

**MINUTES OF THE MEETING OF THE
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES
HELD AUGUST 9, 2022 AT THE DISTRICT OFFICE
LOCATED AT 5350 WEST 5400 SOUTH, KEARNS, UTAH**

Trustees Present:

Cheryle A. Hatch
Gregory R. Christensen
Jeff Monson

Staff Present:

Greg Anderson	General Manager/CEO
Riley Astill	Finance Director/Controller
James "Woody" Woodruff	Public Works Director/Engineer
Rachel S. Anderson	Attorney
Jamie Banh	Executive Administrative Assistant
Dana Timothy	Customer Service Manager/Records Officer

Call to Order:

Chair Hatch called the meeting to order at 5:30 p.m. and welcomed all those present. The invocation was offered by Riley Astill and the pledge of allegiance was led by Trustee Monson.

Public Comments:

There were no public comments.

Approval of Minutes (Regular Meeting, July 12, 2022):

None of the Trustees having any questions respecting the July 12, 2022 minutes, a copy of which was included in the Board Book, it was moved by Trustee Christensen and seconded by Trustee Monson as follows:

That the minutes of the July 12, 2022, regular Board meeting be approved as presented.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Board Training – Records:

Using a power point to illustrate the discussion, Dana Timothy provided the monthly "snippet" training regarding State record keeping requirements. Ms. Timothy noted that, in the future, the State will likely move toward requiring digitization of all records, in line with federal standards, but there is no such State requirement yet. She explained, however, that District staff are working on scanning minutes from 1956 forward. Ms. Timothy also explained that the District has a records retention room, explained how a record request is made, how a decision regarding a

records request may be appealed, and how records officers are certified. There was a back-and-forth discussion between the Trustees and staff regarding how the digitization of records works.

Consider General Manager's Report (including the Administrative/Financial Report and the Public Works Report):

Greg Anderson reviewed his monthly Report, a copy of which was included in the Board Book. Mr. Anderson presented to the Board a paper he wrote for the Utah Association of Special Districts (UASD) and for Chamber West regarding matters that are currently being considered by the Taxation Committee of the Utah State Legislature. He explained that State Senator Dan McCay wanted to propose (a) eliminating taxes for water districts, moving them to 100% fee-based funding, and (b) making all water conservancy district boards elected, rather than appointed, positions. Mr. Anderson rebutted Senator McCay's argument that commercial assessments are unfair compared to residential assessments, by arguing several points as to why taxes are stable and equalizing. He argued that the tax structure is not the problem, but there needs to be more outreach to explain how it works. Mr. Anderson also showed three videos that recently were created for the District on the topics of how we get our water, drought, and being water wise.

Mr. Anderson also provided some general District updates. Staff continues to work on updating the District's policies and procedures and preparing the tentative Budget for 2023. An RFQ for consulting engineers was just issued, and staff will report back on selected engineers in October. Mr. Anderson and Trustee Monson spoke about the efforts the District has made with the Kearns Metro Township on the 9/11 Park. Finally, Mr. Anderson showed pictures from the Kearns Metro Township Parade.

Riley Astill then reviewed his monthly Financial Report, a copy of which was included in the Board Book. As Mr. Astill reviewed his report, Greg Anderson provided additional information. Mr. Astill reported on the status of meter changeouts. He noted that 64% of the District's customers are in water rate tier 1 and 30% are in tier 2. Mr. Astill and Trustee Christensen discussed the effect that the Jordan Valley Water Conservancy District's increased property taxes will have on the District's wholesale water fees paid to Jordan Valley by KID.

James Woodruff then reviewed his written monthly Public Works Report, a copy of which was included in the Board Book. As he reviewed the status of KID's ongoing capital projects, Mr. Woodruff responded to questions from the Trustees, and Greg Anderson provided additional information. Mr. Woodruff noted that the District is filing the permit to put the Zone D 5 MG (million gallon) tank into service in October.

Consider Check Register:

A copy of the June 2022 Check Register, which is a list of all checks issued and ACH withdrawal payments made during the month, was included in the Board Book. Following a brief discussion, it was moved by Trustee Christensen and seconded by Trustee Monson as follows:

That the June 2022 Check Register be ratified and approved as presented.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Consider Financial Report:

A copy of the Monthly Financial Report, which consists of a series of individual reports including the Statement of Net Position, the Statement of Revenues & Expenses and the Connection & Population Report, was included in the Board Book. Riley Astill briefly reviewed highlights from the various Reports and responded to questions from the Trustees.

Consider Training Requests:

There were no training requests to be considered by the Trustees.

Consider Purchases/Costs Over \$50,000:

Mr. Woodruff reviewed Contractor's Application for Payment No. 17 presented by Gerber Construction Inc. for work on the Zone D 5 MG (million gallon) Tank, a copy of which was included in the Board Book. Mr. Woodruff recommended that the payment be approved in the amount of \$95,270.00, less a 5% retention of \$4,736.50, leaving a net amount due of \$90,506.50. Mr. Woodruff stated that 90% of the contract has been completed. It was then moved by Trustee Monson and seconded by Trustee Christensen as follows:

That a payment to Gerber Construction Inc. for work on the Zone D 5 MG Tank be approved in the amount of \$90,506.50.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Mr. Woodruff reviewed Application and Certification for Payment Invoice #32814 from Whitaker Construction Co., Inc. for work on the 6200 South Booster Pump Station installation, a copy of which was included in the Board Book. Mr. Woodruff recommended that the payment be approved in the amount of \$65,744.80, less a 5% retention of \$3,287.24, leaving a net amount due of \$62,457.57. Mr. Woodruff stated that 97% of the contract has been completed. It was then moved by Trustee Christensen and seconded by Trustee Monson as follows:

That a payment to Whitaker Construction Co., Inc. for work on the 6200 South Booster Pump Station installation be approved in the amount of \$62,457.57.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Mr. Woodruff reviewed Contractor's Application for Payment No. 1 from Nolan & Son Construction Co., Inc. for work on the Zone E Sewer Main Project, a copy of which was included in the Board Book. Mr. Woodruff recommended that the payment be approved in the amount of \$130,745.50, less a 5% retention of \$6,537.28, leaving a net amount due of \$124,208.23. Mr. Woodruff stated that 9% of the contract has been completed. It was then moved by Trustee Monson and seconded by Trustee Christensen as follows:

That a payment to Nolan & Son Construction Co., Inc. for work on the Zone E Sewer Main Project be approved in the amount of \$124,208.23.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Mr. Woodruff reviewed an invoice from Preferred Paving Company for work on the 4460 West Waterline Project, a copy of which was not included in the Board Book but was handed out to the Trustees during the meeting. Mr. Woodruff recommended that the payment be approved in the amount of \$65,310.60. It was then moved by Trustee Christensen and seconded by Trustee Monson as follows:

That a payment to Preferred Paving Company for work on the 4460 West Waterline Project be approved in the amount of \$65,310.60.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Consider Bond Releases/Reductions:

There were no bond releases or reductions to be considered by the Board.

Discuss/Consider Title 3 Chapter 3 – Administrative Policies and Procedures Control of Backflow and Cross-Connections:

Greg Anderson explained proposed changes to Title 3, Chapter 3, of the District's Administrative Policies and Procedures regarding Control of Backflow and Cross-Connections, a copy of which was included in the Board Book. Mr. Anderson explained that the redlined changes are meant to update terminology in the Policy to match terminology used by the Division of Drinking Water. Mr. Anderson explained the changes and responded to questions from the Trustees.

It was moved by Trustee Monson and seconded by Trustee Christensen as follows:

That amendments to Title 3, Chapter 3 of the District's Administrative Policies and Procedures, concerning Control of Backflow and Cross-Connections, be approved as presented.

The motion carried with Trustees Hatch, Christensen, and Monson voting in the affirmative.

Central Valley Water Reclamation Facility:

The agenda for the July 27, 2022, Central Valley Water Reclamation Facility Board meeting was included in the Board Book. Trustee Jeff Monson, who is KID's representative on the Central Valley Board, attended the meeting and reported on current Central Valley activities, specifically noting Central Valley's effort to test for PFAS "forever chemicals", which is becoming a hot issue nationally.

Jordan Valley Water Conservancy District:

A copy of the agenda for the August 10, 2022, Jordan Valley Board meeting was included in the Board Book. There was a general discussion during which Trustee Christensen said that the Jordan Valley Board has been moving toward a public hearing on an 8% property tax increase this year.

Utah Association of Special Districts:

A copy of the agenda for the August UASD Board meeting was not available in time to be included in the Board Book. Greg Anderson, who serves on the UASD Board, explained that the meeting would be held this coming Thursday. Consequently, there was nothing to report.

Kearns Metro Township Council:

The most recent Kearns Metro Township Council meeting was cancelled, so no agenda was included in the Board Book. Chair Hatch reviewed and discussed current community and civic issues. She explained that the Kearns Metro Township Planning Commission has met and is discussing a daycare facility in the Camp Kearns area.

Kearns Community Council:

A copy of the agenda for the Kearns Community Council Executive meeting held on August 1, 2022, was included in the Board Book. Trustee Monson reviewed and discussed current community and civic issues. He noted that a Unified Police liaison spoke to the Council.

Chamber West – Legislative Committee:

A copy of the agenda of the July 21, 2022, Chamber West Chamber of Commerce Board of Governors meeting was included in the Board Book. Greg Anderson reported on his presentation to Chamber West earlier during the Board meeting.

Trustee Per Diem Report:

A copy of the July 2022 Trustee Per Diem Report was included in the Board Book.

Adjourn:

There being no further business to come before the Board, Chair Hatch declared the meeting to be adjourned at 7:50 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 13th day of September 2022.

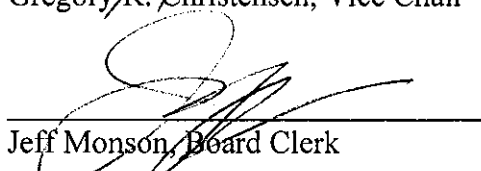
Date: October 18, 2022


Cheryl A. Hatch, Chair

Date: 18 Oct 2022


Gregory R. Christensen, Vice Chair

Date: 18, October 2022


Jeff Monson, Board Clerk