

**Board Meeting Minutes
April 11, 2013**

**MINUTES OF THE
REGULAR MEETING
OF THE BOARD OF TRUSTEES OF
MAGNA WATER DISTRICT**

A regular meeting of the Board of Trustees of the Magna Water District was held Thursday, April 1, 2013, at 3:00 p.m. at the District's offices at 2711 South 8600 West, Magna, Utah.

Trustees Present:

Hank Johnson, Chairman
Mick Sudbury
Doug Bezzant

Staff Present:

Brent Williams, General Manager
LeIsle Fitzgerald, District Controller
Kim Bailey, Water Operations Manager
Steve Williams, Wastewater Operations Manager

Also Present:

David Hartvigsen, Smith Hartvigsen, PLLC
Don Olsen, Epic Engineering
Laura Jo McDermaid, Magna Resident
Dick Bezzant, Magna Resident
Jack Weiss, Magna Resident
Dan Stewart, Magna Resident
Dan Peay, Magna Resident
Rusty Andersen, Magna Resident

Call to Order:

Hank Johnson called the regular board meeting to order at 3:00 p.m. and welcomed the public.

Welcome the Public and Guests.

Hank Johnson welcomed the public and guests.

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Approval of Common Consent Items:

Minutes of Board meetings held March 14, 2013: A motion was made by Mick Sudbury, seconded by Doug Bezzant to approve the regular board meeting minutes dated March 14, 2013. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea, and Mick Sudbury, yea.

Minutes of Special Board meeting held March 12, 2013: A motion was made by Mick Sudbury, seconded by Doug Bezzant to approve the regular board meeting minutes dated March 14, 2013. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea, and Mick Sudbury, yea.

Expenses for March 9, 2013 to April 5, 2013: A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve the expenses in the amount of \$590,209.46. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea, and Mick Sudbury, yea.

Bond Payment to Zion's Bank: A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve the bond payment to Zion's Bank in the amount of \$89,576.94. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Public Comments: None

Request from Rusty Anderson regarding water shares: Mr. Anderson indicated to the Board that he had some underground water rights that he would like to see if the District would like to purchase. He has seven acre feet underground water rights, artesian water, certificated and approved for irrigation and home use at the present time. Mr. Anderson is asking \$4,000 per acre foot. Mr. Anderson has had the rights 15 – 20 years and the rights existed before that. The Board directed David Hartvigsen and Don Olsen to investigate the water rights and report to the Board at a later date. A motion was made by Mick Sudbury, seconded by Doug Bezzant, to allow David Hartvigsen and Don Olsen to research the water right. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Motion to approve the manager's team insurance increase of 14% for April 2013 to April 2014: A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve the insurance increase of 14% for April 2013 to April 2014. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Discussion and possible motion to create a request for proposals to investigate the possibility of contracting with a disaster clean up company: Brent indicated to the Board that Staff would like to create and publish a request for proposal to contract with a disaster clean up

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company. A motion was made by Doug Bezzant, seconded by Mick Sudbury, to give staff approval to proceed with a request for proposals to contract with a disaster clean up company. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Discussion and possible motion to create a request for proposals to purchase of camera equipment and truck: Brent indicated to the Board that Staff would like to create and publish a request for proposal to purchase camera equipment and truck. The Board discussed a possibility of purchasing a trailer instead of a truck; the proposal could include that option. A motion was made by Doug Bezzant, seconded by Mick Sudbury, to give staff approval to proceed with a request for proposals to purchase camera equipment and truck or trailer. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Discussion and possible motion to sell three district vehicles to Ken Garff: Brent indicated to the Board that Ken Garff has come back with bids for the 2008 Ford Edge at \$15,000, the 2005 Chev Van at \$7,000, and the 2004 Chev Silverado at \$3,000. After discussing the proposals from Ken Garff, Mick Sudbury made a motion to approve the sale of the three vehicles to Ken Garff, the motion was seconded by Doug Bezzant, and approved as follows: Doug Bezzant, yea, Hank Johnson, yea and Mick Sudbury, yea.

Discussion and possible motion on installation of a new effluent line out of the EDR for the brine water: The brine water that comes from the EDR is going into a line to the wastewater treatment plant, the District has a lot of new development happening in that area and the line is going to be at capacity. Staff and engineer feel like the cheaper and best alternative for the District is to deal with a forced main and get out and separate the brine from the sewer. The Freeport Center in going into construction this summer and it would be the best interest for the District to address that pipe now and negotiate with the contractor that is working on the Freeport Center to install a portion of the pipe in front of the new development so that the road and other improvements don't have to be dug up again to install the piping. A cost estimate would be around \$150,000.

Discussion and possible motion on a solar grant from Rocky Mountain Power for the WWTP Administration Building: Brent indicated that the District has been awarded a grant to put solar panels on the new WWTP Administration building. The grant that is being given is \$8,000 and the District would have to put up about \$30,000 and the savings and pay back would take about 25 years. The Board and staff feels like it would be good for the District to promote going green, if the District is going to do it, it is the best time to do so as the building is being constructed. The Board felt that if the District didn't start investing in conservation then a cost savings will never be made. A motion was made by Doug Bezzant, seconded by Mick Sudbury, to agree to install the solar panels on the WWTP Administration Building and to take advantage of the grant from Rocky Mountain Power. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

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Discussion and possible motion to advertise for sale the 2007 belt trailer: Steve indicated to the Board that Staff would like to advertise the 2007 belt trailer on ksl.com to get the best selling price off the trailer. Advertise the trailer at \$25,000 obo. The District already has purchase offers of \$16,000 and \$18,000. The trailer has been washed up and certified sanitized. The goal of the Board is to maximize the value. A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve advertising the sell the trailer off ksl.com advertised at \$25,000 obo for 30 days. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Discussion and possible motion to schedule a special workshop to view the master plan study: The Board agreed to meet in a special board meeting for a workshop to review the master plan on April 24, 2013 at 4:00 p.m. A motion was made by Mick Sudbury, seconded by Doug Bezzant, to schedule a special board meeting at April 24, 2013 at 4:00 pm. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

David indicated to the Board that the District has a water right that a proof is due on May 31, 2013. He inquired if the current master plan of the District's is showing in the master plan that the District needs all of the water that we currently have. If it doesn't then the new master plan has to be in place by May 31, 2013 because this water right application is at its 50 year limit and to exceed 50 years the District has to have a master plan that shows that it is needed. Don indicated that because it is secondary water there wouldn't be a problem with the water right.

Motion to approve the Magna Chamber of Commerce annual Dues in the amount of \$400: A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve the payment of the Magna Chamber of Commerce dues in the amount of \$400.00. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Discussion and possible motion on the Inter local cooperation agreement between Salt Lake County Elections Division: LeIsle indicated that she has met with the Salt Lake County Elections division; the law has been changed fixing the conflict of the dates that made it impossible for the County to perform local district's trustee elections. Now that the County can perform local district's election the District is able to take advantage of that and contract with the County to do so. The County has given the District a "not to exceed" bid for the election services and it depends on how many districts sign with the county for the service. The District's "not to exceed" bid is \$16,000. A motion was made by Mick Sudbury, seconded by Doug Bezzant, the board approved to enter into the inter local cooperation agreement between Salt Lake County Elections Division to conduct the District's trustee election that will be held in November of 2013. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

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Update on the changes to the Utah Procurement Code: David Hartvigsen presented to the Board a brief summary on the changes to the Utah Procurement Code. The District has till May 13, 2014 to have their own regulations updated to conform to the new procurement law. There will be training to introduce the new law which becomes effective May 1, 2013. The Association of Special Districts is going to be putting together a template of all of the regulations that need to be adopted for District's and try and have that by the November annual conference for the Association of Special Districts. The rule making requirement was pushed back a year to get those into place, fuzzy on what happens on the interim, use existing rules as now, but if nothing is in place by May 13, 2014 then the boards policy rules will kick in.

Motion to approve the Magna Storage Shed Project located at 7266 W 3500 S: A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve the Magna Storage Shed Project. The motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Motion to approve the Family Dollar Project located at 2800 S 8400 W: A motion was made by Mick Sudbury, seconded by Doug Bezzant, to approve the Family Dollar Project. The project was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.

Water Distribution/Production:

1. **Water production report:** Kim Bailey indicated to the Board that water production was down 18% for March and down 2% year to date. Average 2.4 MGD in March.
2. **Call out report:** Kim informed the Board that there was 1 leak check, 1 snow removal, 1 customer without water which was the customers side, 1 call out because someone who gets gas at the shop left the gate open and someone took the lock with them, 1 EDR pump shut down.
3. **Update on Haynes well #4 replacement project:** The contractor's prequalification packets will be due to the office on Monday. The bids will be due on May 7th and awarded on May 9th next board meeting.

WWTP Operation/Collection System:

1. **Operations Report:** Steve indicated to the Board that the collections are very busy the weather is starting to cooperate, so besides the routine jobs it's time to start the spring maintenance. The WWTP started the second ditch operation and maintenance on the plant landscaping painting weed control also.

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2. **Call out report:** Steve indicated that there were three over the time period. One was a leak check at a house, a hot meter leak on a home and a broken frost plate on a meter.

3. **Update on Administration Building:** We are scheduled to break ground next week weather permitting.

The wastewater treatment plant was put in by the president of the WEAU for best plant in the state for under 5 million MGD. Have not heard the outcome yet but was a nice honor. There were three in the state that was nominated.

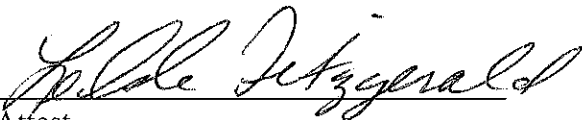
Other Business:

WEAU Conference St. George, April 29, 2013 – May 3, 2013: Brent indicated that we have our operators challenge team to send; Beau Lamper, Dallas Henline, Rob Jaterka, Ed Tucker, Clint Giles. Also Steve Williams, Brent Williams and any other trustees that wish to attend. A motion was made to allow all those to attend the Conference. The motion was made by Mick Sudbury, seconded by Doug Bezzant, yea and Hank Johnson, yea.

Brent informed the Board that the District was granted a conservation grant in the amount of \$35,000 for buying secondary water meters. The grant will be split up between those residents that are able to hook on to the secondary at this time, approximately 241, and be given a discount to them for the meter set fee and inspection.

Mick mentioned that he wanted to discuss the shop parking lot project next board meeting.

Adjourn: Motion was made by Mick Sudbury, seconded by Doug Bezzant, to adjourn the meeting at 5:10 p.m. Motion was approved as follows: Hank Johnson, yea, Doug Bezzant, yea and Mick Sudbury, yea.



Attest



Chairperson