

MINUTES
TAYLORSVILLE-BENNION IMPROVEMENT DISTRICT
Board Meeting
July 18, 2024
Taylorsville-Bennion Board Room

Board Members Present

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| Don Russell | Board Chair |
| Matthew Swensen | Trustee |
| Kelton Kleinman | Trustee |

Staff Members Present

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| Mark Chalk | General Manager/ Clerk |
| Bruce Hicken | Director of Finance & Information/Treasurer |
| Tammy North | Director of Engineering & Development |
| Shawn Robinson | Director of Operations & Maintenance |
| Dan McDougal | Director of Risk & Asset Management |
| Dora Dominguez | Executive Assistant & Office Supervisor |
| Josh Shell | System Controls Specialist II |

The Board Chair opened the Board meeting at 10:00 a.m. and welcomed everyone. The invocation was offered by Tammy North.

Public Comments

There were no public comments.

Approval of Common Consent Items

The Board Chair discussed the approval of common consent items including Minutes for the Board meeting held on June 18, 2024, expense report, accounts payable, and electronic fund transfers report. The August Board meeting was rescheduled to August 26, 2024, at 2:00 pm.

The accounts payable report included in the board book contains construction, operation, and maintenance vouchers #22482-22713 for a total of 232 vouchers, with a dollar amount of \$2,274,000.66. The accounts payable report also includes electronic fund transfers with a dollar amount of \$334,922.32. The following motion was made by Trustee Kleinman, seconded by Trustee Swensen:

RESOLVED: To approve the common consent items. The motion passed unanimously with the following votes:

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| Trustee Russell | Yes |
| Trustee Swensen | Yes |
| Trustee Kleinman | Yes |

Administrative Matters

Josh Shell – Recognition for 5 years of service

The General Manager introduced Josh Shell to the Board for his 5-year service award recognition. Mr. Shell works in the System Controls Department along with Mr. Ron Stock. Before joining TBID Mr. Shell worked for GHID for about 5 years and Granite School District for a couple of years. He is a quick learner and has great knowledge of the District. The General Manager thanked Mr. Shell for many late nights and early mornings in the District when something in his department is not working properly. The Board congratulated and thanked Mr. Shell for his time and dedication to the District.

Discuss services to 4650 S Constitution Blvd (2700 West)

The General Manager stated that at 4650 S Constitution Blvd there is a car wash and a lube shop next to each other. The property used to be owned by a single owner and a single water and sewer line service was permitted. Over 20 years ago, this property was subdivided into two separate parcels and sold to different owners without the District's knowledge. According to the District's Rules and Regulations, each owner must have its own water and sewer service. The District reached out to the lube shop owner and made him aware that he needed to have his own water and sewer service and gave him Until August 1st to comply with the rules.

The Lube Shop's attorney reached out asking for an exception based on the cost to install the water and sewer line which would exceed \$200,000 compared to the value of the property. The sewer line would require extensive excavation of paved surfaces and closure of road and pedestrian walkways. The Attorney stated that the owners of the lube shop and the car wash are agreeable to a permanent arrangement to share services.

The District recommends compromising with the Lube Shop and requiring the installation of the water line and a permanent arrangement with the car wash to share the sewer service line. The Board agreed with the District's recommendation.

Risk & Asset Management Matters

Discussion on Taylorsville Dayzz Parade

Mr. McDougal debriefed regarding the Taylorsville Dayzz Parade. The Parade went very well. Taylorsville City is thankful for the District's participation. The Board would like to have more squeezing water drops to give away next year. The District would like to obtain a freezer to store more otter pops. During the year, employees would use the freezer to store their frozen lunches.

Discussions and Reports

General Manager – Update on Hew Wood Dr. SSO

The General Manager updated the Board on the sanitary sewer overflow on Hew Wood Dr. that happened earlier this month. He explained that the District hired Craghead Building to do manhole restoration. The District had successfully worked with Craghead in the past doing the same type of work. Craghead subcontracted Valley 3 Concrete to perform the manhole restoration. The Subcontractor did not use false bottoms which caused debris to fall into the sewer line and eventually to back up. Seven houses were affected by the sewer back-up. The General Manager, The Director of Operations & Maintenance, and the Director of Risk & Asset Management were out on site talking to the affected homeowners. Affected homeowners were receptive and

understanding. The General Manager complimented the District as a whole for an outstanding response to the sewer back-up. Almost every department was involved helping in different ways and coming up with solutions. It was great to see the amazing group of employees come together and work under pressure/scrutiny of customers and the media and be so great at getting things done.

Trustee Swensen inquired if there was anything that could have prevented this incident. Mr. Robinson explained that incidents such as this are always a good learning experience. In the future, the District will be more careful when inspecting contractors and subcontractors' work.

Ron Stock Retiring January 2025

The General Manager remarked that Mr. Stock announced his retirement date as January 31, 2025. Mr. Stock is the System Controls Supervisor. It has been decided that the Field Support Department and the System Controls Department will be merged when Mr. Stock retires. The merged department will be led by Mr. Marshall Crabtree and will be called the Water Quality Department. The Water Quality Department will consist of five employees, including Mr. Crabtree, and possibly a sixth employee to replace Ron when he retires.

Director of Engineering & Development – Projects and development updates

The Engineer reported on the following projects:

- UDOT Redwood Rd. 6200 S – The Contractor has abandoned the water line
- Kessimakis – The contractor installed 2 hydrants and a fire line.

Director of Finance & Information – June financials, EUM

Mr. Hicken remarked that revenues are 10% above budget and expenses are 16% below budget. Operating revenues are 3% above budget mostly due to water sales. The rate study was completed during the drought, but sales were estimated well. Non-operating revenue difference comes mainly from interest income and impact fees. Operating expenses are down 13%. Water sales were \$74,000 over budget for the month and \$250,000 over budget year to date. Sewer sales were \$24,000 over budget for the month and \$51,000 over budget for the year to date.

Mr. Hicken reported that the COLA Index for June was 2.8%. This was done to give the Board an idea of what the CPI might be in July. The District uses the July CPI for budget purposes.

In EUM, Mr. Hicken reported that the Sanitary Sewer Overflows show yellow due to the sewer back up at Hew Wood Dr. The Efficient Use of Energy category is back to green. Also, the 2024 tax comparison has been updated and the District continues to be on the lower side of the spectrum.

Operations & Maintenance – June water reports

Mr. Robinson remarked that July had higher temperatures and not very much precipitation. TBID pumped and purchased 1,998-acre feet which is significantly more than what was sold in July of 2022 and 2023. Year-to-date total water sources are 5,224-acre feet. Mr. Robinson indicated that the District had six wells running and purchased 466-acre feet from Jordan Valley.

Risk & Asset Management - June customer water usage reports

Mr. McDougal reported that residential usage was 27 million gallons over last year. More customers were in Tiers 2 and 3.

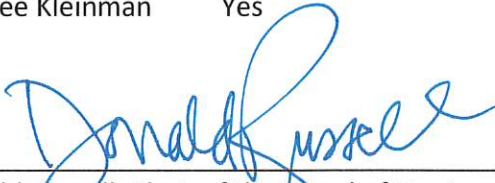
Trustees – Updates, discussions, or reports

Trustee Kleinman asked if the District is liable for any internal plumbing issues that customers claim were caused by brown water. It was explained that internal plumbing is the customer's responsibility and brown water does not cause permanent damage.

Adjourn – The following motion was made by Trustee Swensen, seconded by Trustee Kleinman:

RESOLVED: To adjourn the Board meeting at 11:29 a.m. The motion passed unanimously with the following votes:

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| Trustee Russell | Yes |
| Trustee Swensen | Yes |
| Trustee Kleinman | Yes |



Donald Russell, Chair of the Board of Trustees