

**MINUTES OF THE TRUSTEES MEETING
OF THE KEARNS IMPROVEMENT DISTRICT (KID)
HELD APRIL 13, 2021 AT THE DISTRICT OFFICE
LOCATED AT 5350 WEST 5400 SOUTH, KEARNS, UTAH¹**

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

Call to Order:

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

Public Comments:

There were no public comments.

Approval of Minutes (Regular Meeting, March 9, 2021):

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

That the minutes of the KID Board meeting held on March 9, 2021 be approved as presented.

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

¹ Due to COVID-19 pandemic conditions, masks were required to be worn and in person attendance at the anchor location was limited to 10 individuals, including Trustees and staff. In addition, individuals were able to join electronically, via computer, tablet or phone, and were provided a dial in number and access code.

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

Ms. Gill reviewed high points from her monthly written report, a copy of which was included in the Board Book. Among other matters, she discussed Trustee election candidacy filing dates (June 1 through June 7) and meetings with representatives of the Salt Lake County Elections Division; the American Water Works Association (AWWA) Water Quality Virtual Summit and the Salt Lake County West General Plan Community virtual meetings; a proposed boundary adjustment between KID and the Taylorsville-Bennion Improvement District; the safety of customers and staff; the continuous management of and response to the COVID-19 pandemic; water conservation activities; and planning and coordinating the virtual Women of Water Legislative Day. During her presentation, Ms. Gill responded to a number of questions from all three Trustees and praised the efforts of KID's employees.

Riley Astill then reviewed his Financial/Administration Report, a copy of which was included in the Board Book. He noted that, through February, the District was \$51,233 over budget, noting that, in totality, the District is very close to achieving projected numbers, and predicted that the numbers will get better over the course of the year. Mr. Astill explained how and when liens are filed against delinquent customer properties, noting that the vast majority of District customers promptly pay their water and sewer service bills.

Chair Monson declared that there would be a brief break in the discussion so the public hearing advertised to begin at 6:00 p.m. could start on time. During the break, Ms. Gill reviewed the Trustee election dates and deadlines and explained that no financial disclosure requirements are applicable to local district board elections.

Public Hearing on a Proposed Boundary Adjustment with West Jordan City that will result in the Annexation of a Designated Portion of the City into the District:

It being 6:00 p.m., Chair Monson declared the advertised public hearing to be open and turned the time over to Pamela Gill and Greg Anderson. Ms. Gill reviewed the boundary adjustment process, explaining the steps that had been taken to satisfy legal requirements. She stated that the proposed boundary adjustment will result in the annexation of a portion of West Jordan City into the District, so the District will be able to provide water and sewer service to the development. No protests by any affected landowners or registered voters were filed, which was not surprising since there is only one landowner. Greg Christensen noted that the LH Miller Group has purchased Daybreak land in South Jordan, but that purchase will have no impact on the Daybreak development in West Jordan. Greg Anderson reported that the final local entity plat, which is essential to complete the boundary adjustment, has been prepared. Chair Monson then called for public comments. There being none, Chair Monson declared the public comments to be closed. Chair Monson then declared the public hearing to be closed.

Consider Joint Resolution 2021-04-01 Approving an adjustment in the Boundary of the Kearns Improvement District to Include a Portion of West Jordan City:

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

That Resolution 2021-04-01, a Joint Resolution with West Jordan City approving an adjustment to the boundary of the Kearns Improvement District to include a portion of West Jordan City, be adopted and that the General Manager be authorized to sign any additional documents that may be needed to complete the boundary adjustment.

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):

The Board then returned to Agenda Item III.A.

Greg Anderson reviewed the monthly Public Works Report, a copy of which was included in the Board Book. As he does every month, Mr. Anderson reviewed in detail all of the District’s current infrastructure projects, going into great detail on several of the projects. He also reviewed development activities in service Zone E and a portion of Zone D and summarized the implementation of newly mandated lead and copper rules that have a hard first deadline of September, 2024. Mr. Anderson explained that every service line in the District must be inventoried, even though it is not expected that any lead service lines will be located. In response to a series of questions from the Trustees, Ms. Gill explained that KID staff will be able to handle the inventory, which is a major task. He noted that the lead limit is 10 parts per billion (ppb). Lead levels in KID’s water typically test at approximately 1.9 ppb. KID’s water is also below the applicable copper standards.

Consider Check Register:

Riley Astill responded to questions from the Trustees respecting the February, 2021 Check Register, which is a listing of all checks issued and direct deposits made during the month. A copy of the Check Register was included in the Board Book. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

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

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

Discuss Financial Report:

The Financial Report, which consists of a series of Reports including the Statement of Net Position, the Statement of Revenues & Expenses, the Connection & Population Report, and the Customer Service Report, was included in the Board Book. Mr. Astill reviewed highlights from the various reports and responded to questions from Trustees Hatch and Christensen.

Consider Training Requests:

Ms. Gill noted that this year’s Utility Management Conference will be held in Atlanta, Georgia on August 3 – 6. Presently, it is only being offered in-person. She requested approval for three staff members and those Trustees who would like to attend the Conference. Details concerning the Conference were included in the Board Book. After Ms. Gill responded to questions from the Trustees, all three Trustees expressed an interest in attending. It was moved by Trustee Hatch and seconded by Trustee Christensen as follows:

That three Board members and three staff members be authorized to attend the Utility Management Conference sponsored by the American Water Works Association from August 3 to August 6, 2021 at District expense.

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

Consider Purchases/Costs Over \$50,000:

KID has begun changing out water meters and orders have been placed with Meterworks for meters and registers in the total amount of \$102,540. Riley Astill reviewed the invoice from Meterworks for the purchase of water meters and antennas. The meters will be installed in the Sunset Hills Development and the antennas are for existing commercial water meters. Mr. Astill asked the Board to approve the expenditure. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

That the invoice from Meterworks (Invoice # 7164) for meters and antennas be approved for payment in the amount of \$102,540.

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

Greg Anderson reviewed an Application for Payment from Whitaker Construction Co., Inc. for work on the Cougar Lane Sewer By-Pass & Lift Station completed and inspected in March totaling \$137,410, less a 5% retention of \$6,870.50, leaving a net balance due of \$130,539.50. Mr. Anderson recommended approval of the payment request. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

That the Application for Payment submitted by Whitaker Construction Co., Inc. (Invoice # 29081) be approved in the net amount of \$130,539.50.

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

Greg Anderson then reviewed an Application for Payment submitted by Gerber Construction Inc. for work on the Zone D 5MG (million gallon) Tank completed and inspected in March totaling \$327,053.40, less a 5% retention of \$16,352.67, leaving a balance due of \$310,700.73. Mr. Anderson recommended approval of the payment request. It was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

That the Application for Payment submitted by Gerber Construction (Invoice No. 2101-01) for work on the Zone D 5MG Tank be approved for payment in the amount of \$310,700.73.

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

Consider Bond Releases/Reductions:

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

Quarterly Blue Stakes Report:

The Quarterly Blue Stakes Report was included in the Board Book.

Consider Joint Resolution 2021-04-02 Declaring an Intent to Adjust the Common Boundary of the Kearns Improvement District and the Taylorsville-Bennion Improvement District:

Pamela Gill explained the process pursuant to which areas currently within KID that are served by the Taylorsville-Bennion Improvement District will be withdrawn from KID and annexed into Taylorsville-Bennion and areas served by KID within Taylorsville-Bennion will be removed from Taylorsville-Bennion and annexed into KID. She explained that this will clean up the boundaries of both districts with no financial impact to either district, and noted that Taylorsville-Bennion has assumed the laboring oar respecting the boundary adjustment. Following the explanation, it was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

That the Joint Resolution of the Taylorsville-Bennion Improvement District and the Kearns Improvement District (KID Resolution No. 2021-04-02) be adopted to declare an intent by the districts to adjust their common boundary.

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

Consider Election Contract with Salt Lake County:

An Interlocal Cooperation Agreement between KID and Salt Lake County on behalf of the County Clerk’s Elections Division was included in the Board Book. Ms. Gill reviewed and explained the Agreement, pursuant to which the County Clerk’s office will assist KID in conducting KID’s 2021 Trustee election at a cost to KID of not to exceed \$30,280. It was moved by Trustee Hatch and seconded by Trustee Christensen as follows:

That the Interlocal Cooperation Agreement between the District and Salt Lake County on behalf of the County Clerk’s Elections Division, pursuant to which the County Clerk’s office will assist the District in conducting the upcoming Trustee election, be approved at a not to exceed cost of \$30,280.

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

Consider Deputy District Clerk Appointments:

Ms. Gill recommended that Jamie Banh and Dana Timothy be appointed to serve as Deputy District Clerks who will be authorized to receive declaration of candidacy forms in case District Clerk Riley Astill is unavailable. It was moved by Trustee Hatch and seconded by Trustee Christensen as follows:

That Jamie Banh and Dana Timothy be appointed to serve as Deputy District Clerks to receive declaration of candidacy forms and otherwise assist District Clerk Riley Astill in conducting the District’s 2021 Trustee election.

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

Consider Declaration of Surplus Property:

A Memorandum from Riley Astill explaining that, due to the switch to Neptune water meters, the District has 168 Sensus Iperl water meters and 166 Sensus MXU units (antennas) in inventory that are no longer needed. He requested that the meters and MXUs be declared surplus and that staff be authorized to sell them. The MXUs were received as warranty returns when the District sent its old style MXUs for warranty repair. Mr. Astill explained that the Sensus MXUs and meters have a current value of \$90.00 each, which is approximately 65% of their new value. A buyer has been found that will purchase half of the units and Mr. Astill does not expect it to be difficult to sell the other half. It was moved by Trustee Hatch and seconded by Trustee Christensen as follows:

That 166 Sensus MXU antennas and 168 Sensus Iperl meters be declared to be surplus and that staff be authorized to sell them in a commercially reasonable manner.

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

Discuss and Consider an Imminently Threatened Litigation – Possible Closed Meeting:

Ms. Gill reported that there was nothing new to discuss that wasn’t discussed during the March Board meeting.

Discussion regarding deployment of security personnel, devices or systems – possible closed meeting:

Ms. Gill requested that the meeting be closed, after which it was moved by Trustee Christensen and seconded by Trustee Hatch as follows:

That the meeting be closed to discuss the deployment of security personnel, devices or systems.

The motion carried with Trustees Monson, Hatch and Christensen each voting “aye” and Chair Monson declared the meeting to be closed at 7:24 p.m.

Chair Monson declared the meeting to again be open at 7:49 p.m. No action was taken during the closed portion of the meeting other than approval of a motion to end the closed meeting and return to open session that was made by Trustee Christensen and seconded by Trustee Hatch.

Central Valley Water Reclamation Facility:

The March 24, 2021 Central Valley Board meeting agenda was included in the Board Book. Trustee Hatch, who represents KID on the Central Valley Board, reported concerning current Central Valley activities, particularly major capital projects that are being planned and implemented and the funding plan for those projects. At Trustee Hatch's request, Central Valley staff has agreed to update each capital projects report to reflect the percentage of completion of each capital project.

Jordan Valley Water Conservancy District:

A copy of the April 14, 2021 Jordan Valley Board meeting agenda was included in the Board Book. Trustee Christensen, who also serves on the Jordan Valley Board, reported that a lot is going on, including the planned issuance of bonds totaling \$160,000,000. This coming year, Jordan Valley anticipates an average 2% wholesale water rate increase. Trustee Christensen mentioned the amount of construction and expansion that is going on in Jordan Valley. During the 2021-2022 budget year, Jordan Valley expects to deliver 104,000 acre feet of water, as reflected in Jordan Valley's projected Budget. Jordan Valley Board meetings are still being conducted virtually.

Utah Association of Special Districts:

A copy of the March 11, 2021 UASD Board meeting agenda was included in the Board Book. Ms. Gill, who serves on the UASD Board, reported that the Association's efforts during the recently completed 2021 session of the Utah Legislature were very successful. This year's UASD Convention, in Provo, Utah, will be an in-person event, unless there is a resurgence of COVID infections.

Kearns Metro Township Council:

A copy of the April 12, 2021 Kearns Metro Township Council meeting agenda was provided to the Trustees. Trustee Hatch reported concerning Kearns Metro Township activities, noting that Senator Karen Mayne provided a Legislative Update to the Council. Trustee Hatch reported on other Metro Township Council agenda items during an in-depth discussion.

Kearns Community Council:

The Kearns Community Council meeting was canceled. Chair Monson plans to attend the May Community Council meeting, and will report to the Board on that meeting.

Trustee Per Diem Report:

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

Adjourn:

There being no further business to come before the Board, Chair Monson declared the meeting to be adjourned at 8:12 p.m.

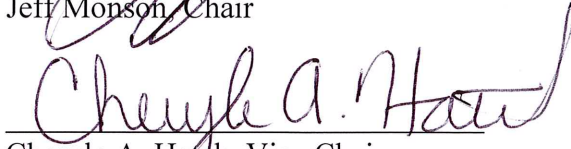
Approved by the Board of Trustees of the Kearns Improvement District on the 11th day of May, 2021.

Date: 11 May 2021



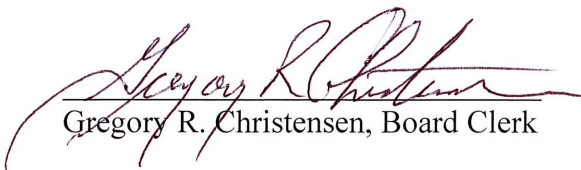
Jeff Monson, Chair

Date: 11 May 2021



Cheryl A. Hatch, Vice Chair

Date: 11 May 2021



Gregory R. Christensen, Board Clerk