

**SOUTH VALLEY WATER RECLAMATION FACILITY
BOARD MEETING
Wednesday, May 18, 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
	Attorney for South Valley	Tracy S. Cowdell
	General Manager	Lee Rawlings
	Facility Engineer	Taigon Worthen
	Finance Director	Gary Dunn
	Facility Clerk	Belinda Patterson

Bowen, Collins & Associates Brent Packer

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. Clegg	“here”
Mr. Kennedy	“here”
Mr. White	“here”
Mr. Powell	“here”
Chairman Knight	“here”

**Ceremonies/
Presentations/Public
Comments** Mr. Rawlings reminded the board of the SVWRF Annual Dinner to be held Thursday, May 19, 2022 at 6:30 p.m., dinner at 7:00 p.m.

**Update on Transfer of
Ownership of South
Trunk Line** Mr. Cowdell gave an update on the transference of ownership of the South Trunk Line by West Jordan.

West Jordan City had concerns about some of their easements which run through trunk line areas such as Gardner Historic Village. Mr. Cowdell met with West Jordan and all the details and concerns have been worked out. West Jordan would like to plot the entire area to make sure they don't have any concerns about any of the other easements. Once that has been completed they will present the package to their city council for approval of transference.

**Agreement with
Carollo for Headworks
and RAS VFDs Project** A Notice of Intent to Sole Source was posted, with no challenges. Mr. Cowdell stated that he was satisfied with the way staff worked through the procurement process.

Mr. Powell moved that the board approve the agreement and authorize the board chairman to sign it upon review and approval by the facility attorney. Mr. White seconded the motion. All were in favor, motion carried.

Mr. Cowdell said that given the unique nature of the facility staff may be doing more sole sourcing throughout different areas.

Sole Source Task Order with Carollo for Headworks and RAS VFDs

Mr. White moved that the board approve Task Order 2022-01 with Carollo Engineers and authorize the board chairman to sign it upon review and approval by the facility attorney. Mr. Powell seconded the motion. All were in favor, motion carried.

Extension of Agreement with Bowen and Collins for CRS on Slip Line Project

Mr. White moved that the board agree to extend to the terms of the previous agreement with Bowen, Collins & Associates until the completion of the CIPP Project. Mr. Powell seconded the motion. All were in favor, motion carried.

Amend Task Order with Bowen, Collins & Associates for CRS on Slip Line Project

Mr. Powell moved that the board approve Task Order Amendment #3 to Bowen, Collins & Associates and increase the authorized not to exceed amount an additional \$40,758 and authorize the board chairman to sign it upon review and approval by the facility attorney. Mr. Kennedy seconded the motion. All were in favor, motion carried.

Renovation of Administration Building

The board requested that staff prepare a list of the top 10 upgrades needed on the current administration building. Some items considered were safety and security issues, a second entry into the facility, additional space, areas that need some serious remodel i.e. locker, shower, and bathroom facilities, additional parking, etc. There was not enough time to develop pricing for these upgrades.

Mr. White said that after reading the list he felt it was easier to just level the building and start new. Mr. Powell agreed.

Mr. Cowdell reminded the board that the agreement with the developer states that if the developer cleans up the Lark site and ownership is transferred, he will build a new administration building located on the parcel along 1300 west, valued at approximately \$5 million. The developer is anxious to move forward. There is a provision in the agreement that states if the developer can't get the approvals he will cash us out at 3.5 million. Once the site is cleaned up and we receive a clean bill of sale from the State of Utah, the board can decide if the developer builds a building, or pays cash. And if the board wishes, they could use a portion of the cash for the remodel. The agreement may need to be amended slightly but it can be done. The board also could request that the developer and his team evaluate and prepare estimates on what it would take to remodel the current administration building. Or, the board can decide they would like the \$3.5 million in cash to be applied to the capital facilities plan.

Chairman Knight asked, "Wasn't the new building the plan all along?" Mr. Cowdell said "yes". Mr. Kennedy responded, "That was before the sticker shock on the capital facilities plan." Mr. Clegg agreed. Mr. Kennedy and Mr. Clegg support taking the cash and using some for remodeling and some applied to the capital facilities plan.

The board agreed to have the developer bring his team of architects to the facility to evaluate and give cost estimates on the requested improvements to the existing administration building.

Mr. Rawlings added that we still have a couple of years on this cleanup project.

Consent Calendar

Items included on the consent calendar are as follows:

- Ratify Check Register: April 2022
- Approval of Minutes: April 20, 2022 Board Meeting
- Next Board Meeting Date: June 15, 2022

Mr. Powell moved to 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

CIPP Project – Insituform has sent a request for verification of substantial completion. Will be meeting on June 24th. Revegetation along the trail may be an issue due to lack of irrigation. Everything but restoration is in place. Still trying to wrap up the manhole variant sizes on the project.

Project 5 – Still holding some retention money. Waiting for variable frequency drives. We have dead sod and notified the contractor and it will be handled as a warranty issue.

Generator Project – Switchgear is in transit. This week we will be taking receipt of the beginning of seven temporary generators being established around the facility while we disconnect our current emergency generator building. This project should be wrapped up by the beginning of July, 2022.

Closed Meeting

There was no closed meeting.

Other Business

Mr. Worthen reported he is putting together a request for proposal for replacement of HVAC equipment listed in the RM&A schedule. This will soon be advertised. Feedback he's getting from contractors is some equipment is 52 weeks out.

Mr. Worthen has been working on a professional services SOQ. He suggested qualifying firms, not necessarily picking a firm, but developing a pool to choose from. The board gave their support.

Adjournment

Chairman Knight adjourned the meeting at 1:17 p.m.

Jerry L. Knight, Board Chairman

Belinda Patterson, Facility Clerk