

**MINUTES OF THE TAYLORSVILLE-BENNION
IMPROVEMENT DISTRICT BOARD MEETING HELD JULY 15, 2015**

The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held at 3:05p.m., Wednesday, July 15, 2015, at the District office. Present were Trustee Swensen and Trustee Russell. Also present were General Manager, Keith Lord; Assistant General Manager, Kevin Fenn; Assistant General Manager, Mark Chalk; and Secretary, Tami Fullmer. Trustee Behunin, Engineer Paul Hirst and Attorney Todd Godfrey were excused. Sharlene Gruver, Controller at Central Valley Water Reclamation District, was also in attendance as a visitor. The prayer was offered by Tami Fullmer.

Approval of Common Consent Items June 17, 2015 minutes, calendar, upcoming events, and trustees expense report. The Board reviewed and discussed the June 17, 2015 Board Minutes. After discussion the following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve the June, 2015 Minutes. The motion passed with the following individuals voting in the affirmative: Trustees Swensen and Russell.

Monthly Calendar The General Manager discussed the August Board Meeting which is scheduled for Wednesday, August 19, 2015 at 3:00 p.m. The Trustees plan to attend. He reminded the Board of the Employee Summer Party that will be held at Boondock's on Monday, July 20, 2015 and invited all to attend. The General Manager and Board recognized Trustee Swensen and congratulated him regarding the naming of a Salt Lake County Park, Gary C. Swensen Valley Regional Park, in his honor.

Engineering and Construction Consider approval of fee increase to High Zone Landscaping Design project Kevin Fenn discussed with the Board the High Zone Landscaping Design project and an increase for Phase II design work. The additional project management fees in the amount of \$4,000 for a total of \$15,900 are a result for Phase I and Phase II. After much discussion the following motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve the fee increase for landscape architectural services for Phase I and Phase II of the High Zone Landscaping project in the amount of \$4,000 for a total of \$15,900 to ArcSitio Design, Inc. as outlined. The motion passed with the following individuals voting in the affirmative: Trustees Swensen and Russell.

Financials Consider approval of certification of delinquent accounts to Salt Lake County Treasurer Assistant General Manager, Mark Chalk, presented the certifications for the month of July, 2015 in the amount of \$30,272.09. After discussion the following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the July, 2015 certification amount of \$30,272.09. The motion passed with the following individuals voting in the affirmative: Trustees Swensen and Russell.

Consider approval of accounts payable Discussed: construction/operation and maintenance vouchers 30577 – 30764 for a total of 188 vouchers, with a dollar amount of \$1,068,801.24;

payroll vouchers 2015305 – 2015332 and 2015333 – 2015360 for a total of 56 vouchers with a dollar amount of \$159,935.19. Trustee Russell inquired about check #30660, payment to Seasons Four Landscape. Mr. Fenn explained that the check was for the actual planting and completion of the Low Zone Landscaping project. Trustee Swensen inquired about check #30606, payment to Dan McDougal for cleaning of exterior windows. The General Manager explained that the outside windows have not been cleaned for three years and this was additional work for Mr. McDougal. After a discussion the following motion was made by Trustee Swensen seconded by Trustee Russell:

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

Discussion on proposed District Investment Policy Mr. Chalk presented an Investment Policy to the Board. He explained that District Management is seeking ways to better manage the District's money and investment options. Currently, the District places money into a PTIF account but would consider other credible investment institutions allowed by the Utah Money Management Act. The Act restricts government entities in the way they are allowed to invest. It also lists dealers and financial advisors certified by the State. He and the General Manager asked the Board for permission to develop an Investment Policy and to recommend a certified financial advisor for the District. Following discussion the Board recommended that Management move forward on a District Investment Policy and present it at next month's Board meeting.

Review of budget preparation calendar Mr. Chalk presented the budget preparation calendar and highlighted several important dates that involved the Board members and required their attendance.

Reports & Miscellaneous

Report: June financials, graphs Assistant General Manager, Mark Chalk, presented 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.

Report: June water usage, new connections, graphs and projects Assistant General Manager, Kevin 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 CIPP has been completed. The District is waiting for the settlements with the flooded homes. The 4100 South Sewer Replacement Project is 99% completed. The contractor is painting the yellow striping on the traffic islands. There is no change on the Nelson Replacement Well. The HZ and LZ landscaping has encountered weather challenges. The plants are in but they remain very stressed and Mr. Fenn is monitoring this project closely. The 3900 S Lift Station-Grating/Odor Control Project is progressing and is on schedule for an October completion date. He referred the Board members to other Projects in the Board book for their review. The Board thanked Mr. Fenn for his report.

Report: Engineering Nothing to report

Report: Legal Nothing to report.

Report: Management Nothing to report

Jordan Valley Water Conservancy District Report Trustee Swensen reported that Bart Forsythe, Assistant General Manager at Jordan Valley, was airlifted to IMC Hospital following an accident at Flaming Gorge. He will have surgery in the next few days.

Central Valley Water Reclamation Facility Report The General Manager reported that Central Valley is encountering many challenges and he will be addressing these issues with the Board and the effect on the District at future Board meetings.

Utah Association of Special Districts Report Nothing to report.

Closed Session Trustee Russell requested that the Board enter into a closed session to discuss the purchase, exchange, lease or sale of real property. Attorney Todd Godfrey joined the meeting by telephone. The following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To go into closed session to discuss the purchase, exchange, lease or sale of real property. Attorney Todd Godfrey joined the meeting by telephone. The motion passed with the following individuals voting in the affirmative: Trustees Swensen and Russell.

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

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

Consider approval of property agreement with Taylorsville City The General Manager reported that no action will be taken at this time regarding the purchase, exchange, lease or sale of real property.

Adjourn The following motion to adjourn the July, 2015 Board Meeting was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To adjourn the July, 2015 Board Meeting. The time was 4:27 p.m. The motion passed with the following individuals voting in the affirmative: Trustees Swensen and Russell.

Action Items

- District Investment Policy
- Property Agreement with Taylorsville City