

# **MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT**

*5455 West Old Highway Road, Mountain Green, Utah*

## **Agenda for Thursday, February 6, 2013**

### **Public Hearing to adopt new Impact Fee 6:00 PM to 7:00 PM**

**&**

### **Board of Trustees Meeting at 7:00 PM**

I. Welcome, Introductions, Invocation

II. Public Comment Period

III. Business Items

#### **1) Discussion / Decision: Public Hearing to approve the IFFP, IFA and adopt new Impact Fee based on 2013 Preliminary Engineering Report**

- State regulations require the District to have a Public Hearing for the approval of a new Impact Fee Facilities Plan, Impact Fee Analysis and Impact Fee. The hour between 6:00 PM and 7:00 PM is reserved for the Public Hearing, and no formal actions may be taken until the hour is complete and public comments regarding the budget have been expressed. During this one hour period the Board may discuss the IFFP, IFA and Impact Fee as well as any other topic agreed to by the Chair, but no formal actions may be taken.
- At the end of the one hour period, the Board is requested to vote on the approval of the new impact fee.
- Does the Board approve the new Impact Fee Facilities Plan, Impact Fee Analysis and Impact Fee \$5,271.11 Impact Fee that has been presented?

#### **2) Discussion / Decision: Impact Fee Resolution 140206**

- In accordance with Utah Code Title 11-36, after considering results of that public meeting and other essential factors, in this meeting the Board may pass a resolution establishing the new Impact Fee and set the effective date.
- The proposed resolution establishes the new Impact Fee at \$5,271.11 and sets the effective date as 90 days after February 6, 2014, which is May 7, 2014.
  - Since the Impact Fee in place prior to this date is \$5,700.00, the Board may choose to accept the new, lower amount, prior to May 7, 2014 in order to avoid an appeal from a developer and refunding the difference at a later date.
- Does the Board approve Impact Fee Resolution 140206?

#### **3) Discussion: Swearing in of New Chairperson and Vice-Chairperson**

- The Board voted at the November meeting to approve Mark Devoe as the District Chairperson for 2014.
- Zane Gray volunteered to serve as the Vice-Chairperson for 2014 and the Board approved that decision at the November meeting, as well.
- It is now appropriate to officially confirm these selections and swear them in for this term.

**4) Discussion: Whisper Ridge Phase II Will Serve Request for 51 lots**

- Henry Walker Homes has submitted a Will Serve Request for 51 lots in Whisper Ridge Phase II.
- We have the capacity in the lagoon system, but this addition will exceed the calculated capacity at the Monte Verde lift station by about 36 ERU's so a pump upgrade will be required (which will be discussed in the next item).
- Does the Board concur in issuing a Will-Serve letter for Whisper Ridge Phase II?

**5) Discussion/Decision: Lift Pump upgrade at the Monte Verde lift station.**

- The Whisper Ridge Phase II development will require the Monte Verde lift station to be upgraded with a new pump in order to meet both the calculated and actual increased demand from the West side of Mountain Green.
- Brad Rasmussen with Aqua Engineering assisted MGSID in refining the required calculations, and Brad Gwinnup with W-Cubed has provided us with a quote for the necessary equipment and installation which came in at \$5,687.00 plus tax.
- The money for this upgrade will come from Replacement Funds as the current pump is about five years into a seven year lifespan, and the calculation of new to existing use, which would justify any use of impact fees, was negligible.
- If approved, the installation will be done in March or April 2014.
- Does the Board approve the pump upgrade and the approximate \$6,000.00 expenditure?

**6) Discussion/Decision: Resolution 140206 for the approval of the Municipal Wastewater Planning Program Report of 2013.**

- The Utah Department of Environmental Quality requires us to prepare and submit an annual report of operations for the previous year. This report, titled the Municipal Wastewater Planning Program Report for 2013, requires the Board to approve a resolution stating that the report has been reviewed by the Board and that the District has taken all appropriate actions necessary to maintain effluent requirements contained in the UPDES Permit.
- Has the Board reviewed the 2013 MWPP Report and does the Board approve Resolution 140206?

**7) Discussion/Decision: Purchase approval for GIS mapping equipment and software.**

- The MGSID procurement guidelines require Board approval for a non-emergency expenditure over \$500. The 2014 budget included amounts for GIS (Geographic Information System) equipment and software that will allow the District to cooperate with Morgan County in the development of accurate, interactive maps for our system. The equipment/software combinations listed below are mid-line models that will allow the basic, but very accurate assembly of data & maps.

- Option #1 consists of brand new equipment and software @ \$14,375 which would require a \$6,000 amendment to the budget.
- Option #2 consists of newer, used equipment and software @ \$9,395 and would require a \$1,000 amendment to the budget.
- Option #3 consists of 2008 model year equipment and software @ \$6,995 and would not require an amendment to the budget.
- Which option does the Board think is best?
- Does the Board approve the expenditure for the GIS equipment and software?

#### **8) Discussion: Meeting for the Bank Interceptor Line**

- On January 30 we held a meeting at the office with Duane Johnson, Rulon Gardner, Skyler Gardner, Jon Call (MGSID attorney), Dennis Baldwin & Robert Volk to find out what is holding up the construction of the trunk line from the Bank to the headworks infrastructure. Discussions, preliminary agreements and planning for this were started back in 2005, but no progress has been made.
- Robert stressed that we are over the state's R317 peak flow allotment for the existing line on Old Highway. At the flattest point, we have a calculated maximum peak flow of 538 ERU's; We currently have 575 ERUs connected and 983 ERUs committed ~ This Trunk Line needs to be completed this summer!
- The Gardners were waiting on four items:
  - The easement agreement, which had been signed by Mr. Johnson in 2008;
  - The Impact Fee Amount of \$5,700 which Rulon wanted to challenge ~ but he is now in agreement with the new Impact Fee that is to be approved Feb 6;
  - A Reimbursement agreement = Everyone at the meeting agreed to the suggestion by Jon Call that we give a credit in ERU impact fees to the gardners, when they come in with plats to sign, against the cost of the Trunk Line Installation, so no reimbursement agreement will be necessary;
  - The exact placement, number and type of manholes to be installed - Duane Johnson will mark those on a map and get them back to us as soon as possible. Due to flow in Cottonwood Creek, which Duane Johnson estimated would end by July, the actual construction will not start until July 1, and end by September 30 = 90 days for construction. The Gardners will 1-Reverify and resurvey the line for elevations; 2-check with the county and acquire all necessary permits; 3-Get bids and line up the excavators and contractors. Meeting over by 5:20 PM. Everyone in agreement.
- Mr. Johnson agreed to provide a map with details of his requirements to the Gardners within the next few weeks.
- The Gardners will immediately start updating the surveys and maps, check with the county on permit requirements and procure all necessary permits, including with the Army Corps of Engineers, and request bids from their contractors.
- Target date to start construction is July 1, 2014, after the flow in Cottonwood Creek is gone; with a completion target of September 30, 2014

**9) Discussion: District Operations ~ December 2013 & January 2014**

- The small additive pump at the Monte Verde lift station burned out and had to be replaced in January.
- We are still in the process of repairing blower #1, which shut down in December. We have tested the circuitry, the variable frequency drive, the wiring and verified the integrity of the motor windings and they were all in good order. The Johnson Electric Motor technician believes the bearings on the blower pump and possibly the electric motor are worn and causing resistance so they will be replacing bearings on both items. This will require removing the 50hp electric motor with a lift and taking it into their shop.
- We have discovered several homes that have been built without the required District sewer lateral inspection. We are investigating and confirming the findings and will present the matter at the next Board Meeting.
- Effluent water continues to measure well within state requirements. December and January BOD (Biochemical Oxygen Demand), TSS (Total Suspended Solids) and E-Coli bacteria were all at very low to Non Detectable levels. This means that the lagoon system is working exceptionally well and removing about 98% of the solids and bacteria by the time the effluent is released into the river.

**10) Discussion: District Statistics as of February 4, 2013**

- Comparison of the number of Impact Fees received to date.
  - **2014 = 5** Impact Fees
  - **2013 = 4** Impact Fees
  - **2012 = 1** Impact Fees
  - **2011 = 0** Impact Fees

**ERU STATUS**

<i>ERUs Billing</i>	ERUs Under Construction	ERUs Connected	ERUs Committed But Not Activated	WILL SERVES Committed
831.5	<b>83</b>	<b>+ 870</b>	<b>+ 306.5</b>	<b>= 1,259.5</b>

**TOTAL ERUs CONNECTED LAST SIX MONTHS RUNNING**

	AUG 2013	SEP 2012	OCT 2013	NOV 2013	DEC 2013	JAN 2014
CONNECTED	<b>836</b>	<b>837</b>	<b>846</b>	<b>855</b>	<b>862</b>	<b>869</b>
% OF CAPACITY	46.4%	46.5%	47.0%	47.5%	47.9%	48.3%

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

MGSID BANK STATEMENTS ENDING December 31, 2013		OPERATIONS CHECKING	EXPANSION MONEY MKT	<i><b>BANK TOTALS</b></i>
			\$101,112	\$126,920
PTIF 248 OPERATIONS FUNDS	PTIF 4598 EXPANSION FUNDS	PTIF 4667 EMERGENCY FUNDS	PTIF 4668 REPLACEMENT FUNDS	<b>FUND TOTALS</b>
\$133,081	\$122,698	\$125,649	\$207,130	<b>\$588,558</b>

***TOTAL CASH \$816,590***

**7. Discussion / Decision: Review and approval of December 5, 2013 Minutes.**

No Board Meeting held in January 2014 because there were no items for discussion or decision.

**8. Discussion: Next meeting is scheduled for the first Thursday, March 6, 2013 at 7:00 PM.**

Motion to Adjourn