

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT

5455 West Old Highway Road, Mountain Green, Utah

Agenda for the Board of Trustees Meeting

7:00 P.M., Thursday, November 7, 2013

I. Welcome, Introductions, Invocation

II. Public Comment Period

III. Business Items

1. Discussion: 2014 Christmas Dinner
 - Janet has reserved space for our Annual Christmas Dinner at Maddox Ranch House in Brigham City for Wednesday evening, November 20 at 6:00PM.

2. Discussion: October 16, 2013 meeting with Rulon & Skyler Gardner
 - Rollins Ranch Phases 4A & 4B, comprised of thirty lots, have been sold to another builder. The final plan was approved by Morgan County on October 15 and Gardner Development has advised that builder of the requirement to pay the Advanced Funding/Impact Fees for all 30 lots prior to MGSID signing the plats and recording them. This will probably be paid in the spring when they bring the plats in for signing.
 - Rollins Ranch Phase 5 for ten lots and Rollins Ranch Phase 6 for ten lots have been retained by Gardner Development and they will pay the Advanced Funding/Impact Fees for all 20 lots in the spring prior to MGSID signing the plats and recording them.
 - Cottonwoods Phase 4 for seventy eight lots will probably have the final plans approved by the county in the next few weeks. Gardner Development and they will pay the Advanced Funding/Impact Fees for all seventy eight lots in the spring prior to MGSID signing the plats and recording them.
 - Per the established process, grading and infrastructure placement will begin on some of these developments in the next few months, prior to payment of the advanced funding/impact fees and the signing and recording of the plats.
 - Gardner Development is in agreement with changing the advanced funding/impact fee reimbursement program for the new developments by removing MGSID from the impact fee collection process. The Impact Fees will still be paid to MGSID in one lump sum before signing the plats and recording, but the developer will add the cost of the impact fee to the price of the lot and collect it at the time the lot is sold. MGSID will not be responsible for collecting and reimbursing the fees at a later date. This would not have any effect on the developments, advanced funding and agreements that are already in place, just the new developments being approved going forward.
 - Due to delays in getting all parties in agreement for the section of trunk line that has yet to be installed from the bank to our headworks, Gardner Development proposed replacing the 400' section of main line along Old Highway that is causing flow concerns. They would do this entirely at their expense and include us in all of the planning, design and construction related to the section replacement. Gardner Development still intends to participate

- in the trunk line completion, but would prefer to wait until more precise plans are provided for development within the Johnson property where the trunk line would be installed.
- Gardner Development is also in agreement with moving through the steps to approve the new Impact Fee and use it as the basis for Rollins Ranch 4, 5 & 6 as well as Cottonwoods 4 when they come in for signatures in the spring. They will get the final estimates on the trunk line installment as soon as possible so we can get through the public hearing and approval process in January which would make the new impact fee effective as of May 2014.
3. Discussion/Decision: Gardner Development has proposed replacing of 400' of main line along Old Highway at their expense.
- One of the main reasons for installing the new trunk line is a 'choke' point in the 10" section of main line that runs along Old Highway just east of Dry Creek. The installed plans indicate that this section has only a .15 degree of slope, which is not sufficient enough, by state guidelines, to move the cumulative flow from the east side of town. Based on the current of connections, we are now exceeding the calculated maximum allowable flow.
 - Due to delays in getting all parties in agreement for the section of trunk line that has yet to be installed from the bank to our headworks, Gardner Development proposed replacing the 400' section that is of concern with a larger diameter pipe that would meet the state requirements. They would do this entirely at their expense and include us in all of the planning, design and construction related to the section replacement.
 - Gardner Development still intends to participate in the trunk line completion through the Johnson property, but would prefer to wait until more precise plans are provided. Robert told the Gardners that he believes this section replacement is an advantage because it improves the flow along that line by about 180 ERUs, but he let them know that the Board would have the final say and that the new trunk line would still have to be installed next summer.
 - Does the Board approve allowing Gardner Development, at their non-reimbursable expense, to replace the 400' section of 10" main line with a larger diameter pipe in order to alleviate the flow concerns?
4. Discussion: Will Serve Letter for the LDS Stake Center
- On October 8, 2013 Robert provided a Will Serve letter for 1.5 ERUs to Tony Pantone for the LDS Stake Center that will be built on Cottonwood Road. The measurement of 1.5 ERUs is the same allotment that was provided for the Highlands Chapel back in June of 2006.
5. Discussion: Preliminary Budget for 2014
- The preliminary 2014 budget is being presented for second review tonight.
 - In December we will host a public meeting to obtain comments on the budget from community residents. After considering public comments the Board will pass the final version of the budget along with a budget resolution.

- The budget summary and the budget resolution will then be sent to the State Auditor's Office by the end of January.
 - It is noted that, because the District operates as an 'Enterprise', the Board may amend the budget as necessary in any scheduled Board meeting at a later date, without holding a public meeting.
6. Discussion: The MGSID attorney is refining the new impact fee calculations.
- The MGSID attorney, Jon Call, attended the meeting with the Gardners on October 6, 2013. He is using his notes from the meeting discussions along with additional financial data to refine the new impact fee calculations. We are setting the goal of having the public meeting for the new impact fee in January 2014.
7. Discussion: District Operations
- The new control room computer has been installed and all software fully updated. Robert made the decision to move forward with the software upgrades to take advantage of about \$3,000 in end of year discounts. Total Cost was \$2,000 for the hardware and \$5,000 for the upgrades. The new computer system and monitoring software should carry us through to the next expansion.
 - Aqua engineering completed an annual calibration of the influent and effluent meters. Accurate flow monitoring is important for our day to day operations and to meet state and federal requirements.
 - We burned a large pile of debris after the fire department lifted the permit restriction on October 31st.
 - Effluent water continues to measure well within state requirements. October BOD (Biochemical Oxygen Demand) and E-Coli bacteria were at ND (Non-Detectable) levels. The TSS (Total Suspended Solids) came in at 10 PPM (22% of permitted maximum). This means that the lagoon system is working exceptionally well and removing the majority of the solids and bacteria by the time the effluent is released into the river.
8. Discussion: District Statistics as of October 31, 2013
- Comparison of the number of Impact Fees received by October 31.
 - **2013 = 91** Impact Fees
 - **2012 = 54** Impact Fees
 - **2011 = 18** Impact Fees.

MGSID DISTRICT FINANCIALS AS OF NOVEMBER 4, 2013		OPERATIONS CHECKING	EXPANSION MONEY MKT	BANK TOTALS
			\$51,269	\$88,447
PTIF 248 OPERATIONS FUNDS	PTIF 4598 EXPANSION FUNDS	PTIF 4667 EMERGENCY FUNDS	PTIF 4668 REPLACEMENT FUNDS	FUND TOTALS
\$132,909	\$122,550	\$125,487	\$208,863	\$589,809

TOTAL CASH \$729,525

ERU STATUS

ERUs Billing	ERUs Under Construction	ERUs Connected	ERUs Committed But Not Activated	WILL SERVES Committed
816.5	86	+ 846	+ 327.5	= 1,259.5

TOTAL ERUs CONNECTED LAST SIX MONTHS RUNNING

	MAY 2013	JUN 2012	JUL 2013	AUG 2013	SEP 2013	OCT 2013
CONNECTED	812	814	828	836	837	846
% OF CAPACITY	45.1%	45.2%	46.0%	46.4%	46.5%	47.0%

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

9. Discussion / Decision: Review and approval of October 3, 2013 Minutes.

10. Discussion:

- o Next meeting and the public budget hearing are scheduled for the first Thursday, December 5, 2013.
 - Public hearing for the 2014 budget starts at 6:00 PM.
 - Board meeting starts at 7:00 PM.

Motion to Adjourn