

**SOUTH VALLEY WATER RECLAMATION FACILITY
BOARD MEETING
Wednesday, September 21, 2022
7495 South 1300 West
West Jordan, Utah 84084**

Attendance	Board Chairman	Jerry L. Knight, Sandy Suburban Improvement District
	Board Vice Chairman	Brad Powell, Midvalley Improvement District
	Board Member	Craig L. White, South Valley Sewer District
	Board Member	Glen Kennedy, Midvale City
	Board Member	Brian Clegg, City of West Jordan (excused)
	Attorney for South Valley	Tracy S. Cowdell
	General Manager	Lee Rawlings
	Facility Engineer	Taigon Worthen
	Finance Director	Gary Dunn
	Facility Clerk	Belinda Patterson
	Alternate, City of West Jordan	Greg Davenport

Call to Order Chairman Knight called the meeting to order at 12:30 p.m. and welcomed those in attendance.

Roll Call Roll call vote was as follows:

Mr. Davenport	"here"
Mr. Kennedy	"here"
Mr. White	"here"
Mr. Powell	"here"
Chairman Knight	"here"

**Ceremonies/
Presentations/Public
Comments** None

Resolution 09-21-2022(A) – Adoption of the 2023 Tentative Budget Mr. Dunn gave each of the board members a copy of the South Valley Water Reclamation 2023 Tentative Budget with an electronic version available for those interested.

A budget work session is planned for noon, October 5, for the individuals over finance in each of the entities and anyone else interested in attending.

Mr. Rawlings mentioned that the results of the salary survey will be presented in the October meeting.

The board expressed some concern over the 15% increase for medical insurance. It was suggested that staff go out for other bids.

Mr. Powell moved that the board adopt Resolution 9/21/2022(A) the South Valley Water Reclamation Facility’s 2023 Tentative Budget as set forth in Appendix “A” and direct the chairman to sign the resolution. Mr. White seconded the motion. Roll call vote was as follows:

<u>Mr. Powell</u>	<u>“aye”</u>
<u>Mr. Kennedy</u>	<u>“aye”</u>
<u>Mr. Davenport</u>	<u>“aye”</u>
<u>Mr. White</u>	<u>“aye”</u>
<u>Chairman Knight</u>	<u>“aye”</u>

All were in favor, motion carried.

Declare 2012 Equinox Surplus with Employee Silent Auction

Staff is requesting to surplus TRK06, which is the 2012 Equinox, and allow employees a chance to purchase it using a silent auction rather than taking it to State Auction.

Mr. White moved to surplus the 2012 Equinox according to the existing surplus policy. Mr. Kennedy seconded the motion. All were in favor, motion carried.

New Building or Expansion and Remodel of Administration Building

At the last meeting Mr. Kennedy requested a copy of the proposed plans for the new administration building. Those were included in the board packet.

Mr. Cowdell shared a suggestion, made by Mr. Young, to possibly locate the new administration building further in to the facility and maybe surplus the property on 1300 west. It was also suggested that the new administration building be built to look like South Valley Sewer Districts administration building.

Mr. Kennedy asked, “If the new administration building is approved will there still need to be work done to the old building?” Mr. Rawlings responded, “Some”.

Mr. Kennedy asked, “Can both be done without adding extra cost?” Mr. Worthen responded, “That it was going to come down to budget. The proposed building was not looked at from an occupancy point of view, we’re not there. But in a nutshell \$3.5 million dollars to buy 16,000 square feet, that’s \$218 a square foot to build a building. It’s something to reflect on.”

Chairman Knight suggested building a smaller administration building and use the leftover funds for remodeling the old building.

Mr. Cowdell added, “There will be new costs initiated with the management of a new facility. What does this mean for the budget annually in terms of maintaining another building? I don’t think that the board, or staff, really looked at that issue.”

Mr. Kennedy requested more specific information on what the new building is going to be, what the cost will be, and if there will be anything left over to remodel the existing administration building. Mr. Rawlings asked how detailed would you like this to be. Mr. Worthen responded, “That it needs to be at a level that the concept is developed and what exactly do we want to build?”

Mr. Worthen further added, “The public needs to come in to the facility to do business. It is a prudent goal to deal with business outside of the facility process which is a driving force to putting the building outside of the gate.”

Staff will put something together which may take a couple of months.

**Signage for Meter
Vault Dog Houses**

Mr. Rawlings reported that on the morning of August 22, 2022 an individual driving on 70th South ran off the road and hit the Meter Vault dog house for West Jordan’s Meter #1. The police had no idea who to call which raised the question of adding signage to all 15 locations. The board agreed there should be signage.

Signage will read – Property of City with the City’s phone number. In the event of malfunction or damage to the premises, South Valley Water Reclamation Facility’s phone number.

**South Interceptor
Easements Transfer or
Lease**

Mr. Cowdell gave a brief presentation on the south sewer interceptor trunk line which runs from 9000 South to the facility. Historically, ownership of this trunk line was divided between four entities: Midvale City, City of West Jordan, South Valley Sewer District, and Sandy Suburban Improvement District. Questions came up on how the trunk line was owned and who was responsible for what? Essentially several agreements and easements were created to govern this line. Some agreements dated back to 1973 and as recent as 1991.

South Valley Sewer District recognized their portion of the trunk line was starting to fail. All the entities involved needed to come up with a plan to rehabilitate the line. At that point it was decided to turn the ownership of the trunk line over to the facility. An engineering team and contractor were hired and it was decided to slip line the pipe. The slip lining project is pretty much completed and came in slightly under budget.

With this line comes several easements. Currently, South Valley WRF doesn’t have a right to be on some parts of the property where the trunk line is located due to the existing easements. Mr. Cowdell listed four options on how to solve this problem: obtain and record new easements, convey the current easements to the facility, member entities convey South Valley WRF a License for use of Easements, or do nothing.

Mr. Cowdell recommended conveying the current easements to the facility, via warranty deed, which has been found acceptable to three of the entities. He’s still working with the City of West Jordan to see what they would like to do.

Mr. Cowdell will prepare all the warranty deed documentation, and requested each entity’s attorney and engineer review it one more time.

Consent Calendar

Items included on the consent calendar are as follows:

- Ratify Check Register: August 2022
- Approval of Minutes: August Board Meeting
- Next Board Meeting Date: October 19, 2022

Mr. Powell moved that the board approve the Consent Calendar. Mr. Kennedy seconded the motion. All were in favor, motion carried.

General Manager Report

There was no additional discussion.

Project Updates

Staff has authorized release of retention to RSCI for the Grit Building Project. The VFD finally delivered. We are still waiting for the certificate of occupancy from the City of West Jordan. The grit building has been running great.

Four large VFD's have been replaced in the utility water pump station which is part of the RM&A.

Staff has authorized release of retention on the Generator Project.

Yesterday staff went in to one of the sub stations and upgraded all of the trip units on the large breakers. In order to build a resiliency of our electrical system we will be going in to the other substations and upgrade those over the next couple of years, which is also part of the RM&A.

We advertised for bid for procuring new VFD's in our headworks facility and RAS pump stations. Two additional VFD's, used for odor control in the solids building, were added because they were damaged during our recent power bump.

The Capital Facility Plan needs to be reviewed and updated.

An assessment will need to be done on the north trunk line. At that time staff will re-evaluate where that project should be.

Closed Meeting

There was no closed meeting.

Other Business

There was no other business discussed.

Adjournment

Chairman Knight adjourned the meeting at 1:48 p.m.

Jerry L. Knight, Board Chairman

Belinda Patterson, Facility Clerk