



HEBER VALLEY SPECIAL SERVICE DISTRICT

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BOARD MEETING

June 23, 2022

4:00 P.M.

Administration Building
1000 E Main Midway, UT 84049

CONDUCTING: Board Chair, Celeste Johnson

Those in attendance: Celeste Johnson, Steve Farrell, Brenda Koslowski, Wes Johnson, Mike Johnston, Yvonne Barney, Heidi Franco

Remote attendees: Brian Provost

ENTITY UPDATES, *specifically regarding growth that could affect HVSSD:*

Diane Vincent has asked for a payment schedule for impacts fees. A letter was sent out to her notifying her that it is being requested. Midway Sanitation District is doing the same thing.

Steve Farrell asked about her connections.

Wes Johnson stated that there is only one connection. The connection to the septic at the house went bad so they have connected to the sewer.

Dennis Gunn suggested that they could put into the letter that it is for one connection.

ACTION ITEMS:

1. **Consent Agenda** Approval – (5 minutes).
 - A. May 26, 2022, Board Meeting Minutes
 - B. May 2022, Profit & Loss
 - C. May 2022, Reconciliation
 - D. Warrants

A motion was made by Steve Farrell to approve the action items as presented. The motion was seconded by Brenda Koslowski and the motion passed all in favor.

2. **80 Acre Lease**- discuss and possibly approve revised lease with VanWagoner family on district's 80-acre parcel adjacent to lagoon facility. -Dennis Gunn (5mins)

Dennis Gunn addressed the board and stated that everyone has had a chance to see the information on this item, in advance to the meeting, and he asked if anyone had any questions.

A motion was made by Steve Farrell to sign the lease and present it to the family. The motion was seconded by Mike Johnston and the motion passed all in favor.

3. **2021 Annual Audit** discuss and accept – Jon Haderlie, Larson Co. (10 mins)

Discussion: John is not able to be here tonight. Dennis noted to the board that there were no findings and handed it out to the board for their review. It needs to be accepted by the board.

A motion was made by Brenda Koslowski to accept the 2021 audit. The motion was seconded by Mike Johnston and the motion passed all in favor.

4. [Lightfield Energy Proposal for Solar Farm in Buffer Zones](#), discuss and possibly approve agreement. – Billy Sorenson, Lightfield Energy (10 mins)

Discussion: Billy Sorenson from Lightfield Energy attended the meeting to participate in the discussion on this agreement.

Dennis Gunn stated that he had been approached by Lightfield Energy regarding placement of solar panels. They have discussed the placement of them and any concerns there might be. He stated that because of the two wells they will need to be 300 feet back and they will put in the pipeline so they can irrigate it with water at the 2400 S area.

Brenda Koslowski asked about the pond.

Dennis Gunn stated that they will not be using this area, but they will be looking at other possibilities.

Celeste Johnson asked about the power.

Billy Sorenson, from Lightfield, stated that the power generated will stay in the valley.

Dennis Gunn stated that the cost breakdown is included in the packet provided to the board.

Steve Farrell asked about peak power offset.

Billy Sorenson stated that it will reduce the amount of power that HL&P is purchasing from the spot market during the peak periods.

Brenda Kowslowski stated that it is \$600 per kw on the spot market.

Billy stated that he will confirm the savings from the solar.

Steve Farrell asked where they will tie in.

Billy Sorenson stated that they will take it right off the site to the sub within 500 feet of the panels.

Denis Gunn stated that they took some bask costs to see what they are expecting for revenue. The expenses were from 2021. Some costs are fixed. He looked at the variable for the cost comparison. The revenue, per acre, per hay auction, is \$835.

Celeste Johnson stated that this is a possible five-acre size piece.

Steve Farrell about some other options for the possible revenue to lease for solar panels.

Billy Sorenson stated that currently they are paying \$400 per acre for leases.

Yvonne Barney suggested looking into options for rebates.

Celeste Johnson stated that once Dennis finds out all options, he will have the attorney look at the lease.

Steve Farrell asked about a conditional use permit.

Dennis Gunn stated that that it would be on the shoulders of the solar company to handle a use permit.

Billy Sorenson stated that they are ready to do a full study with Jason at HL&P on this. They want to get this deal done. They currently have a good precedent set with the state.

Tentatively approve

A motion was made by Steve Farrell to tentatively approve the contract, subject to review by legal counsel, then ratify and approve it at the next meeting. The motion was seconded by Mike Johnston and the motion passed all in favor.

Billy Sorenson stated that they will be looking at it in the phases.

Steve Farrell asked about the liability to the district, such as injury or damage.

Billy Sorenson stated that they will have coverage on their end.

Dennis Gunn stated that they do not want access to the area and there should be a fence.

Yvonne Barney asked what would happen if the company changed hands.

Billy Sorenson stated that this will be a 25-year lease with two five-year options and the contract would stay intact.

Dennis Gunn asked what would happen if the company did go broke. Who would clean up the site?

Heidi Franco asked about having a clause with HL&P for first right of refusal if something happens to the company.

Steve Farrell asked about the investment to put in the panels.

Billy Sorenson stated that it would be north of three million. This is not something they would walk away from.

Wes Johnson asked if the district wanted their pipe order cancelled.

Brian Provost stated that they can use some of the pipe for another part of the farm as well.

Billy Sorenson stated that they will make sure this is running properly. Their incentive is that they do not get paid if it is not running properly. They are investors in the property. There will be a 15-amp fuse that sometimes pips and causes a fault, and there will be 150 to 200 panels to the inverter. They will be in there multiple times a year and will sterilize the areas around the panels.

Yvonne asked how tall the panels will sit.

Billy Sorenson stated that the bottom is 2 feet off the ground and the back also about 2 feet off the ground.

5. [RESOLUTION 2022-01 PUBLIC ENTITY RESOLUTION](#), discuss and possibly approve – Dennis Gunn (5 mins)

A motion was made by Mike Johnston to approve Resolution 2022-01. The motion was seconded by Heidi Franco and the motion passed all in favor.

6. [RESOLUTION 2022-02 HVSSD OBSERVED HOLIDAYS](#), Discuss and possibly approve – Dennis Gunn (5 mins)

Dennis Gunn stated that Wasatch County, Heber City, as well as other entities are also accepting this.

A motion was made by Brenda Koslowski to adopt Resolution 2022-02. The motion was seconded by Heidi Franco and the motion passed all in favor.

7. [RESOLUTION 2022-03 ZIONS BANK AUTHORIZED SIGNORS RESOLUTION](#), discuss and possibly approve – Dennis Gunn (5 mins)

Dennis Gunn stated that Mark, from the bank, called him to let them know they needed a document that authorizes them to have approved signatures on the account. Currently Celeste Johnson, Brenda Koslowski and Dennis Gunn are the authorized signers on the account.

A motion was made by Steve Farrell to adopt Resolution 2022-03. The motion was seconded by Yvonne Barney and the motion passed all in favor.

8. [CLOVER CARD PROCESSING](#), discuss and possibly approve electronic payments – Dennis Gunn (10 mins).

Dennis Gunn stated that he has included information in the packet about the clover card processing. He stated that he has been calling other municipalities about their process for taking payments. There is a 2.5% cost if the card is swiped and 3.5% if they call in with a card number. He has had several requests for this and would like to get it set up before the hay auction. This is the system the Zions uses. They could also take impact fee payments with the card. This charge would be added onto the customer's bill.

Brenda Koslowski stated that if you do not use it, there is no cost. The flat fee does come in if you charge it back to the customer.

Steve Farrell made a motion to table a decision on Clover until they check more into the desire of the customers. The motion was seconded by Yvonne Barney and the motion passed all in favor.

The district will look more into the demand for this and the charges to the district.

9. **Consideration of closed session pursuant to Utah Code section 52-4-205**
 - ii. (c) Strategy session to discuss the purchase and or sale of real property.

DISCUSSION ITEMS:

1. [Manager's Updates](#). – Dennis Gunn
2. **Other Business- Yvonne Uassn of SSDs. Are they still interested in being a part of them.**
3. **Adjourn- Motion and Second**

Heidi Franco stated that she was impressed with the John Mabey research for the government grants. She stated that the percentage of asset value will need to be turned back over.

Dennis Gunn stated that the research has not yet been released, only the grant number.

Steve Farrell asked about a trade to offset this.

Heidi Franco offered congratulations to Dennis on his completion of his training on supervisory leadership and project management.

Dennis Gunn stated that they will be setting up the emergency and vulnerable liability committees. He will investigate setting up policies for these. They will also work on the Emergency Management Plan.

Celeste Johnson asked Dennis Gunn to have an agenda item for these committees for next month. Everyone should indicate to Dennis which committees they would like to serve on.

Dennis Gunn asked Dave Nuttall to get them an update on an issue with the cells.

Dave Nuttall informed the board that water from cell 4 has been breaching into cell 5. He stated that this may have been here for a while. Conditions need to be right to see it and it is already high by the time you see it. They will need to get Jacob Boone up here to look at it. He stated that they could actually hear the water flowing on cell 4. There is no immediate cell danger, but they should not be running between cells. On Tuesday, an expert came up and observed the water flow. They looked at the plans to see where it could be coming from. Over the weekend the cell went down 4 feet. They dropped the level, and it affected the flow.

Dennis stated that the RBG looked at it. They want to drain the cell over the summer and look to see if there is any depression in it. They are saying that they need to get it taken care of. Brad Price stated that they need to address it with dam safety. They will help them see if there is a problem. Later this fall they will check it after it has drained.

Wes Johnson stated that Cory Neering, with Legend, will come to put six survey pins in it to monitor.

Celeste Johnson stated that they will anticipate an update in the fall.

Dave Nuttall stated that there is a significant difference in water between the two cells.

Steve Farrell asked about the second train in the mechanical plant.

Dave Nuttall stated that they have sent the information to Westech and are waiting for them to come back.

Celeste Johnson asked that there be an update on this next month.

Steve Farrell stated that they should not quit using the RIBs.

Wes Johnson stated that TIN is total inorganic nitrogen.

Dennis Gunn stated that the total bacteria is converted to nitrate, and it goes back as gas into the atmosphere.

Wes Johnson stated that Brad Rasmussen could help with this and sampling.

Dennis Gunn stated that they will continue working on it.

With no other business to address a motion was made by Heidi Franco to adjourn the meeting. The motion was seconded by Yvonne Barney and the motion passed all in favor.

Approved: July 28, 2022

Celeste Johnson
Board Chair Celeste Johnson

Janet Carson
Clerk Janet Carson

