survey the crew and Engineer found the District has possession of and owns the land inside the existing fence line and the GIS representation from Salt Lake County is in error. The General Manager explained that the Shaw Well is non-functioning, the water quality is marginal and the District has several better wells being used in its place. The landowner may contest the findings and hire his own survey crew and attorney but historically has been good to work with. The District should be able to arrive at an amicable agreement. The General Manager will report to the Board on his meeting with the landowner.

Financial Report Accounts Payable Discussed: construction/operation and maintenance vouchers 27200 - 27361, for a total of 162 vouchers with a dollar amount of \$687,271.10; payroll vouchers 2013419 - 2013446 and 2013447 - 2013474 for a total of 56 vouchers with a dollar amount of \$147,122.09. The General Manager reported that there were a large number of refund checks issued to sellers of homes within the District. Trustee Russell inquired about a possible deposit or fee for new home owners. It was explained that there is no deposit to a new customer. In addition, Trustee Russell asked how Xpress Bill Pay receives payment from the District. Mr. Chalk explained that the District pays on a percentage and a flat charge based on how the customer uses the service. 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 September, 2013. He explained that the amount certified was small because the County had an early deadline for certifications and there will be no certifications in October. After discussion the following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the Certification amount of \$367.12. 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. Projects Mr. Fenn reported that the Rawson Well Rehab pump and motor installment date is delayed and are waiting for a fitting. The High Zone and Middle Zone Lid Repair Project has been awarded to VanCon, Inc. The project began September 16, 2013. Trustee Swensen inquired about the Sewer System Condition Study. Mr. Fenn explained that the District is required to formulate a Sewer System Management Plan. The plan will include bringing the District rules and regulations up to date which were last revised in the early 1980's. The Engineer is assisting in writing the plan, and upon completion, the Attorney will review and present it to the Board for adoption. The 2013 Waterline Replacement/4100 South and Redwood Road should be completed by next week. Mr. Fenn recognized the District inspector, Steve Webb, for his valuable expertise in assisting with the project. TBID Replacement Well #1 project is waiting for CRS to survey the property.

Legal Report Nothing to report.

Engineer's Report The Engineer invited the Board and District employees to the Annual CRS Picnic that will be held Tuesday, September 24, 2013 and will be held at Sugar House Park.

Jordan Valley Water Conservancy District Report - Trustee Swensen Trustee Swensen reported that JWCD has sold a record-setting amount of water the last two years yet JVCWD has been able to stay within their goal of reduced water use by the year 2025. The Southwest Groundwater Treatment Plant went into full operation in August. Trustee Swensen noted that a ribbon cutting ceremony will be held at JWCD Wednesday, October 2, 2013 for the completion of the plant. He invited the Board Members to attend. The restructuring of the pumping station at Utah Lake is now complete and up and running. These pumps affected JWCD and surrounding irrigation companies. The pumps and plant were over one hundred years old and shouldn't need replacing for at least fifty years. Trustee Swensen reported that the AWWA Intermountain Section Conference was informative and well worth attending. At the conference Taylorsville-Bennion won the best groundwater award. An award they have won for the past three years. The water was drawn from the Valley Well.

Central Valley Water Reclamation Facility Report - Trustee Behunin Nothing to report.

Utah Association of Special Districts Report - Trustee Russell Trustee Russell reported that he is helping to produce two videos. The first, is aimed at the Districts and how the UASD helps the Districts. The second video concerns the lawmaker, how the UASD is important and how the association can help the lawmaker. The videos can be viewed on the UASD website.

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

RESOLVED: To adjourn the September, 2013 Board Meeting at 4:35 p.m. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Work Session was held for all Board Members following the Board Meeting

ACTION ITEMS

- 2014 Capital Construction Projects
- Shaw Well property

