

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON AUGUST 10, 2022 AT THE TIME OF 12:00 NOON, PRUSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

**SONDRA SMITH – CHAIR (EXCUSED)
BLAKE ROEMMICH – VICE-CHAIR
RONALD SPERRY - TRUSTEE**

OTHERS PRESENT

**MARK BELL – ATTORNEY
BRAD M POWELL, DISTRICT MANAGER
CATHY KINGSBURY, TREASURER
BRENT E CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR**

Meeting was called to order at 12:05 PM by Vice-Chair Roemmich.

1. PUBLIC COMMENTS/CERMONIES/PRESENTATION

- a. No one in attendance.

2. MINUTES – APPROVAL

- a. **Upon motion** made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board accepted the June 8, 2022 minutes as corrected.

3. ATTORNEY REPORT

- a. Mr. Bell updated the Board on the proposed policy from the Association of Special Districts. The proposed policy is concerning how to respond to a GRAMA request on sensitive GIS information. Mr. Bell provided a number of comments and questions back to the Association of Special District concerning the policy and is waiting for a response. Mr. Bell was concerned whether the Federal Laws the Association of Special Districts are relying on for culinary water apply to waste water. Mr. Bell said waste water districts may need a new policy for waste water only and he will bring this item back to a later board meeting.

4. GENERAL MANAGER/ENGINEERING REPORT

- a. Mr. Powell gave an update on vehicle status stated after receiving the 2022 F150 Lariat, the Silver F150 Power Stroke Lariat was sold July 29, 2022; for the full asking price of \$60,000.

Mr. Powell stated the 2022 Super Duty F350, ordered August 2021, has not been cancelled by Ford as reported at the June meeting, but is still listed as “Clean/Unscheduled.” There is no scheduled build date and Mr. Powell will keep the Board updated on the status of this truck.

Mr. Powell stated the ordering window for the 2023 F-150s opened July 18th and closes August 12, 2022. Mr. Powell has ordered a 2023 F-150 Platinum for \$70,625 which is \$625 over the Board approved limit of \$70,000. Mr. Powell requested the Board up the dollar limit on the purchasing of vehicles to \$80,000.

Mr. Powell requested quotes for two Lariats, one from Larry H. Miller and the other from Ken Garff. The quote from Ken Garff came in at \$68,156.96.

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board authorized the General Manager to purchase vehicles valued up to \$80,000.

Mr. Powell also updated the status of the Peterbilt cab and chassis (the new jet cleaning truck) stating it has been delivered to the Vactor factory in Streeter, Illinois. The delivery date for the new Vactor is October. Mr. Powell also informed the Board the cost of the chassis has increased \$24,000.

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board approved to increase the chassis purchase price by \$24,000.

- b. Mr. Powell reported on the status of the Impact Fee Facilities Plan/User Fees (IFFP) stating Bowen & Collins is working on the project. Mr. Powell stated some of the work the District has asked Bowen & Collins to do is beyond their original scope of work and cost bid. Bowen & Collins has asked for an increase of \$13,135 to the original bid. With the additional work the total contract amount will now be \$58,535.

Upon motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved the increase of \$13,135 for the contract with Bowen & Collins to \$58,535.

- c. Mr. Powell stated the new phone system is up and working.
- d. Mr. Powell stated he asked JWO Engineering to put together plans and specification for the Unionwood Pipe Replacement Project. Mr. Powell signed a contract with JWO on July 16, 2022 for \$10,050. JWO Engineering presented a set of plans for Mr. Powell's review on August 1, 2022. JWO Engineering had the project laterals videoed to check how far up the line the infiltration is occurring. Mr. Powell will bring this item back at a later date.

5. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board ratified the June 2022 cash disbursements for \$265,808.82.

Upon motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board ratified the July 2022 cash disbursements for \$373,756.00.

6. OFFICE REPORT

- a. Ms. Kingsbury reported she will file liens with Salt Lake County on properties in the District that are 9 months or more past due on September 1, 2022.

Mr. Roemmich asked about the North Union Apartments on 900 East and whether they are being billed. Ms. Kingsbury stated there are 223 apartments and 3 suites; the suites will be used for commercial businesses. As of the end of July there were 7 apartment units occupied. Ms. Kingsbury said she will bill 55 apartments each month for 4 months and all 223 apartments will be billed by November 2022.

7. CHIEF FINANCIAL OFFICER

- a. Mr. Christensen reported on the Balance Sheet Report for June 30, 2022. Mr. Christensen stated the "Balance Sheet" is everything the District owes and owns. The only major change that maybe a surprise is the additional over \$1,000,000 in

cash and savings compared to the prior year. Mr. Christensen explained the reason for the large amount of cash and savings is due to the District not being able to do any slip lining projects this year. The District is having trouble getting contractors to bid on projects.

- b. Mr. Christensen presented the Profit & Loss – Comparison to Prior Year Report for the 2nd Quarter 2022. As stated above, the District did not have pipe lining or manhole rehabilitation projects in the prior year. The increase in the Repairs and Maintenance expense is from the current year's rehabilitation projects with costs of \$200,550. The District also had a current year repair cost of \$8,670 for a new fence on the canal siphon.

Mr. Christensen also explained the gain on the sale of assets amount is from the sale of two Ford F-150 trucks. In the prior year, the District also sold two trucks, but due to unusual market conditions, the District has been able to realize larger gains of \$22,406 over the prior year.

- c. Mr. Christensen presented the Profit & Loss – Budget to Actual report for the 2nd second quarter 2022. He stated that the Engineering Fees expense was over budget was due to the District not budgeting for the hiring of Bowen Collins & Associates Engineering to update the District Sewer Master Plan and review the District's impact and sewer service fees.
- d. Mr. Christensen stated the District's certified property tax rate last year was .00057 and this year the property tax is down to .00048. Mr. Christensen explained that the Salt Lake County Auditor's Office provides the District with a certified tax rate each year, and this year's rate has been adjusted from last year's rate to provide about the same property tax revenue, before adding property tax revenue from new growth. He summarized that as property values in the District go up, the certified tax rate goes down, thereby providing about the same property tax revenue as last year.
- e. Mr. Christensen stated Mr. Roemmich and Ms. Smith will need to take the New Board Member training which is required after each election. There is a class online from the State Auditor's Office or the new board members can attend the Utah Association of Special Districts class in-person.

8. SUPERVISOR'S REPORT

- a. Mr. Cecala reported the development in the District is moving along. Mr. Cecala stated Cane's Chicken Fingers on 700 E Ft Union should be opened the first of September. Another project Mr. Cecala reported on is a new project (2-homes) at 190 East 6870 South, Carlsen Subdivision. Dutch Bros Coffee Shop will be building at approximately 115 West 7200 South.

9. TRUSTEES

- a. No Report

10. CLOSED MEETING

- a. No Closed Meeting

ADJOURN: Upon unanimous vote by the Board, the meeting was adjourned at 12:45 PM. The next Board meeting is September 14, 2022 at Noon.