

**MINUTES OF THE TAYLORSVILLE-BENNION
IMPROVEMENT DISTRICT BOARD MEETING HELD MAY 18, 2011**

1. The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held Wednesday, May 18, 2011. Present were Trustee Behunin, Trustee Swensen and Trustee Russell. Also present were General Manager, Keith Lord; Assistant Manager, Kevin Fenn; Attorney, Bill Gibbs; Engineer, Paul Hirst; and Secretary, Tami Fullmer. Visitors included members of Haynie & Company; Randy Jensen, John Hadlock and Jeremy Jones. The prayer was offered by Bill Gibbs.

2. **Public Comments** No public was in attendance.

3. **Audit 2010 Presentation - Haynie & Company** Randy Jensen, John Hadlock and Jeremy Jones representing Haynie & Company handed out booklets containing the 2010 Audit of the District. Mr. Jensen reported that the audit was conducted in accordance with Federal Government Auditing Standards. He explained that the District demonstrated good budgeting and management practices as outlined by the Federal Government, is in compliance with all general requirements and that the District demonstrates very good accounting practices. The auditors stated that they were able to offer a clean and commendable report.

4. **Common Consent Items** Minutes Upon review of the April 20, 2011 Board Meeting minutes Trustee Swensen discussed an addition to item #9 he would like included in the minutes. Motion was made by Trustee Swensen seconded by Trustee Russell and unanimously approved the April minutes with the additional explanation included in item #9 regarding the JVVCD Water Availability Study. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Monthly Calendar of Events Chairman Behunin discussed the June Board meeting which is scheduled for Thursday, June 23, 2011. He will be out of town and unable to attend. Both Trustees Swensen and Russell plan to attend.

Trustee Expense Report The General Manager explained that the enclosed forms were for their review.

Accounts Payable Discussed: construction/operation and maintenance vouchers 23448 - 23564, for a total of 117 vouchers; with a dollar amount of \$1,245,376.85; payroll vouchers 2011189 - 2011215 and 2011216 - 2011242 for a total of 54 vouchers with a dollar amount of \$128,395.53. Motion was made by Trustee Russell seconded by Trustee Swensen and unanimously approved the accounts payable. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Financial Report Documents regarding the financial position of the District were reviewed and discussed for May, 2011. After a thorough review of the report as contained in the Board Book, it was directed to be appended to the minutes.

Water Production, Water Cost and Water Usage Reports The Board reviewed and discussed the reports and directed the schedules to be appended to the minutes. Mr. Fenn reported that the District's annual Water Quality Report was mailed to all the customers in the District.

5. **Approve Certification** The General Manager discussed the Certification amount for the month of May. Motion was made by Trustee Swensen seconded by Trustee Russell and unanimously approved the Certification amount of \$36,114.71. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

6. **Five-year Service Award Presentation to Steve Longman** The Board of Trustees presented Steve Longman with a Service Award and commended him for five years of committed service and dedication to the District. Management noted that Mr. Longman was doing a good job leading the valve exercise program of the District.

7. **Website Presentation** IT Specialist Lance Fisher introduced the updated District website to the Board. After much discussion the Board complimented Mr. Fisher on his expertise and ability of adding new features and creating a professional, user-friendly and informative website.

8. **Legal Report** Legislature The Attorney reported that the legislation for 2012 has begun and the items being discussed do not affect the District.

Water Coalition The Attorney is meeting with this committee to discuss future water use. By the year 2030 there will be too many people and not an adequate water supply for the population in the Salt Lake Valley. The committee will continue to explore ways to deal with this issue.

Rental Home Agreement The Attorney reported that he discussed the rental agreement with Real Property Management's attorney and the contract was approved with his recommended changes.

Sorensen's Easement Mr. Gibbs has reviewed the draft for the easement and has sent it the attorney representing Sorensen for their consideration and approval.

9. **Manager's Report** Elections The General Manager asked Lance Fisher to explain the upcoming election material. Mr. Fisher explained that there are two positions up for re-election this year. Those interested are required to declare their candidacy between July 1 and July 15, 2011. If only one candidate declares for each position, the District will not be required to hold an election. The District management discussed the polling locations with the Trustees and it was decided that the voting will take place at Plymouth Elementary, Vista Elementary and Calvin Smith Elementary.

Retirement of Ron Day The General Manager reported to the Board that Ron Day of Central Valley Water Reclamation Facility is retiring and they are honoring him on May 26, 2011 from 2:00 p.m. to 4:00 p.m. He invited the Board to attend.

10. **Engineer's Report** The Engineer discussed the bid opening for the remodel of the 39th South Lift Station. Six bidders qualified and three submitted bids. The low bidder was Hills Construction. The Engineer reported that Hills Construction is a quality contractor and is recommending that they be awarded the bid in the amount of \$993,739.00 and approve to allow a contingency of \$150,000.00 for any unknown items that may occur. Hills Construction is planning to begin immediately, will have one-hundred and twenty (120) days to finish and should be completed by October, 2011. Motion was made by Trustee Russell seconded by Trustee Swensen and unanimously approved to award Hills Construction the 39th South Lift Station Remodel Project in the amount of \$933,739.00 with a \$150,000.00 contingency allowance for any unknown items that may occur. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Tank Repair The Engineer reported to the Board that the tank repair contract has been completed by Build, Inc.

11. **Jordan Valley Water Conservancy District Report** Trustee Swensen reported to the Board that a vote for the Water Availability Study has been delayed until June, 2011. There are questions from member agencies concerning the thoroughness of the study and if other options should be presented. Trustee Swensen suggested that he and the General Manager arrange to meet Taylorsville City's mayor, Russ Wall, to discuss the water availability options and its affect on the city.

12. **Central Valley Water Reclamation Facility Report** Trustee Behunin reported that Reed Fisher, General Manager of Central Valley, will attend the District's July Board Meeting to discuss the water quality study of the Jordan River.

13. **Construction and Operations Report 2011 Waterline Replacement** Mr. Fenn reported that the waterline replacement project is almost complete in the first subdivision and the water services are being connected in the upcoming weeks. The work has progressed in a timely manner and the neighbors affected seem to be pleased with the contractor's efforts.

Barker East Well Rehabilitation Mr. Fenn explained that the rehabilitation has been completed but the results were not as good as the District would have liked. The rehabilitation did not increase its capacity to pump more water but the work has extended the life of the well.

Callaway Apartments Sewer Back-up Mr. Fenn reported that the District's insurance company is at an impasse in negotiations with the Callaway Apartments insurance company. No progress has been made for the past month.

14. **Closed Meeting - Discuss competency and character of District Employees** Motion was made by Trustee Swensen, seconded by Trustee Russell and unanimously approved to go into closed session for the purpose of discussing the competency and character of District employees. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Motion was made by Trustee Swensen seconded by Trustee Russell and unanimously approved to come out of closed session. The motion was passed with following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Salary Changes After much discussion the General Manager proposed that based on the preliminary compensation study and competency and ability on the following employees, Mark Chalk and Lance Fisher, that they be given an increase in salaries of 15.82% and 13.13% respectively. Motion was made to accept the General Manager's recommendation to increase the salaries of Mark Chalk and Lance Fisher by Trustee Swensen seconded by Trustee Russell and unanimously approved. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

15. **Adjourn** Motion was made by Trustee Swensen seconded by Trustee Russell and unanimously approved to adjourn the May, 2011 Board meeting. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

ACTION ITEMS

- Execute Rental Home Agreement
- Sorensen's Easement and Agreement