

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

5455 West Old Highway Road, Mountain Green, Utah

Agenda for Wednesday, May 6, 2015

Board of Trustees Meeting starting at 7:00 PM

- I. Welcome, Introductions, Invocation
- II. Public Comment Period
- III. Business Items

1) Discussion/Decision: Install the remaining 345' of 18" trunk line from SSMH7 to the east fence line.

- At the March 11, 2015 Board Meeting the Board approved a motion to move forward with the installation of the line 360' east into adjoining property from SSMH7 terminating in a manhole, pursuant to the property owner showing written proof of ownership on the property in question and then provide a signed payback agreement including the incurred costs (i.e. installation, ingress/egress easement from point A to point B, easement recordation and payback documentation).
- Since that time, the Board has learned that:
 - Mr. Baxter does not own the property that abuts the District easement, and therefore cannot allow access or installations on it, nor enter into easement or payback agreements concerning it.
 - The property in question is owned by Union Pacific Land Resources, which would complicate any line installation or access points beyond the end of our easement at the east fence line.
 - The District currently has limited access into the south east section of the easement via the dry north crossing of Cottonwood Creek, and will probably have a more permanent access across the same route via a concrete ford that Oakwood Homes will install and share later on this year. This would negate any need for access from the eastern properties.
 - If approved, this 345' section of line is considered an expansion expense and would have to be included in the Capital Facilities Plan that was created for the Impact Fee Analysis in early 2014. Because the \$25,000 to \$30,000 for this section of line falls within the budget that was approved for the existing Capital Facilities Plan, it would have to be paid for with Impact Fees/Expansion Funds and could not have a 'Payback Agreement' from a developer attached to it.
 - As an option, the Board of Trustees can clarify the existence of this legal easement, for future generations of Board Members, through the use of physical survey markers and along with an amendment and correct map attachment to the recorded easement agreement at the county.
- Therefore, the Board should re-address the question of whether to install this extra section of 18" line using impact fee money from the expansion account, or leave it as just a recorded legal easement that could be accessed at any time in the future when there is a developer needing to connect to the system.
- Does the Board want to install the remaining 345' of 18" trunk line from SSMH7 to the east fence line using Impact Fee funds from the Expansion Account?

2) Discussion/Decision: Delineate the east end of the trunk line easement with a survey marker and amend the recorded easement at Morgan County.

- At the April 2, meeting the request was made to clarify the east end of the trunk line easement so it would not be missed or forgotten at some point in the future.
- The first part of the clarification would be to commission Mountain Engineering to place an accurate and permanent survey marker at the east end (fence line) of the east/west portion of the trunk line easement across the Johnson property. This would create a physical notation for the easement.
- The second part of the clarification would be to amend the easement agreement that is recorded at Morgan County to include the new map that accurately depicts the east/west easement that is described in the language of the document. The existing map that is attached to the easement depicts the water company easement, that does not connect to the east property line and therefore creates potential future confusion over what area the actual District easement covers.
- Does the Board approve commissioning Mountain Engineering to install permanent survey marker(s) at the east end of the east/west trunk line easement, and amending the easement agreement that is recorded at Morgan County to include the new map that accurately depicts said easement?

3) Discussion/Decision: Re-issue Will Serve for Rollins Ranch Phase 6 and Cottonwoods Phase 4

- Skyler Gardner has requested another renewal of the Will Serve for ten lots in Rollins Ranch Phase 6 that was originally issued March 18, 2013 and renewed on May 8, 2014.
- Skyler Gardner has requested a renewal of the Will Serve for seventy seven lots in Cottonwoods Phase 4 that was originally issued March 18, 2013 and renewed on May 8, 2014.
- Does the Board approve renewing the Will Serve for Rollins Ranch Phase 6 and Cottonwoods Phase 4?

4) Discussion/Decision: Re-issue Will Serve for Rollins Ranch Phases 4B

- Oakwood Homes has requested a renewal of the Will Serve for twelve lots in Rollins Ranch Phase 4B that was originally issued to Gardner Development on March 18, 2013 and renewed for Henry Walker Homes on May 8, 2014.
- Gardner Development sold both of these phases to Henry Walker Homes who then merged with Oakwood Homes.
- Phase 4B infrastructure has been installed.
- Does the Board approve renewing the Will Serve for Rollins Ranch Phase 4B?

5) Discussion/Decision: Extension of Will Serve for Rollins Ranch Phase 5

- U.S. Development has requested a renewal of the Will Serve for ten lots in Rollins Ranch Phase 5 that was originally issued March 18, 2013 and renewed on May 8, 2014.
- U.S. Development took over Phase 5 of the Rollins Ranch f and is planning to construct the development as previously submitted.
- Does the Board approve renewal the Will Serve for Rollins Ranch Phase 5?

6) Discussion: District Operations ~ April 2015

- Effluent water continues to measure well within state requirements and removed over 89% of BOD and 81% of TSS in April. E-Coli bacteria registered at Non Detectable levels.
- April's Weber River Phosphorus registered Upstream from our discharge point at .03mg/L (milligrams per liter) and Downstream from our discharge point at .05 mg/L. This concludes the six months of voluntary monitoring for the upstream and downstream discharges of Phosphorus. The data showed that there is a consistent .02 to .04 increase in Phosphorus below our discharge point, so it would support the theory that our discharge does affect the Phosphorus content of the river on a very minute level.
- Our Effluent contained 5.0 mg/L of Phosphorus just before discharge. *By January 1, 2020 our effluent will be limited to 1.0 mg/L of Phosphorus before discharge into the Weber River.*

7) Discussion: District Statistics as of April 30, 2015

- Comparison of the number of Impact Fees received to date 04/30/2015.
 - **2015 = 14** Impact Fees
 - **2013 = 38** Impact Fees
 - **2014 = 18** Impact Fees
 - **2012 = 20** Impact Fees

ERU STATUS

| <i>ERUs Billing</i> | ERUs Under Construction | ERUs Connected | ERUs Committed But Not Activated | WILL SERVES Committed |
|---------------------|-------------------------|----------------|----------------------------------|-----------------------|
| 933.5 | 62 | + 952.5 | + 398 | = 1,412.5 |

TOTAL ERUs CONNECTED LAST SIX MONTHS RUNNING

| | NOV 2014 | DEC 2014 | JAN 2014 | FEB 2015 | MAR 2015 | APR 2015 |
|---------------|------------|------------|------------|------------|------------|------------|
| CONNECTED | 931 | 937 | 939 | 947 | 949 | 952 |
| % OF CAPACITY | 51.7% | 52.1% | 52.2% | 52.6% | 52.7% | 52.9% |

District requirements on Upgrade: Option Study @ 70% (1,260); Design @ 80% (1,440); Build @ 90% (1,620)

MGSID BANK STATEMENTS

| STATEMENTS ENDING | MAIN OPERATIONS CHECKING | \$3,456 EXPANSION ACCOUNT | \$5,271 EXPANSION ACCOUNT | BANK TOTALS |
|--|---------------------------|---------------------------|-----------------------------|--------------------|
| April 30, 2015 | \$169,558 | \$80,495 | \$31,557 | \$281,610 |
| PTIF 248 EXISTING RESIDENT'S FUNDS FOR PROPOSED NEW SEWER FACILITY | PTIF 4598 EXPANSION FUNDS | PTIF 4667 EMERGENCY FUNDS | PTIF 4668 REPLACEMENT FUNDS | FUND TOTALS |
| \$184,023 | \$123,460 | \$142,458 | \$213,398 | \$663,339 |

TOTAL CASH \$944,949

OPERATIONS INCOME & EXPENSE STATEMENT

YTD ~ January 1, 2015 through April 30, 2015

INCOME

| | |
|-------------------------|-------------------|
| Monthly Service Fees | \$ 122,094 |
| Late Fees | \$ 118 |
| New Lateral Inspections | \$ 1,401 |
| Other Income | \$ 44 |
| Taxes Income | \$ 10,746 |
| Interest Income | \$ 723 |
| TOTAL INCOME | \$ 135,126 |

EXPENSE

| | |
|----------------------|-------------------|
| Administration | \$ 43,513 |
| Operations | \$ 17,158 |
| Depreciation | \$ 52,463 |
| TOTAL EXPENSE | \$ 113,134 |

NET INCOME \$ 21,992

| | |
|-----------------------------|------------------|
| IMPACT FEE/EXPANSION INCOME | \$ 32,919 |
| EXPANSION ACCOUNT INTEREST | \$ 13 |
| EXPANSION EXPENSES | \$ 2 |
| DEVELOPER REIMBURSE | \$ 158 |
| NET EXPANSION INCOME | \$ 33,092 |

8) **Discussion/Decision: Review and approval of April 2, 2015 Minutes.**

9) **Discussion/Decision: Next Board Meeting is scheduled for June 3, 2015**

- The next regularly scheduled Board Meeting will be on the first Wednesday, June 3, 2015 at 7:00 PM.
- At the April meeting the Board unanimously approved moving all of the meetings to the first Wednesday of each month at 7:00 P.M. Please make note of the following new meeting dates for the remainder of 2015:
 - Wednesday, June 3, 2015
 - Wednesday, July 3, 2015
 - Wednesday, August 5, 2015
 - Wednesday, September 2, 2015
 - Wednesday, October 7, 2015
 - Wednesday, November 4, 2015
 - Wednesday, December 2, 2015

10) **Motion to Adjourn**