

**MINUTES OF THE TAYLORSVILLE-BENNION
IMPROVEMENT DISTRICT BOARD MEETING HELD JUNE 23, 2014**

The regular monthly meeting of the Board of Trustees of the Taylorsville-Bennion Improvement District was held at 1:15 p.m. Monday, June 23, 2014 at the District office. Present were Trustees Behunin, Swensen and Russell. Also present were General Manager, Keith Lord; Assistant General Manager, Kevin Fenn; Attorney, Bill Gibbs; Engineer, Paul Hirst; Controller, Mark Chalk; and Secretary, Tami Fullmer. The prayer was offered by Trustee Swensen.

Public Comments No public was in attendance.

Employee Service Award Presentation Chairman Behunin recognized General Manager, Keith Lord, who has been employed for thirty years with the District. The Board congratulated Mr. Lord and presented him with a certificate acknowledging his leadership, service and dedication to the Board, employees and patrons of Taylorsville-Bennion Improvement District.

Common Consent Items Minutes Upon review and discussion of the May 21, 2014 Board Minutes the following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the May, 2014 Minutes. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Monthly Calendar The General Manager discussed the July board meeting that will take place Wednesday, July 16, 2014 at 3:00 p.m. Trustee Behunin and Swensen plan to attend. Trustee Russell asked to be excused. The General Manager invited the Board members to attend the TBID Company Party Monday, July 21, 2014, beginning at 5:30 p.m. at Hidden Village Park.

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

Financial Report Accounts Payable Discussed: construction/operation and maintenance vouchers 28475 – 28635 for a total of 161 vouchers, with a dollar amount of \$713,447.15; payroll vouchers 2014250 – 2014277 and 2014278 – 2014305 for a total of 56 vouchers with a dollar amount of \$155,050.57. 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 was passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Financials Report The Controller 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.

Consider approval of certification of delinquent accounts to Salt Lake County Treasurer The Controller presented the certifications for the month of June, 2014. Trustee Swensen inquired

about the interest Salt Lake County receives if the certification is not paid by the homeowner at the end of the year. Mr. Chalk explained the County receives sixty percent and the District receives forty percent, although it amounts to a small amount of money. After a discussion the following motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the June certifications in the amount of \$29,837.90. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Consider Resolution #14-04 fixing the Certified Tax Rate The Controller presented the Certified Tax Rate from the Salt Lake County Assessor of 0.000164 and modification of the budget amount to \$418,411 for the maintenance and operation of the District. After discussion motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve and adopt the Certified Tax Rate of 0.000164 and modification of the budget amount to \$418,411 and authorized the General Manager to modify the budget to reflect these changes. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Discuss Budget Preparation Calendar The Controller discussed the Budget Preparation Calendar and highlighted several dates the Board needs to be aware of and will be included in for the remainder of 2014.

Manager's Report Report on easement in Village 2 The General Manager discussed the easement in Village 2, the District needs to purchase in conjunction with the sewer line installation on Grizzly Gulch. District management negotiated with Village 2 and they accepted the amount of \$3,060 for the easement and \$4,150 for removal of three trees for a total of \$7,210. The General Manager was satisfied with the negotiated price and asked the Board for approval. After discussion motion was made by Trustee Swensen seconded by Trustee Russell:

RESOLVED: To approve the purchase of the easement in Village 2 and removal of three trees for \$7,210. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Report on non-standard Impact Fee calculation The General Manager reported that he has discussed a non-standard Impact Fee with Matt Millis from Zion's Bank and Mr. Millis agrees that it is worth considering an impact fee associated with outside watering. The Engineer commented that as the District increases in population, the density on a fixed geographical boundary will increase. He indicated that it would be prudent for the District to have a system in place to calculate impact fees on population only. The General Manager asked for the Board's approval to pursue a proposal for a non-standard impact fee with Mr. Millis. After a lengthy discussion the Board directed the General Manager, along with Mr. Millis, to conduct a study and present the information to the Board at a future board meeting so a more informed decision can be made.

Report on response and status to sewer connection at 1530 W 4920 S The General Manager reported that the sixty day letter was sent to the homeowner regarding connecting to the

District sewer line, the time lapsed but the homeowner contacted our office days later inquiring about fees and specifications needed to install the sewer lateral. The homeowner is receiving bids on the sewer line, sewer connections fees need to be paid and it seems the homeowner will install the sewer line in the very near future.

Recognize employee promotion The General Manager wanted to recognize Curtis Van Wagoner, who has been employed by the District for the past six years, has been promoted to Lead Man and Valve Truck Operator. It was noted that he had passed all of the required certification examinations and was presented a small compensation for his promotion.

Report on AWWA Conference The General Manager reported that the AWWA Conference was very beneficial where he was able to attend many leadership sessions and viewed the new innovations in computer technology being implemented. Mr. Fenn reported that he was grateful to the Board for being proactive and willing to spend the money to replace water lines when Management has recommended it be done. He attended sessions where comments were made regarding the large amount of water line breaks and water loss they were experiencing and he complimented the Board for their foresight to replace and improve the District before a major problem does occur. All of the Board members who attended the conference felt it was a worthwhile experience. Trustee Swensen requested that the key indicators regarding water breaks, lines replaced and water loss be listed in the Board book for information and reference.

Legal Report Report on Central Valley Memorandum of Understanding The General Manager explained that the enclosed Memorandum is a draft of a private/public partnership that will design, build, finance, operate and maintain a project that will create energy through the processing of bio-waste. Central Valley will utilize their unused digesters, and the private entity will take advantage of tax credits and the profits will be split between the two groups. The Memorandum will need to be approved by each entity in the near future. The Attorney attended an information meeting where he spent time cross examining the private contractor to understand what methods and procedures will be implemented and he came away very encouraged about the project. Trustee Behunin reported that after attending and being involved in many meetings he sees a lot of benefit of the private/public partnership and stated that Tom Holstrom, General Manager of Central Valley could attend a future Board meeting to address any concerns or questions. The General Manager will contact Mr. Holstrom regarding a visit with the Board.

Callaway Apartment suit The Attorney is aware and following the lawsuit with the Callaway Apartments. It is continuing and he will keep the Board apprised of any action.

Operations Report Water Usage & 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 Standard Specifications are in progress and getting ready for District review. The CIPP/ Slip Lining project is planned to begin in September with Layne Inliner as the contractor. The 4100 S Sewer Replacement – Grizzly Gulch Project is set to begin with a pre-construction meeting with Nolan & Sons to be held the end of June. There will be a meeting on the investigative and preliminary design phase of the larger portion of the 4100 S Sewer Replacement in July, 2014. The Rawson Well Rehab should be completed by July if and

when the motor representatives from Texas arrive to work with our pump contractor. The Tank Lid Monitoring/ Sonar project will be reported by the Engineer. The Sewer Condition Study will be completed when time permits. The 3900 S Lift Station Grating/Odor Control project has been delayed and awaiting the warranty repair on the coated walls. The company has not contacted the District on a tentative date. The Nelson Replacement Well project has been negotiated except for a small issue and then can be signed. The Barker-Bridgeside Waterline Project is completed and final payment needs to be made.

Consider approval of LZ Reservoir Landscape The General Manager introduced Richard Gilbert and Natalie Watkins, landscape architects at ArcSitio, who have been working with himself and Mr. Fenn on a conceptual design and planting plan for the LZ Reservoir Landscape. Mr. Gilbert and Ms. Watkins explained that their goals are to reduce turf up to thirty percent which should insure that the District receive grant funds from Jordan Valley Water Conservancy District and freshen up the site by removing some of the older trees. The plan is to make the site visually appealing by removing vegetation and adding rock mulch to the slopes, plus adding bedding plants and conifers to other areas. Trustee Behunin suggested some specific plants that would be best for the area as well as easy to maintain. After a lengthy discussion the Board thanked Mr. Gilbert and Ms. Watkins for their expertise and design.

The General Manager recommended that the Board approve the proposed design costs to ArcSitio in the amount of \$13,900. ArcSitio has already done substantial work on this project and are familiar with the District's methods and specifications. After discussion motion was made by Trustee Russell seconded by Trustee Swensen:

RESOLVED: To approve the Landscape Design for the Low Zone Tank Farm in the amount of \$13,900 to ArcSitio. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Engineer's Report **Consider contract approval for Tank Lid Repair – awarding prior to July Board Meeting** The Engineer reported that they are in the information gathering phase to repair the tank lids. CRS has been meeting with various vendors, asking for their expertise, their methods and approach on repairing the lids. He has received many recommendations and wants the best approach to cover the tank lids to prolong their useful life. The most desired time frame to do the work is August and September and that will allow time for CRS to investigate the best approach for the tank lid repair. He will come back to the Board in July with a plan to consider.

Jordan Valley Water Conservancy District Report Trustee Swensen reported that some of the newer Board members would like to put Richard Bay under contract for three years as General Manager. There is some concern that Mr. Bay might be persuaded to go elsewhere. In addition, Trustee Swensen wants to explore with Jordan Valley's legal counsel a policy that prohibits a Board member from being eligible for employment at Jordan Valley. He would feel more confident and comfortable if there is a policy in place.

Central Valley Water Reclamation Facility Report Nothing to report.

Utah Association of Special Districts Report Trustee Russell was very pleased with last month's bill stuffer. It was filled with many fact and figures that were from Taylorsville-Bennion.

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

RESOLVED: To adjourn the June, 2014 Board Meeting. The time was 3:07 p.m. The motion passed with the following individuals voting in the affirmative: Trustees Behunin, Swensen and Russell.

Action Items

- Report on non-standard impact fee study and proposal
- Report on Memorandum of Understanding
- Tank Lid Repair