

**MINUTES OF THE TAYLORSVILLE-BENNION  
IMPROVEMENT DISTRICT BOARD MEETING HELD MARCH 25, 2013**

The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held at 3:02 p.m. Monday, March 25, 2013 at the District office. Present were Trustee Behunin, Trustee Swensen and Trustee Russell. Also present were General Manager, Keith Lord; Assistant Manager, Kevin Fenn; Controller, Mark Chalk; Attorney, Bill Gibbs arrived at 3:07 p.m.; Engineer, Paul Hirst; and Secretary, Tami Fullmer. The prayer was offered by Mark Chalk.

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

**Common Consent Items** Minutes Upon review and discussion of the February 20, 2013 Board Minutes motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To approve the February, 2013 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 will be held on Monday, April 15, 2013 and will begin at 3:00 p.m. The entire Board plans to be in attendance.

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

Accounts Payable Discussed: construction/operation and maintenance vouchers 26194 - 26320, for a total of 127 vouchers with a dollar amount of \$772,297.28; payroll vouchers 2013083 - 2013110 and 2013111 - 2013138 for a total of 56 vouchers with a dollar amount of \$145,340.12. Trustee Behunin drew attention to voucher # 26372, and asked for the Manager's explanation. The General Manager reported that the District purchased a new replacement GPS unit that is more compact and more powerful than the old one. It can record objects in the field more accurately, function even through cloud cover, trees or other structures causing interference. After a 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.

Trustee Swensen reported at the recent Water Users Conference he attended, a keynote speaker strongly urged special districts to increase and build their cash revenues for the future. He indicated that there may be legislative problems with increased revenue and special districts may need to approach the legislature. The General Manager agreed that raising the District's revenue should be a consideration and wants to address this with the Board in the upcoming months.

Certification of delinquent accounts to Salt Lake County Treasurer The General Manager presented the Certifications for the month of March, 2013. After discussion the following motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To approve the Certification amount of \$24,352.02. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

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.

**Manager's Report** Historical and projected water use The General Manager discussed the graph included in the board book that illustrated the District's "water per account per year" and that projected the usage to the year 2025. The Manager explained that the District is required to reduce its water consumption by twenty-five percent by the year 2050 however, at the District's current consumption rate, it is proposed that it will reach this goal by the year 2025.

Consider Café Rio and Leatherby Refund The General Manager discussed a phone call received from the manager of a development on 5400 South and Redwood Road questioning the high bills. This is a strip mall which includes several businesses and food outlets, the largest of these being Café Rio and Leatherby's. The District staff researched the accounts and found that when the District upgraded the billing system in 2008, the accounts were not converted correctly. It was calculated that the District owes both businesses a refund for the over billing since 2008. A letter and check were prepared and will be sent to both Café Rio and Leatherby's. The Board asked the General Manager to check if there were other accounts with this similar situation.

Consider adoption of Policy#36 - Utah Retirement System (URS) Eligibility Requirement for Elected Officials The General Manager reported that following an audit by the URS, it was recommended that the District adopt the policy showing the Tier 1 elected officials, whose service began prior to July 1, 2011 may participate in the defined benefit plan once they meet the salary requirements; or Tier 2 elected officials taking office for the first time after June 30, 2011 are restricted and must be certified as full time by the District in order to be eligible for coverage. Because the Board of Trustees for the District serve part time they are ineligible for any retirement benefits at this time. Refer to the entire text of the policy attached to the minutes. The General Manager recommended that the Board adopt this policy and after a discussion motion was made by Trustee Swensen seconded by Trustee Russell.

RESOLVED: To approve the adoption of Policy #36 - URS Eligibility Requirement for Elected Officials. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Coordinate schedule to meet with Taylorsville City re: Renewal Projects The General Manager discussed meeting with the Mayor and others at Taylorsville City. Three possible dates were suggested and he will call the Mayor's office to arrange the scheduled time. He will contact the Trustees when this meeting is arranged.

Report on Utah Water Users Conference The General Manager reported on the recent Water User's Conference held in St. George, Utah in March. The Governor, Gary Herbert, spoke about the

principles needed to guide Utah into the future regarding water issues. Trustee Swensen mentioned that because of federal budget cuts, the federal government speakers were not able to attend to present their papers but the conference directors did a great job of acquiring last minute speakers.

**Legal Report** The General Manager asked the Board to refer to the enclosed report of the bills that were being tracked by the Utah Association of Special Districts only as it impacted the Association in the 2013 Legislative Session. Two bills of special concern were SB190, which passed and refers to the procurement process and will have a significant impact on the District; and SB109 & HB123, which did not pass and refers to water rights and change application procedures. It is planned that the District will need to adopt a new procurement policy and train the staff with respect with its compliance.

**Engineers Report** Report will be given in Closed Meeting.

**Construction and Operations Report** Mr. Fenn reported that the test pumping on the TayWest Well is complete, efforts have been made to restore the well to its original capacity were successful. A new pump has been selected and will be ordered. At the Atherton West Well the floors are being painted, additional wiring is being installed and all is expected to be completed by the end of the week. He asked that the Board refer to the report included in the Board Book for further review.

**Jordan Valley Water Conservancy District Report** Nothing to report.

**Central Valley Water Reclamation Facility Report** Nothing to report.

**Utah Association of Special Districts Report** Trustee Russell reported that LeGrande Bitter has worked tirelessly during the 2013 legislative session for the special districts regarding all water issues.

**Adjourn the Regular Board Meeting** The General Manager asked for a motion to adjourn the regular Board Meeting and go into a closed session for the purpose of discussing the sale of real property. Motion was made by Trustee Russell seconded by Trustee Swensen.

RESOLVED: To adjourn the March, 2013 Board Meeting and go into closed session to discuss the sale of real property. The motion was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

**Adjourn Closed Meeting** Motion was made by Trustee Russell seconded by Trustee Swensen.

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

**Adjourn** The General Manager asked for a motion to adjourn the March Board Meeting. Motion was made by Trustee Swensen seconded by Trustee Russell.

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

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## **ACTION ITEMS**

- Meet with Taylorsville City officials for a discussion on the Redevelopment Project areas