

**BOARD MEETING
JULY 15, 2020
9:00 A.M.
MT. OLYMPUS IMPROVEMENT DISTRICT
3932 SOUTH 500 EAST**

SUMMARY

- 1. WELCOME AND INTRODUCTIONS**
- 2. DISCUSSION, APPOINTMENT AND POSSIBLE SWEARING IN OF INDIVIDUAL TO
FILL BOARD VACANCY**
- 3. MINUTES OF BOARD MEETING – JUNE 17, 2020**
- 4. FINANCIAL INFORMATION**
 - A. REVIEW MT. OLYMPUS PAYABLES AND DISBURSEMENTS**
 - B. REVIEW CENTRAL VALLEY INVOICE**
 - C. REVIEW FINANCIAL REPORT**
- 5. CENTRAL VALLEY REPORT – GILES DEMKE**
 - A. ENTITY MANAGERS MEETING REPORT**
- 6. DISCUSSION AND POSSIBLE APPROVAL OF AGREEMENT WITH UT-WARN**
- 7. MATT DUGDALE – REPORT ON UPDATED FINANCIAL MODEL**
- 8. MANAGER’S REPORT**
 - A. PERSONNEL REVIEW**
 - B. OPERATIONS REPORT**
 - 1. UPDATE ON DAILY’S PREMIUM MEATS**
 - 2. UPDATE ON HOLLADAY HILLS PROJECT**
- 9. INFORMATION ITEMS (NO ACTION REQUIRED)**
 - A. DISTRICT ACTIVITY REPORTS**
 - B. CENTRAL VALLEY FLOW & LOAD REPORT**
 - C. UTAH PUBLIC TREASURER’S POOL YIELD**

PRESENT: AMI NEFF, BOARD CHAIR
GILES DEMKE, TRUSTEE
KERRY EPPICH, GENERAL MANAGER
STEPHEN ROHWER, DISTRICT CONTROLLER
DEAN AYALA, DISTRICT ENGINEER
TAMMY GONZALES, EXECUTIVE SECRETARY/DISTRICT CLERK

GUESTS: MATT DUGDALE, STIFEL INVESTMENT SERVICES

PRESIDING: CHAIR, AMI NEFF

1. WELCOME AND INTRODUCTIONS

Welcome and introductions were done.

2. DISCUSSION, APPOINTMENT AND POSSIBLE SWEARING IN OF INDIVIDUAL TO FILL BOARD VACANCY

After review and discussion, motion to appoint C. Kim Blair as the new board member to fill the board vacancy was made by Trustee Giles Demke and seconded by Trustee Ami Neff. The motion was approved by unanimous vote, those voting in favor: Ami Neff and Giles Demke.

3. MINUTES OF BOARD MEETING – JUNE 17, 2020

Motion to approve the June 17, 2020 Board Meeting minutes, as written, was made by Trustee Giles Demke and seconded by Trustee Ami Neff. The motion was approved by unanimous vote, those voting in favor: Ami Neff and Giles Demke.

4. FINANCIAL INFORMATION

A. REVIEW MT. OLYMPUS PAYABLES AND DISBURSEMENTS

After review and discussion, motion to approve the Mt. Olympus Payables and Disbursements was made by Trustee Ami Neff and seconded by Trustee Giles Demke. The motion was approved by unanimous vote, those voting in favor: Ami Neff, and Giles Demke.

B. REVIEW CENTRAL VALLEY INVOICE

After review and discussion, motion to approve the Central Valley Invoice was made by Trustee Ami Neff and seconded by Trustee Giles Demke. The motion was approved by unanimous vote, those voting in favor: Ami Neff, and Giles Demke.

C. REVIEW FINANCIAL REPORT

After review and discussion the Financial Report was accepted for filing by Board Members.

5. CENTRAL VALLEY REPORT – GILES DEMKE

Trustee Demke reported that the following was discussed at the last Central Valley board meeting:

- ***General Manager Comments*** –
 - ***Groundbreaking Ceremony*** – Central Valley had a groundbreaking ceremony on June 24th and it went well.
 - ***Golf Course Accident*** – There was an accident at the golf course. A woman drove through the fence and landed in a pond. She was able to escape but her child was trapped in the car. The police were able to rescue the child but unfortunately he passed away the next day. There was a lot of damage to the fence and golf course. A cost report was submitted to the police to file with their report.

5. CENTRAL VALLEY REPORT – GILES DEMKE (CONTINUED)

- ***General Manager Comments (Continued)*** –
 - ***Covid-19 Study*** – As you may recall Central Valley participated in a study with the State to detect RNA in wastewater. The study now includes 40 wastewater treatments plants and will continue until at least September 2020.
 - ***Covid-19 Update*** – Central Valley has not had any new cases. Some of their employees have come in contact with confirmed cases but they have followed all of the protocols of the Covid-19 plan.
 - ***Fire Protection System*** – Central Valley has been working with Brown and Caldwell to update their fire control and alarm system. They met with the South Salt Lake Fire Marshall which gave them insight with knowing what they will be looking for as to the design and the emergency exit markings.
- ***Capital Projects*** – A drone presentation was given by Brandon Heidelberger showing the progress and status on each project. Trustee Demke then went into detail on each project.
 - Engine Generator Replacement Project
 - SSL Force Main Project
 - Blower Building Project
 - 3W Pump Station Project
 - Headworks Project
 - Big Cottonwood Creek Siphon Project
 - BNR Basins Project
- ***Contract for Construction of Digesters 3 and 4 Covers Awarded*** – The award for the construction of covers for Digesters 3 and 4 was awarded to Gerber Construction at a cost of \$5,945,000.
- ***State Loan Closing*** – The State Loan closing was held on June 11, 2020 with an interest rate of 1.5 percent. The State asked Central Valley if they could spend an additional \$2.5 million in the current year which would be a \$15 million draw from the state loan. An authorization for another bond issuance will be brought to the Board in August or September.
- ***2020 Budget Opening*** – A public hearing is set for July 22, 2020 at 6:00 p.m. to open and amend the budget. Central Valley will be requesting additional funding of \$2.5 million because of the additional money being drawn from the state loan. This money will go towards more work on the Blower Building Project.
- ***2021 Budget Meeting Schedule*** – Approved was the 2021 Budget Schedule and Public Hearing date which is set for October 14, 2020 at 6:00 p.m.

A. ENTITY MANAGERS MEETING REPORT

Manager Eppich stated that the only other item discussed was that the road west of the administration building will be closed due to construction.

6. DISCUSSION AND POSSIBLE APPROVAL OF AGREEMENT WITH UT-WARN

Manager Eppich stated that some years ago the District entered into an Interlocal Agreement with Cottonwood Improvement District for mutual aid and assistance, which is that if they have a problem and they need resources, if possible we would step up and help them and vice-versa. There is an interlocal agency that was put together of mostly water and wastewater agencies called UT-Warn. This agency does basically the same thing as our Interlocal Agreement with Cottonwood. Manager Eppich stated he felt it was a good idea to be a part of this Agency and if approved we will work with our legal counsel to get this set up.

After review and discussion, motion to approve entering into an Interlocal Agreement with UT-Warn was made by Trustee Giles Demke and seconded by Trustee Ami Neff. The motion was approved by unanimous vote, those voting in favor: Ami Neff, and Giles Demke.

7. MATT DUGDALE – REPORT ON UPDATED FINANCIAL MODEL

Matt Dugdale with Stifel Investment Services gave a presentation showing updated numbers of our financial model as a result of the increase costs of the Central Valley project. This gave the Board an idea of what we may need to do as far as increases for sewer service fees and also what Central Valley's portion of our budget will be. A discussion was then had on the different scenarios which will be reviewed and discussed further as we prepare the 2021 budget.

8. MANAGER'S REPORT

A. PERSONNEL REVIEW

Manager Eppich reported that the following employees will have their anniversaries in July and August:

Steven Muhlfeith's anniversary was on July 14th. He will have been with the District for 23 years.

Trista Etulain's anniversary was on July 7th. She will have been with the District for 9 years.

Dean Ayala's anniversary was on July 7th. He will have been with the District for 5 years.

Troy Brereton's anniversary is on July 17th. He will have been with the District for 3 years.

Stephen Rohwer's anniversary is on August 15th. He has been with the District for 15 years.

Kevin Cleverly's anniversary is on August 23rd. He has been with the District for 14 years.

All are doing a good job.

Manager Eppich gave the Board an update on Covid-19. We have had a number of employees tested but have had no positive tests. We now have the office staff working from home on varied schedules.

8. MANAGER’S REPORT (CONTINUED)

B. OPERATIONS REPORT

1. UPDATE ON DAILY’S PREMIUM MEATS

Daily’s did not meet their first extension of July 15, 2020 and now have asked for another extension to July 31, 2020 on their permit. Central Valley is granting them this final extension and is looking at their policies to see if and what will be done if they do not meet this final extension.

2. UPDATE ON HOLLADAY HILLS REDEVELOPMENT

Manager Eppich stated he received a call from the Mayor of Holladay City concerning the Holladay Hills Development. He wanted to know if he could do anything to help push the project along. Manager Eppich organized a conference call between our Engineer, our contracted engineer, Wallace Felsted, and the Mayor of Holladay. Engineer Ayala explained that we have been trying to work with them to get a detailed plan but to no avail. Without the needed information and detail we won’t sign off on the development.

We are also working on several agreements that they have not got back to us on. Another issue we’re looking at is that the street widths with the on-street parking they want to do, would make it very difficult to get our trucks in and out to do the necessary maintenance on the lines. We let them know that this is their infrastructure and that the way it is designed it will be a private line and they will have to maintain it.

We also let the Mayor know that we have tried to contact the Holladay City planner to get some information but have never received a call back. We told the Mayor that the District would again forward a list of what is needed to get the project moving to the developer and that we would have the information to them by the end of the week.

9. INFORMATION ITEMS (NO ACTION REQUIRED)

Provided to the Board was a copy of URS annual certification contribution rates. There is no change for the upcoming fiscal year.

A. DISTRICT ACTIVITY REPORTS

Copies of the District’s activity reports were provided for Board review.

B. CENTRAL VALLEY FLOW & LOAD REPORT

A copy of the Central Valley Flow & Load Report was provided for Board review.

C. UTAH PUBLIC TREASURER’S POOL YIELD

The Utah Public Treasurer’s Pool Yield for June 2020 was 0.935%.

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With no further information to come before the Board, motion to adjourn was made by Trustee Ami Neff and seconded by Trustee Giles Demke. The motion was approved by unanimous vote, those voting in favor: Ami Neff and Giles Demke.

The meeting adjourned at 10:17 a.m.

Ami Neff, Board Chair