

**MINUTES OF THE ELECTRONIC MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY IMPROVEMENT DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE UTAH 84047 ON JUNE 10, 2020 AT THE TIME OF 12:00 NOON, PRUSUANT TO NOTICE.**

---

**BOARD OF TRUSTEES PRESENT**

**SONDRA SMITH – CHAIR**  
**BLAKE ROEMMICH – VICE-CHAIR**  
**RONALD SPERRY – (Electronically on Zoom)**

**OTHER PRESENT**

**MARK BELL – ATTORNEY (Electronically on Zoom)**  
**BRAD M POWELL, DISTRICT MANAGER**  
**CATHY KINGSBURY, TREASURER**  
**BRENT E CHRISTENSEN, CHIEF FINANCIAL OFFICER, DISTRICT CLERK**  
**RICK CECALA – OPERATIONS SUPERVISOR - (Electronically on Zoom)**

Meeting was called to order at 12:05 PM by Board Chair Sondra Smith. Ms. Smith reported the meeting is being held electronically due to the Covid-19 virus. The anchor location for the meeting is at Midvalley Improvement District office located at 160 East 7800 South. The meeting was advertised as an electronic meeting to be held on Zoom with the information on how to attend the meeting using Zoom.

**1. PUBLIC COMMENTS/CERMONIES/PRESENTATIONS**

No one attending electronically on Zoom or at the District offices.

**2. MINUTES – APPROVAL**

- a. **Upon motion** made by Mr. Roemmich, Seconded by Mr. Sperry and passed unanimously, the Board accepted the May 13, 2020 minutes as written.

**3. ATTORNEY REPORT**

Mr. Bell stated he was sick over the weekend and was waiting for test results for COVID-19. Mr. Bell was unable to get his agenda items completed; Mr. Bell received his test results back today and the test came back negative for COVID-19.

- a. Mr. Bell stated he will reschedule the Ethics Training and go over the Disclosure Form with the employees at a later date.

Mr. Bell stated he is working on the Procurement Policy and will have something to Mr. Powell in approximately a week and will give the Board a draft copy of the policy. Mr. Bell will bring the Procurement Policy back to the next Board meeting.

**4. GENERAL MANAGER/ENGINEERING REPORT**

- a. Mr. Powell updated the Board on the vehicle status stating the 2019 F150 Lariat has been up for sale for a couple of months. When Mr. Powell checked with edmunds.com for an appraisal he learned that the average selling price for this vehicle is \$41,000; we are asking \$44,000. Mr. Powell suggested that we take it off the market and wait to re-advertise it when we receive the two F150's we have on order that should be delivered in October.
- b. Mr. Powell stated the 7200 South Sewer Line upgrade is going well, Condie Construction is making good progress on the project. Condie Construction continues to have two crews working. Crew 1 has constructed the manhole in 700 East and is working east to the next manhole near Kneaders. Crew 2 has completed installing the line from Kneaders along Ft. Union to the hotel entrance.  
Condie Construction has submitted Pay Request #4 in the amount of \$849,957.43. We also have a change order request which includes 200 feet of C900 water line to replace the unmarked water line encountered during construction. Midvale City personnel requested that Condie Construction replace the 200 feet instead of just repairing the length over the trench of our line. Midvale City indicated they would pay for the replacement. The change order amount is approximately \$69,000 with \$30,000 of that being the replacement of Midvale City's water line. Condie Construction has issued payment contract request #4 for \$849,957.43.

**Upon motion** made by Mr. Roemmich, Seconded by Mr. Sperry and passed unanimously, the Board ratified payment #4 to Condie Construction for the 7200 S Project in the amount of \$849,957.43.

Mr. Powell stated we are waiting to hear back from Midvale City Corp on the plans submitted for the parking and drive area project.

Mr. Powell presented a request from Insituform for a final payment of the slip lining project in the amount of \$31,657.20. The project is complete and Mr. Powell would recommend to the Board to approve the final payment.

**Upon motion** made by Mr. Roemmich, Seconded by Mr. Sperry and passed unanimously, the Board approved to release the retention payment to Insituform in the amount of \$31,657.20.

- c. Mr. Powell and Mr. Bell are working on the Procurement Policy and will bring this item back to the Board.
- d. Mr. Powell informed the Board that the end of April through the third week in May, the District's flows have been over double the amount at South Valley Water Reclamation Facility (SVWRF). The District's normal flows to SVWRF average 2.1 million gallons per day (mgd). At the end of April, Mr. Powell received notice from SVWRDF that our meter

“pegged”. That means that our flow to SVWRF was equal to or greater than 5 mgd. Our first thought was that maybe a line had broken under a canal or a ditch because water companies started turning water to the canals and ditches about that time. Mr. Powell presented graphics that shows when our flows started rising and when the flows peaked. It appears the second week in April the flows started to rise up to 4 mgd when our normal flow is 2.1 mgd. Mr. Powell stated the flows have leveled off back to the District’s normal flows; Mr. Powell will bring this item back to the Board.

- e. Mr. Powell gave the Board a little background on the District’s website, mvdst.com, which was created approximately 8 year ago using Adobe Muse. Mr. Powell’s daughter created the web site as a school project. Mr. Powell has been updating the information on the website using Muse.

Approximately a year ago, Adobe stopped updating Muse and in March 2020 stopped supporting it altogether, we can no longer renew our monthly subscription.

Mr. Powell received a quote from a local web developer, Webaholics, to completely re-do our web site for \$2,850, host it and provide monthly support for \$62.50 per month to keep it updated with current information.

Mr. Powell also receive a quote from CIVICPLUS. Their quote is \$6,000 to develop the web site with a \$2,250 bi-annual maintenance agreement to host it and provide support.

Based on the two quotes, Mr. Powell selected Webaholics to provide the services. The site should be up and working in a couple of weeks.

## **5. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS**

**Upon Motion** made by Mr. Roemmich, Seconded by Mr. Sperry and passed unanimously, the Board ratified the May 2020 cash disbursements for \$1,072,690.31.

**Upon Motion** made by Mr. Roemmich, Seconded by Mr. Sperry and passed unanimously, the Board ratified the May 2020 employee earnings for \$69,539.

## **6. OFFICE REPORT**

Ms. Kingsbury reported she is putting the lien list together, which is sewer accounts that are 9 months or more past due. Ms. Kingsbury stated she will send a lien letter out to the delinquent accounts giving the home owners a chance to pay the bill before September 1, 2020.

## **7. CHIEF FINANCIAL OFFICER**

- a. Mr. Christensen reported each year the District is required by the Utah Code to adopt and report the District’s certified tax rate on or before June 22. This Certified Tax Rate will be used by Salt Lake County to levy property taxes on the properties within our District boundaries.

The Salt Lake County Auditor’s Office provides the District with a certified tax rate, which has been adjusted from last year’s rate to provide about the same property tax revenue,

before adding property tax revenue from new growth. The Certified Tax rate has dropped again from last year's rate as property values have increased.

The Certified Tax Rate recommended by Salt Lake County Auditor's Office is .000619.

**Upon motion** made by Mr. Roemmich, Seconded by Ms. Sperry and passed unanimously, the Board approved to adopt Resolution 20-06-10; a resolution to adopt the Certified Tax Rate of .000619 for the purpose of levying taxes within the District for the year 2020.

Mr. Christensen stated the District received a \$9,400 check rebate check from our health insurance company. The District's health insurance cost are lower this year than last year, last year the rebate check was \$2,500.

#### **8. SUPERVISOR'S REPORT**

Mr. Powell reported there is a new project starting at 7200 South 300 East, Lofts at Ft Union. There were 3 houses on the property that have been torn down and will be replaced with 33 units.

Mr. Cecala reported the Dutch Brothers Coffee Shop tore down the car wash and have started construction at 7856 South 700 East for the coffee shop. Mr. Cecala also reported the footings have been poured for the apartments located on South Union Ave.

#### **9. TRUSTEES**

- a. No Report

#### **10. CLOSED MEETING**

- a. No Closed Meeting

**ADJOURN:** Upon unanimous vote by the Board, the meeting was adjourned at 12:35 PM. The next Board meeting is July 8, 2020 at Noon.