

MINUTES OF THE REGULAR BOARD MEETING
OF THE BOARD OF TRUSTEES
COTTONWOOD IMPROVEMENT DISTRICT

DATE: September 15, 2021
PLACE : Cottonwood Improvement District Office
TIME: 3:00 P.M.

PRESENT:
Wesley Fisher, Trustee - Electronically
Kim Galbraith, Trustee
Mark Katter, Acting Chairman
Greg Neff, General Manager/Engineer
Spencer Evans, Chief Financial Officer
Jeremy Cook, Attorney for the District
Jami Phillips, Board Secretary

Lonn Rasmussen, Assistant General Manager/Operation Supervisor, was unable to attend.

Public in Attendance: Jared Turnbow, with Castlewood Development, Pebble Hills Subdivision.

At 3:00 p.m., Mark Katter called the meeting to order.

The Pledge of Allegiance was recited. The invocation was offered by Kim Galbraith.

AGENDA:

ITEM 1: APPROVE MINUTES OF THE AUGUST 18, 2021 BOARD MEETING

A motion was made "to approve the minutes of the Board meeting held on August 18, 2021."

MOTION BY: Kim Galbraith
SECOND BY: Wesley Fisher
FOR: Kim Galbraith, Wesley Fisher, Mark Katter
AGAINST: None

ITEM 2: PUBLIC COMMENT

None.

ITEM 3: FINANCIAL INFORMATION

(A) DISBURSEMENTS

The disbursement report was provided to the Board for their review, along with the District Manager's Wells Fargo credit card statement. Trustee Fisher inquired about the Newegg, Inc.

payments; These payments are for computer equipment and technology. There was discussion regarding District fleet purchases.

Trustee Galbraith requested an update regarding the impact fee facilities plan, analysis and rate studies with Bowen Collins & Associate; Management met with Bowen Collins & Associates and gave them CVWRF's updated flow metering data to proceed and finalize the studies. Once the studies are complete, there is a process of a public hearing, a waiting period and noticing requirements prior to making any changes; therefore, any changes wouldn't take effect until sometime next year.

A motion was made "to approve and ratify the disbursements."

MOTION BY: Wesley Fisher
SECOND BY: Kim Galbraith
FOR: Wesley Fisher, Kim Galbraith, Mark Katter
AGAINST: None

(B) FINANCIAL STATEMENTS

Copies of the unaudited financial statements as of August, 2021 were provided to the Board for their review.

ITEM 4: PEBBLE HILLS BOUNDARY ADJUSTMENT – PUBLIC HEARING AND RESOLUTION

Greg Neff explained that there was a church located at 8600 South 1200 East (Fayeway Drive) that was demolished. Castlewood Development purchased this site to develop Pebble Hills Estates, a 14 lot subdivision. The site is a confluence of three sewer districts. Cottonwood Improvement District will continue to serve 4 lots within the subdivision; however, the District boundaries need a slight adjustment to conform to the new parcels' outline. Sandy Suburban will serve the remaining lots. Castlewood, owner and developer, submitted a letter waiving its right to receiving notice of the public hearing regarding the sewer boundary line adjustment for the Pebble Hills Estates subdivision.

Chairman Katter opened up the public hearing for any public comment. There were no public comments.

Chairman Katter closed the public hearing. A motion was made "to approve the Resolution for the Pebble Hills Boundary Adjustment." A copy of Castlewood's Notice of Public Hearing Waiver, along with a plat map is attached to and thereby made part of these minutes.

MOTION BY: Kim Galbraith
SECOND BY: Wesley Fisher
FOR: Kim Galbraith, Wesley Fisher, Mark Katter
AGAINST: None

ITEM 5: CENTRAL VALLEY WATER RECLAMATION FACILITY UPDATE

Trustee Kim Galbraith reported on the following CVWRF matters: Central Valley sponsored its yearly fund raising golf tournament and raised \$12,000 for Make-A-Wish Foundation.

The CVWRF Board approved the Pretreatment Rule for Submission to the Department of Water Quality, along with application for the American Rescue Plan Act funding.

The approval of resolution UAMPS contract was postponed; deferred to CVWRF's September board meeting. This membership contract, which is a power pooling agreement, would allow the purchase and sale of electric power and energy and would secure reliable economics sources of power if needed. The new cogeneration engines will allow CVWRF in the near future to be self-sufficient in power and to have possible excess power available as revenue.

The valley had some major rain recently causing CVWRF to reach 90 to 95 MGD. The system was able to handle the excess flow. Within the flow was a huge grease clog that somehow was knocked loose and caused a blockage. The CVWRF staff quickly cleared the plug. The grease clog origin is not yet known.

Capital projects update: Big Cottonwood Creek Siphon Rehabilitation Project is ongoing and getting close to completion. The Sludge Thickening/Straining Design Project's predesign completed format is expected to be done by October, put out for bid later this year, with an anticipated start date early 2022.

There was some discussion on Central Valley's August 25th facility tour attended by Trustee Kim Galbraith, Trustee Wesley Fisher and Greg Neff.

Greg Neff reported on the following matters from the CVWRF's manager's meeting to be discussed in CVWRF's September board meeting: CVWRF's preliminary budget will be presented and discussed. The flow metering billing correction, along with an estimate of the budget to be spent by the end of the year will be discussed. The outcome of September's UAMPS' board meeting regarding CVWRF's membership contract. CVWRF's leased property matter continues. There will be discussion and a proposal for CVWRF's board approval on an amendment to a Brown and Caldwell task order.

ITEM 6: MANAGEMENT REPORT

(A) 2021 UASD Annual Convention – November 3rd, 4th and 5th, 2021.

(B) Sewer Easement – Sollenberger, 9940 S. Roseboro Road Update: Greg Neff spoke with Mr. Sollenberger and he went over and looked at some trees that are dying. Greg is trying to coordinate a meeting time to meet on site with Mr. Sollenberger to discuss this matter. Mr. Sollenberger currently works in Washington DC.

Greg mentioned the WEFTEC Convention to be held in Chicago, IL, October 16 – 20, 2021. Board members interested in going should call the District office and talk to Esther for travel arrangements. Lonn Rasmussen and Dan Watts are going. Dan is this year's PWO (Professional Wastewater Operator) Representative.

ITEM 7: BOARD REPORT

There was some discussion on this year's Utah Association of Special District's Convention. Trustee Katter, Spencer Evans and possibly Trustee Galbraith will be attending. There was some discussion regarding the required annual Open Public Meetings Act training that Jeremy Cook, Cottonwood's attorney, does each year in a Board meeting.

ITEM 8: INFORMATION ITEMS

- (A) CENTRAL VALLEY ESTIMATED COSTS
- (B) PUBLIC UTILITY EASEMENT ENCROACHMENT BY PROPERTY OWNER – WARE SUBDIVISION #2, LOT 10 (8417 SOUTH 1170 EAST)
- (C) DUMP STATION NOTE FROM DISTRICT PATRON

At 3:41 p.m., a motion was made "to adjourn the regular Board meeting."

MOTION BY: Wesley Fisher
SECOND BY: Kim Galbraith
FOR: Wesley Fisher, Kim Galbraith, Mark Katter
AGAINST: None

PREPARED BY: Jami Phillips, Secretary