

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON SEPTEMBER 19, 2023 AT THE TIME OF 4:00 PM, PURSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

**SONDRA SMITH – CHAIR
BLAKE ROEMMICH – VICE-CHAIR (Excused)
RONALD SPERRY - TRUSTEE**

OTHERS PRESENT

**MARK BELL – ATTORNEY (Excused)
BRAD M. POWELL, GENERAL MANAGER/ENGINEER
JARED SYME, ASSISTANT GENERAL MANAGER
CATHY KINGSBURY, TREASURER
BRENT E CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR**

Meeting was called to order at 4:05 PM by Chair Smith. Ms. Smith stated the meeting date and time has been changed according to the notice.

1. PUBLIC COMMENTS/CERMONIES/PRESENTATION

a. No one in attendance.

2. MINUTES – APPROVAL

Upon motion made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board accepted the August 16, 2023 minutes as corrected.

YEA

NAY

Abstain/Absent

Ms. Smith

Mr. Sperry

3. ATTORNEY REPORT (Excused)

No Report.

4. GENERAL MANAGER/ENGINEERING REPORT

a. Mr. Syme stated Murray City requested a presentation exhibit concerning the boundary change to be created by Midvalley Improvement District’s Project Engineer (JWO) that would display the affected parcels specific to Murray City.

Mr. Syme estimated the cost to the District to have JWO put the exhibit together would cost \$400-\$1,000.

Sandy Suburban Improvement District informed Mr. Syme they will have their board meeting concerning the boundary adjust this month. Midvale City and Cottonwood Improvement District are still working on putting the boundary adjustment project together for their board and will get back to Mr. Syme.

- b. Mr. Syme presented the vehicle summary stating the District's Ford F-350 Tremor sold for \$81,200 and the District has a Ford F-150 for sale with the asking price of \$60,500.

The District has purchased Ford trucks in the past but Mr. Syme has found that General Motors (GM) is offering better government pricing and he has ordered two GM trucks with an expected delivery date of January/February 2024.

- c. Mr. Syme discussed the sewer modeling software upgrade at the August Board meeting and Mr. Bell, District Attorney, requested that Mr. Syme get additional bids and bring this item back to the September meeting.

Mr. Syme has received three bids on the modeling software upgrade and the bids came from: SewerGems By Bentley, Infoworks ICM and Aquanuity Sewer.

SewerGems By Bentley: A stand-alone software bills on a 12-month subscription, for 5,000 pipe sections, the cost is \$8,785 per year.

Infoworks ICM: A stand-alone software with an option of a per year or a three-year contract is \$20,038.92 with a minimum 5% increase every 2 years. The second option would be a monthly contract at \$6,679.64 with a minimum of a 5% increase every two years.

Aquanuity Sewer: The cost is \$16,000 a one-time cost with a yearly service agreement of \$5,000 for a total cost of \$21,000. With this agreement the District can cancel the service agreement at any time and owns the software.

Mr. Syme recommends Aquanuity Sewer as the software to purchase with the service agreement. The software that the District presently uses was created by the same person that is the creator of Aquanuity Sewer

and this software is created for sewer and storm drain only. Mr. Syme also stated he contacted Bowen Collins & Associates (outside engineers) and asked their opinion on which system they recommend. Bowen Collins & Associates felt that Aquanuity Sewer would be most beneficial for a district of our size.

Ms. Smith stated it sounds like Mr. Syme did his homework and feels that Aquanuity Sewer would be the company to purchase the District's software from.

Upon motion made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board approved the purchase of the Aquanuity Sewer software for \$16,000 and a yearly service contract of \$5,000.

YEA

NAY

Abstain/Absent

Ms. Smith

Mr. Sperry

- d. Mr. Syme stated that Mr. Lalli, the District's IT Contractor, informed him that the Districts Windows servers 2012R2 will be at the end of life October 2023 and will need to be updated. Mr. Syme stated the servers are virtual machines which would mean no new hardware is required, only updating the virtual machines that run the servers. Mr. Lalli will be able to do the majority of the work and can be done by Mr. Lalli virtually. Mr. Syme was told by Mr. Lalli the process for this project will take months to complete. Mr. Lalli will need to create three new virtual machines and transfer everything without interrupting the District's operation. The estimated hour time frame will be 100-200 hours and be completed before spring of 2024.

Mr. Lalli will charge on the agreed amount of \$75 per hour.

- e. Mr. Syme gave an update on the Field Operator job position, stating we have interviewed a few potential candidates and are getting closer to finding someone to fill the position.
- f. Mr. Syme stated a couple of years ago the District upsized the old concrete sewer main on 700 East 7500 South to 18" PVC, the project started at 7648 South 700 East and continued down 7500 South to 410 East.

Mr. Syme would like to start working on the 7500 South Capital Improvement Project to upsize the 7500 South sewer line from 410 East to State Street and would like the Board to know he is working on this project. Mr. Syme would like to have the project out to bid by the Spring 2024.

Mr. Syme received an engineer's cost estimate from Aqua Engineering for the 7500 South Project at \$1.5 million. This project was originally estimated, in 2021, by Bowen Collin & Associates at \$2.4 million.

The Board believes the District should continue the work on upsizing the sewer line on 7500 South Capital Improvement Project.

- g.** Mr. Syme informed the Board that 12 of the 62 manholes that were just relined have been damaged by Midvale City's contractor when the contractor resurfaced the road. When roads are resurfaced the contractor will take the manhole cover and frame and flip them upside down. When the contractor flipped the manhole cover there was significant damage done to the District's liners, as the new liners were attached to the manhole covers. Mr. Syme talked to Midvale City and Midvale City agreed that there was damage done and agreed to pay for half the cost of repairing the liners and having the liners resealed. The original bid from SpectraShield to repair and reseal the 12 manholes was \$1,700 per manhole but because the District's operators cut away the damaged liners and prepared the liners for resealing this saved the District \$700 per manhole. The total cost to repair and reseal the 12 manholes from SpectraShield will be \$1,000 per manhole or \$12,000 total cost.

To hopefully avoid this issue in the future, the manhole liner will be left 2-feet below the manhole top to avoid damage.

Ms. Smith stated she thought that Midvale City and other entities within our District should notify the District before roads are resurfaced and also stated that Midvale City should pay the full amount of the damage they did to the 12 manholes in our District.

- h.** Mr. Syme stated that through Utah Local Governments Trust (Trust) the District is part of the Team Appreciation Recognition Program (TARP). The District has maintained a claim-free policy and was issued a check in the amount of \$2,747.

The Board congratulated the employees for their excellent safety program. Mr. Syme stated the operators do an excellent job on safety and representing the District.

- i. Mr. Powell presented a letter to the Board stating, after a lot of consideration, he will step down as General Manager on September 30, 2023. Mr. Powell has approximately 300 hours of vacation remaining and will remain as a full-time employee until the vacation hours runs out or November 15, 2023, whichever comes first.

Mr. Powell stated retiring has been a very difficult decision because he feels the District has been very good to him and he has made many friends within the District.

The Board members thanked Mr. Powell for all of the hard work he has put into the District and complimented him on how far the District has come under his supervision.

- j. Mr. Powell suggested going into a closed meeting for this agenda item which is to appoint a new General Manager. The closed meeting will be to discuss professional competency of an individual.

Ms. Smith moved this item to the end of the Board meeting.

5. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon motion made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board ratified the August 2023 cash disbursements for \$1,207,299.46.

YEA

NAY

Abstain/Absent

Ms. Smith

Mr. Sperry

6. OFFICE REPORT

- a. Ms. Kingsbury handed out the new Board Meeting Schedule changing the dates and times of the meeting.

Upon motion made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board ratified the new Board Meeting Schedule.

Ms. Kingsbury announced that September 1st was Rick Cecala's 25th Anniversary with the District. The Board congratulated Rick and said they appreciate everything he does for the District.

7. CHIEF FINANCIAL OFFICER

- a. Mr. Christensen stated the District will be upgrading the Caselle software. As the District is upgrading our software the District's new software might not be able to support Caselle's old software. Mr. Christensen stated he negotiated with Caselle for the District to have three licenses for the price of two. The cost for the upgrade will be \$1,800 a year which includes Caselle's utility and lien modules.

Mr. Christensen stated he is working with the staff on the 2024 budget and trying to line up all the upcoming projects. Mr. Christensen indicated the biggest expense for the District is the treatment plant's operating costs. Mr. Christensen will be going to an October 4, 2023 meeting at the treatment plant to discuss their 2024 budget and upcoming big projects.

Mr. Christensen will send out a tentative budget to the Board, both emailed and a hand delivered copy, after his October 4th meeting.

Ms. Smith asked if the tentative budget is scheduled to be approved at the October Board meeting and is the budget hearing scheduled in November for the approval of the 2024 budget. Mr. Christensen stated yes everything is on schedule for October and November.

8. SUPERVISOR'S REPORT

- a. Mr. Cecala reported there is nothing new in the District but there are a lot of projects pending.

Ms. Smith asked Mr. Cecala if he could look into a sink hole in a field west of Tapp Lane. Ms. Smith indicated the sink hole is 8-10 feet deep but at times it has water in it and she is afraid someone may fall into the hole. Mr. Cecala stated he will talk to the contractor in that area; Ms. Smith thanked Mr. Cecala.

9. TRUSTEES

- a. **Upon motion** made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board moved to go into a closed meeting to discuss personnel and professional competency of an individual.

YEA

Ms. Smith

Mr. Sperry

NAY

Abstain/Absent

10. CLOSED MEETING – To Discuss Professional Competency and Personnel Matters

- a. Members attending the closed meeting were: Chair Smith, Trustee Sperry, and General Manager Brad Powell.

Called into the closed meeting, at separate times, were Mr. Christensen and Ms. Kingsbury.

Upon motion made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board closed the closed meeting and opened the open meeting.

YEA

Ms. Smith

Mr. Sperry

NAY

Abstain/Absent

Ms. Smith reported the closed meeting was related entirely to discussing professional competency and personnel matters.

The Board appointed Mr. Syme as the District’s new General Manager and Mr. Syme thanked the Board for their confidence in him and appointing him as the General Manager. Mr. Syme thanked the staff for their guidance in helping him get to this point with the District. Mr. Syme stated he has a lot he wants to incorporate into the District and continue what Mr. Powell has done to put the District on a great path.

Ms. Smith stated Mr. Syme is a great asset to the District.

Upon motion made by Mr. Sperry, seconded by Ms. Smith and passed unanimously, the Board appointed Mr. Syme as the District’s General Manager, effective October 1, 2023.

YEA

Ms. Smith

Mr. Sperry

NAY

Abstain/Absent

11. ADJOURN

- a. Adjourn at 5:30 PM and the next Board meeting will be October 18, 2023 at 4:00 PM.