

**MINUTES OF THE TRUSTEES MEETING  
OF THE KEARNS IMPROVEMENT DISTRICT (KID)  
HELD MAY 11, 2021 AT THE DISTRICT OFFICE  
LOCATED AT 5350 WEST 5400 SOUTH, KEARNS, UTAH**

**Trustees Present:**

Jeff Monson  
Cheryle A. Hatch  
Gregory R. Christensen

**Staff Present:**

Pamela Gill	General Manager/CEO
Greg Anderson	Public Works Director/Engineer
Riley Astill	Finance Director/Controller
Mark H. Anderson	Attorney
Jamie Banh	Executive Administrative Assistant

**Others Present:**

Linda Townes (via ZOOM) Jordan Valley Water Conservancy District

**Call to Order:**

Chair Monson called the meeting to order at 5:30 p.m. and welcomed all those present. The invocation was offered by Greg Anderson and the pledge of allegiance was led by Pamela Gill.

**Public Comments:**

There were no public comments.

**Approval of Minutes (Regular Meeting, April 13, 2021):**

None of the Trustees having any questions or corrections for the minutes, it was moved by Trustee Hatch and seconded by Trustee Christensen as follows:

**That the minutes of the KID Board meeting held on April 13, 2021 be approved as presented.**

The motion carried with Trustees Monson, Hatch and Christensen each voting "aye".

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

Ms. Gill reviewed her monthly report, a copy of which was included in the Board Book. Highlights from her report included acknowledging Blake Anderson for 40 years of service to the District and Robert Lutz for being a 20 year employee; planning for the upcoming KID Trustee election; and other administrative matters. Riley Astill then reviewed the monthly Financial Administration Report, a copy of which was included in the Board Book. Among other things, he explained that net income through March was a positive \$49,045, which is \$337,323 better than the budgeted amount; reported on the progress being made on the independent audit; and discussed the installation of new Neptune water meters in Sunset Hills. Greg Anderson then reviewed the monthly Public Works Report, a copy of which was also included in the Board Book, including a detailed review of all of the District's construction projects. During their respective reports, Ms. Gill, Mr. Astill and Mr. Anderson responded to questions from the Trustees.

**Consider Check Register:**

After Riley Astill responded to questions from all three Trustees respecting expenditures included in the Check Register, which is a list of all checks and direct deposits issued during the month of March, 2021, a copy of which was included in the Board Book, it was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

**That the March, 2021 Check Register be ratified and approved as presented.**

The motion carried with Trustees Monson, Hatch and Christensen each voting "aye".

**Discuss Financial Report:**

Mr. Astill reviewed the monthly Financial Report, which consists of a series of individual reports including the Statement of Net Position, the Statement of Revenues & Expenses, the Connection & Population Report, and the Customer Service Report, copies of which were included in the Board Book, and responded to questions from Trustee Christensen respecting per capita daily water usage by KID's customers.

**Consider Training Requests:**

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

**Consider Purchases/Costs Over \$50,000:**

Greg Anderson reviewed Application and Certificate for Payment No. 7 from Whitaker Construction Co., Inc. for work on the Cougar Lane Sewer Bypass & Lift Station completed and inspected during April, 2021 in the total amount of \$285,029.50, less a 5% retention (\$14,251.49), leaving a net payment amount of \$270,778.02. Mr. Anderson recommended approval of the payment request. It was then moved by Trustee Christensen and seconded by Trustee Hatch as follows:

**That a \$270,778.02 payment to Whitaker Construction Co., Inc. be approved for work on the installation of the Cougar Lane Sewer Bypass & Lift Station that was completed and inspected during April, 2021.**

The motion carried with Trustees Monson, Hatch and Christensen each voting “aye”.

Greg Anderson then reviewed Application for Payment No. 2 from Gerber Construction, Inc. for work completed and inspected during April, 2021 on the Zone D 5 MG (million gallon) Tank in the total amount of \$523,170, less a 5% retention (\$26,158.50), leaving a net amount due of \$497,011.50. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

**That a payment to Gerber Construction, Inc. be approved in the net amount of \$497,011.50.**

The motion carried with Trustees Monson, Hatch and Christensen each voting “aye”.

**Consider Bond Releases/Reductions:**

A Memorandum from Greg Anderson recommending a reduction of the Olympic Park Subdivision Bond to the 10% level was included in the Board Book. Mr. Anderson reported that the contractor had satisfactorily completed the punch list items, and stated that it was appropriate to reduce the Bond, as requested, and start the 12-month warranty period. It was moved by Trustee Hatch and seconded by Trustee Christensen as follows:

**That the Olympic Park Subdivision Bond be reduced down to 10% of the original Bond amount (which will leave a remaining Bond of \$26,605.90).**

The motion carried with Trustees Monson, Hatch and Christensen each voting “aye”.

**Consider Jordan Valley Water Conservancy District Grant Application:**

Riley Astill explained that KID’s Water Conservation Grant Application has been approved in concept by the Jordan Valley Water Conservancy District staff. The Grant Application requests \$57,000 to cover part of the cost of landscaping KID’s new Zone D 5 MG Tank using rock mulch and upland grasses that are native to the area. The total cost of the landscaping is estimated to be \$157,000. No irrigation will be required and the landscaping will beautify and provide protection for the water tank. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

**That KID’s Grant Application be approved for submittal to the Jordan Valley Water Conservancy District.**

The motion carried with Trustees Monson, Hatch and Christensen each voting “aye”.

**Discuss 2020 Water Quality Report (CCR):**

Ms. Gill explained that John Lawson, KID's Water Quality Specialist, prepared the District's 2020 Water Quality Report, which includes water sampling results for 2020 along with other important water quality information. The Report is required to be published and posted to KID's website, and the Division of Drinking Water must be notified by July 1 of each year confirming the District's compliance. A copy of the Report was included in the Board Book. No formal Board action was required. KID's customers will be notified of the availability of the Report on the website through a notice that will be included with monthly bills to customers who receive paper invoices and a letter to other KID customers.

**Discussion Regarding Deployment of Security Personnel, Devices, or Systems – possible closed meeting:**

Ms. Gill explained that KID's Emergency Response Plan update is complete and will be certified to the Environmental Protection Agency by the end of June. She requested that the Board go into a closed session to discuss a report prepared by Greg Anderson and review updated responses to the District's Risk and Resilience Assessment, which presentation contains in-depth system security information. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

**That the Board go into a closed meeting to discuss the deployment of security personnel, devices, or systems.**

The motion carried with Trustees Monson, Hatch and Christensen each voting "aye". Chair Monson then declared the meeting to be closed at 6:24 p.m. All three Trustees, along with staff members Pamela Gill, Greg Anderson, Riley Astill, Mark Anderson and Jamie Banh, remained in the closed portion of the meeting.

Chair Monson declared the meeting to again be open at 6:57 p.m. No action was taken during the closed portion of the Board meeting, other than the approval of a motion by Trustee Christensen, which was seconded by Trustee Hatch, to end the closed meeting and return to open session.

**Central Valley Water Reclamation Facility:**

Trustee Hatch, who represents KID on the Central Valley Board, reviewed the April 28, 2021 Central Valley Board meeting agenda, a copy of which was included in the Board Book. In particular, she reviewed awards and recognitions for Central Valley employees and departments; the Board's acceptance of Central Valley's 2020 Financial Audit Report; the approval of adding more than \$5,000,000 in carry-over state loan funds to Central Valley's 2021 Budget; the award of a contract for bond underwriting services to Stifel, with Morgan Stanley acting as co-underwriter; the award of a contract for a cathodic protection system; the award of a contract for an electrical load shed system; and a tour of Central Valley facilities by Central Valley Board members and constituent entity managers. Trustee Hatch stated that a lot has been accomplished and a lot more is happening at Central Valley.

**Jordan Valley Water Conservancy District:**

Trustee Christensen, who also serves on the Jordan Valley Board, noted that the 2021-2022 Jordan Valley Budget hearing will be held on May 12<sup>th</sup>. A copy of the agenda for that meeting was included in the Board Book. Trustee Christensen added that a possible tax rate increase may also be discussed. The May 12<sup>th</sup> Jordan Valley Board meeting will be held electronically, with an anchor location. Trustee Christensen concluded by reporting that Herriman City is increasing its take-or-pay contractual commitment with Jordan Valley from 1,000 acre feet to 4,200 acre feet of water per year.

**Utah Association of Special Districts:**

A copy of the May 6, 2021 UASD Board meeting agenda was included in the Board Book. Ms. Gill, who serves on the UASD Board, reported concerning current Association activities and noted that Interim Legislative Committee meetings would be held the following Tuesday and extensive remodeling is underway at the Capital. She explained that Utah has received American Rescue Fund money from the federal government. UASD members have been encouraged to apply for infrastructure funding. KID submitted a request to LeGrand Bitter, Executive Director of the Association, who will submit KID's funding request, along with other districts' applications for an approximately 50% funding match. She noted that, the deadline being extremely strict, KID's application was put together quickly. Mark Anderson briefly mentioned legislation that will be considered by the Legislature during an upcoming Special Session.

**Kearns Metro Township Council:**

A copy of the May 10, 2021 Kearns Metro Township Council meeting agenda was included in the Board Book. Trustee Hatch reported and reviewed some of the items on the agenda, including 5400 South improvements being made by UDOT; finishing Wayfinding signs and sidewalk improvements; current Unified Police Department activities in Kearns; personnel changes at Unified Fire, including 32 new recruits and 2 new Captain positions; the Kearns Community Council Night Out Against Crime activity; and other Kearns Metro Township happenings.

**Kearns Community Council:**

A copy of the May 4, 2021 Kearns Community Council agenda was included in the Board Book. Chair Monson provided a brief report concerning current Community Council activities, noting that the Community Council has started meeting again. He stated that other community activities, such as sports and the library, are also opening up. Good comments were received during the Community Council meeting about a Whitaker Construction worker on a KID project who went out of his way to help a woman with limited eyesight cross the KID construction area safely.

**Trustee Per Diem Report:**

The April, 2021 Trustee Per Diem Report, which continues to reflect no activity, was included in the Board Book.

**Discuss the Character and Professional Competence of an Individual(s) – possible closed meeting:**

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

**That the Board go into a closed meeting to discuss the character and professional competence of an individual.**

The motion carried with Trustees Monson, Hatch and Christensen each voting “aye”. Chair Monson then declared a brief recess at 7:21 p.m. After the recess, the closed portion of the meeting commenced at 7:28 p.m. with Trustees Monson, Hatch and Christensen, along with Pamela Gill and Mark Anderson, present.

Chair Monson declared the meeting to again be open at 8:18 p.m. No action was taken during the closed portion of the meeting, other than the approval of a motion made by Trustee Christensen and seconded by Trustee Hatch to end the closed meeting and return to open session.

Chair Monson asked Ms. Gill to let the employees know how much they are appreciated by the Board, and expressed the Board’s appreciation to Ms. Gill for her service.

**Adjourn:**

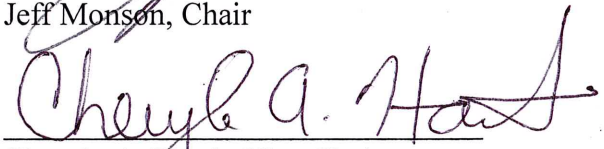
There being no further business to come before the Board, Chair Monson declared the meeting to be adjourned at 8:20 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 10<sup>th</sup> day of June, 2021.

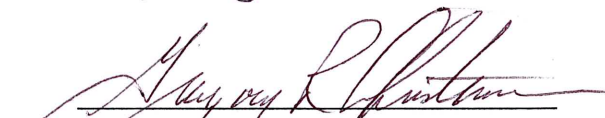
Date: 10 June 2021

  
Jeff Monson, Chair

Date: 10 June 2021

  
Cheryl A. Hatch, Vice Chair

Date: 10 June 2021

  
Gregory R. Christensen, Board Clerk