

**SOUTH VALLEY WATER RECLAMATION FACILITY
BOARD MEETING
Wednesday, February 15, 2023
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	David Murphy, 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
	Alternate for Midvalley ID	Jared Syme
	Galloway Company	Annette Coleman
		Jim Childs
	SOJO	Doug Young

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

**Ceremonies/
Presentations/Public
Comments** Mr. Young gave a brief update on the cleaning of the Lark property. His goal is to have the remaining trenches excavated by the end of March 2023.

Mr. Cowdell added that once the property is cleaned up, and there has to be a wheat harvest, the property is ready for development. He reminded the board that part of the property agreement is that Mr. Young build a new administration building. There is also an opting out provision stating that the board can instead take cash, which would be approximately \$3.5 million.

Mr. Cowdell stated that on the west side there is a sliver of property, a few feet wide, at one time or another likely owned by one of the railroad companies. We're using this property but it's not titled in our name. No one knows who it belongs to. We have a couple of options for this sliver of property. We don't worry about it and Mr. Young buys the property and if the state needs to widen the road he can work through some quiet title action or the board do the quiet title piece to clean up that loose piece of property, which would make it easier for Mr. Young and his team.

Mr. Young stated that he will do whatever the board would like. If the board decides on the new administration building he would like to know so that he can begin the permit process with the City of West Jordan.

**Presentation by
Galloway Company on
the New
Administration
Building**

Ms. Colman, with Galloway Company, presented results from their architectural review for a new administration building and renovation needs of the existing building which included estimated costs. The process began by interviewing each department to determine needs and what future growth might look like. Taking that information, they utilized state standards in determining room sizes.

Mr. Rawlings added that our goal is to keep the public up front. We do receive quite a few visitors for pretreatment.

Mr. White said, "If I understand correctly, the budget for this right now is being presented at about \$10 million, or we can vote for Mr. Young to write us a check for \$3.5 million and then we would have to come up with the balance, or we just have Mr. Young build us a new building and we're done but still need to remodel the old building." Mr. Cowdell said that was correct.

Mr. Worthen added that a 16,000 square foot building was written in the agreement but a 13,000 square foot building is closer to what is needed.

Mr. Young added that with building materials coming back down in price he felt confident that he can build the new administration building within budget. The proposed building will be one level and more functional. He said he's more concerned with time.

Mr. Murphy talked a little about what the City of West Jordan is working through with their public works facility and current city hall remodel project while still being accessible to the public. He wrapped it up by saying, "that's the same thing we're facing at this facility. You need a public facing facility, small building like this, up front that will help the operational staff have room and space to grow back here in this building. This facility on paper doesn't get any bigger, land size wise, you own the property you're going to grow in to. But getting through that gate every day for the public facing side is difficult." He continued by saying, "From my prospective, and for the agreement we have on paper, build the building out front, that's my vote, because we get that building for the land transfer agreement. And then we can deal with the budget for the remodel back here. I think that's feasible because monetarily it's feasible. It's infeasible if we try to do it at \$10 million dollars ourselves and just have him write a check."

Mr. Kennedy supported building the new building and dealing with the remodel of the existing administration building at a later date.

Mr. Cowdell said, "There's another option of putting the building at another place on campus and selling that front part to be developed. Which we can still do that. There's got to be between \$1.5 and \$2 million so there's other ways we can get more money if you felt like you wanted to use that property rather than put a building on it. There's a lot to think about."

Mr. White asked what if the building comes in more than \$3.5 million. Do we have to cover the difference? Mr. Cowdell responded, no.

Chairman Knight asked how much public goes to West Jordan and how much public actually comes to a sewer treatment plant?

Mr. Cowdell stated the importance of accommodating the public. If it is decided to stay in the existing administration building a new entry way up front, with a desk, and a decent size public gathering facility would need to be added.

Chairman Knight asked Mr. White how many public visitors come to Jordan Basin WRF. Mr. White said we rarely receive visitors.

Mr. Powell supported building the building out front.

Mr. Kennedy asked if we are comfortable in asking Mr. Young to amend the agreement showing a one level administration building rather than the two-story building in the original agreement? Mr. Cowdell responded, "send me the plans and I will talk to him."

Mr. Worthen added that Galloway Company created an adjacency plan not actual floor plan. Mr. Cowdell asked Mr. Worthen to send him everything he has.

Chairman Knight asked if the board was all in agreement in building a new administration building outside the gate. They agreed but Mr. White added as long as it doesn't cost him more money. Mr. Cowdell clarified that this will not include remodeling the existing administration building which will take place in a future discussion.

Mr. Cowdell asked the board how they felt about a Quiet Title in reference to the sliver property located on the west side of the Lark property. Mr. Kennedy said that he does not want to touch it. There may be other issues we're not aware of i.e. road widenings, etc. He would rather we keep this facility out of it. Mr. Murphy also would like to stay out of the Quiet Title situation.

Mr. White asked what our intent for the rest of the property is. Mr. Rawlings mentioned a buffer. Mr. Worthen mentioned possibly a public dump station for the cities.

Mr. Cowdell will talk to Mr. Young and report back at the next board meeting.

Resolution #02-15-2023(A) Establishing Finance and Technical Review Committees

Mr. Powell moved that the board approve Resolution No. 02-15-2023(A) Creating a Finance and a Technical Review Committee. Mr. White seconded the motion. Roll call vote was as follows:

<u>Mr. Powell</u>	<u>"yes"</u>
<u>Mr. Kennedy</u>	<u>"yes"</u>
<u>Mr. Murphy</u>	<u>"yes"</u>
<u>Mr. White</u>	<u>"yes"</u>
<u>Chairman Knight</u>	<u>"yes"</u>
<u>All were in favor, motion carried.</u>	

**Task Order
Amendment for VFD
Replacement Project**

Mr. Rawlings said that this amendment includes VFDs damaged from the last power outage. Mr. Murphy asked how they are operating, functional or nonfunctional. Mr. Worthen responded that they were nonfunctional allowing corrosive gasses to tear down the gear.

Mr. White moved that the board approve Amendment 1 to Task Order 2022-01 with Carollo Engineers 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.

**Task Order
Amendment with
Carollo for a Study of
Biosolids Disposal
Options**

Mr. Worthen talked briefly about a study that was done by CH2MHill approximately 20 years ago. It was found that several items in their recommendation were never followed through. Mr. Worthen asked the question, "As a facility, what is our biosolids disposal plan today and 5, 10, 15 years from now? It's what we do today. Trying to work with other agencies is always difficult. Not sure why this ended. I read through this, and the recommendations, and we're still dealing with the same issues."

Currently we dispose at Bayview and Wasatch Regional. As a settlement with West Valley City, ET Technologies will cease operations of their site within the next five years. We also do onsite thermal drying, which we may want to look at expanding. Several alternatives for biosolids disposal, and cost, will need to be evaluated.

Mr. Murphy added that he would like to see a full capacity answer on this not just 20 years out. He also would like to see mapping of the sites which would help explain the costs for disposal.

Mr. Kennedy felt that there are some opportunities with Bayview and asked staff to reach out to them. Mr. Worthen added that we could amend this task order to include focusing down in the Bayview area.

This Task Order tasks Carollo Engineers to complete Biosolids Management Alternatives and identify the preferred biosolids management strategy for the future.

Mr. Powell moved that the board approve Task Order 2023-02 with Carollo Engineers 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.

Consent Calendar

Items included on the consent calendar are as follows:

- Ratify Check Register: January 2023
- Approval of Minutes: January 18, 2023 Board Meeting
- Next Board Meeting Date: March 15, 2023

Mr. Murphy moved that the board approve the Consent Calendar. Mr. Kennedy seconded the motion. All were in favor, motion carried.

Meeting Minutes
February 15, 2023

**General Manager
Report**

There was no additional discussion.

Project Updates

There were no project updates.

Closed Meeting

There was no closed meeting.

Other Business

The board was reminded that there is a public hearing this evening, February 15th, at 6:00 pm to hear public comment regarding the proposed pretreatment rate increases.

Adjournment

Chairman Knight adjourned the meeting at 1:56 p.m.

Jerry L. Knight, Board Chairman

Belinda Patterson, Facility Clerk