

**MINUTES OF THE TAYLORSVILLE-BENNION  
IMPROVEMENT DISTRICT BOARD MEETING HELD FEBRUARY 15, 2012**

1. The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held Wednesday, February 15, 2012 at the District office. Present were Trustee Behunin, Trustee Swensen and Trustee Russell. Also present were General Manager, Keith Lord; Attorney, Bill Gibbs; Engineer, Paul Hirst; and Secretary, Tami Fullmer. Assistant Manager, Kevin Fenn was excused. The prayer was offered by Paul Hirst.

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

3. **Recognize Marshall Crabtree, 5 year service award** The Board of Trustees presented Marshall Crabtree with a Service Award and commended him for five years of committed service and dedication to the District.

4. **Common Consent Items** Minutes Upon review of the January 18, 2012 Board Meeting minutes the following motion was made by Trustee Swensen seconded by Trustee Russell.

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

Monthly Calendar of Events The General Manager noted that Board Meeting in March will be held on Wednesday, March 21, 2012 and begin at 3:00 p.m. All Trustees plan to be in attendance.

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

Accounts Payable Discussed: construction/operation and maintenance vouchers 24618 - 24728, for a total of 111 vouchers with a dollar amount of \$589,208.74; payroll vouchers 2012028 - 2012054 and 2012055 - 2012082 for a total of 55 vouchers with a dollar amount of \$137,083.06. After discussion the following motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To approve 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. The General Manager explained some of the financial reports were not available until the time of Board meeting because of a computer glitch. After a thorough review of the reports as contained in the Board Book, it was directed to be appended to the minutes.

Water Usage and New Connections The General Manager reviewed and discussed the reports with the Board and directed the schedules to be appended to the minutes.

5. **Legal Report** The Attorney reported that the 2012 Legislative Session is underway and there is no legislation being introduced that concerns the District. Trustee Swensen raised a concern about a bill sponsored by State Representative Frankel and State Senator Valentine. The Attorney reported that the bill had died. He discussed a lawsuit involving Jordan Valley Water Conservancy District and an owner regarding water damage caused by a broken pipe that had not

been adequately repaired by JWCD, who claimed they were covered by the Governmental Immunity Act. The Utah Court of Appeals ruled in favor of the property owner and the case is likely to go to the Utah Supreme Court.

6. **Manager's Report** Revise Administrative Policy - Waiver of Fees for Servicemen  
The General Manager discussed the policy of the District wherein credit has been given to deployed military service members since 2005 at the height of the Iraq war. At the time the policy was approved the District was billing bi-monthly and allowing up to a \$100.00 credit on each bill. The District is now billing every month. The General Manager proposed the credit be changed to \$50.00 for each month. The Manager also suggested the policy clarify that this credit will be retroactive to May, 2009 when monthly billing began and the credit given to households are direct family members, dependents or lawful dependents at the primary residence. After much discussion the following motion was made by Trustee Russell seconded by Trustee Swensen.

RESOLVED: To approve the Revised Waiver of Fees for Servicemen as outlined by the General Manager. The motion passed with the following members voting in the affirmative: Trustees Behunin, Swensen and Russell.

Revise Employee Policy #20 - Educational-Training Reimbursement The General Manager reported that Policy #20 remains the same and an additional paragraph, #9, has been added that allows District employees, those working the field and operators, to take and pass water and sewer certification tests. When they pass the test they will receive up to one dollar (\$1.00) per hour per year as part of their salary. The District will pay for the employees first test but if unable to pass, and another test has to be taken, the employee will pay for an additional test. After much discussion the following motion was made by Trustee Russell seconded by Trustee Swensen.

RESOLVED: To approve the Educational-Training Reimbursement. The motion passed with the following members voting in the affirmative: Trustees Behunin, Swensen and Russell.

New Hire The General Manager reported that the District has hired Brandon Gee who will be working outside with the water operators. Brandon is 25 years old, has returned from military service and lives in West Jordan. The Management interviewed ten applicants and Brandon seemed to be the best fit for the company.

7. **Jordan Valley Water Conservancy District Report** The General Manager acknowledged and congratulated Trustee Swensen, who was selected as Chairman for the JWCD. Trustee Swensen reported that the new Trustees on the JWCD Board are Kent Winder, Cory Rushton, and the new mayor of South Jordan.

8. **Central Valley Water Reclamation Facility Report** Trustee Behunin reported that the training sponsored by Central Valley in January was very informative and beneficial to all who attended. He mentioned that Tom Hollstrom is doing an excellent job as new General Manager.

9. **Engineers Report** Construction and Operations Report The Engineer reported on the various projects throughout the District:

Valley Well House The contractor for the well house, Nelson Construction, has not started construction due to the delay of the contractor constructing the water line portion of the project.

Valley Well Water Line The pre-fab loop and hot tap “tee” has been installed. The contractor is blowing off the water line, doing the chlorine testing today and hopes to have the line pressure tested and pass the bacteria test in the next week.

3900 South Lift Station Some work needs to be done on the influent pipe and additional epoxy seal applied. The project should be completed by the middle of March, 2012.

Atherton West Rehab It was reported that the chemical treatment, the mechanical well development and test pumping are complete. New equipment has been ordered.

Low Zone Boosters A scope and feasibility meeting was held and management made the determination to table the decision to move forward but will reassess the project in the fall. District management will watch the boosters through the season and make a decision of what needs to be done by July, 2012.

5MG Reservoir The roof treatment will be applied by next week. The landscape design and construction bid package are in progress.

Water Line Rehab/ 4700 S Mr. Fenn met with UDOT who gave District management their requirements and tentative alignments. The District will incorporate the requirements and review again with UDOT for approval, and move forward.

Brady Ditch Water Right Agreement The General Manager explained that there is sensitive data to address and recommended that the Board go into closed session.

10. **Approve Certification** The General Manager discussed the Certification in the Manager’s portion of the Board meeting for the month of February, 2012. After much discussion the following motion was made by Trustee Russell seconded by Trustee Swensen.

RESOLVED: To approve the Certification amount of \$26,935.64. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

**Closed Meeting- Discuss the purchase, exchange or lease of real property** The following motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To go into closed session for the purpose of discussing the purchase, exchange, or lease of real property. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

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

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

After much discussion by the Board the Following motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To approve the water rights exchange agreement with Sandy City as well as the water rights exchange agreement with Jordan Valley Water Conservancy District as recommended by the General Manager and Engineer and allow the Manager to execute those agreements. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

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

RESOLVED: To adjourn the February 15, 2012 Board Meeting. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

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**ACTION ITEMS**