

**SOUTH VALLEY WATER RECLAMATION FACILITY
BOARD MEETING
Wednesday, March 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
	Keddington & Christensen, LLC	Steven Rowley

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** None

**Approve 2022
Financial Audit** Mr. Steven Rowley, with Keddington & Christensen, LLC, presented the 2022 South Valley Water Reclamation Facility Financial Audit Report.

There were no findings reported, no problems with internal controls and no issues relating to state compliance matters.

Mr. Powell moved that the board accept the 2022 South Valley Water Reclamation Facility audit as presented. Mr. White seconded the motion. All were in favor, motion carried.

Mr. Dunn will send an electronic version to the board and each of their finance directors.

Resolution 03-15-2023(A) Adopt New Pretreatment Fees

Mr. White moved that the board approve Resolution 03-15-2023(A) Amending and Adjusting Fees Regarding Pretreatment Charges for Sampling, Laboratory Analysis, Plan Review, Inspections, and Permitting. Mr. Kennedy 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>

All were in favor, motion carried.

Approve Purchase of New Vehicles

Staff ordered a 2023 Chevy Equinox AWD and 2023 F150 4x4 Crew Cab XL from Young Automotive Group with a wait time of approximately four months.

Once the two vehicles have been received staff will surplus the 2012 (TRK01) and 2013 (TRK06) Equinoxes with board approval.

Mr. Powell moved that the Board declare both Equinoxes surplus and authorize the general manager to dispose of them per policy and authorize the purchase of a 2023 Ford F-150 pickup and a 2023 Chevrolet Equinox as recommended from Young Automotive Group. Mr. Kennedy seconded the motion. All were in favor, motion carried.

Approve Purchase of Above Ground Diesel Storage Tank

Staff will be replacing the undersized underground diesel tank with an above ground larger fuel tank to support the facility moving forward. This will also replace the current fueling station.

Mr. White asked if staff is aware of the new permit requirements for above ground tanks. They must be registered with the state, receive annual inspections, require a new permit, and a separate insurance policy.

Mr. Murphy asked if the location of the tank is visible to the Jordan River Trail. He's afraid someone may shoot at the tank. Mr. Worthen responded that the substation blocks the view slightly and this is a metal tank inside a metal tank with ballistic protection.

Mr. White moved that the board award Spackman Enterprises the fuel tank purchase in the amount of \$172,380 and authorize the board chairman to sign the agreement pending review and acceptance of the contract documents by the facility attorney. Mr. Murphy seconded the motion. All were in favor, motion carried.

Design Build Project Fuel Storage Tank with Spackman Enterprises

Mr. Worthen explained that staff is requesting to move forward using a design build contract, with Spackman Enterprises, to construct the improvements needed for the diesel fuel tank improvements. He mentioned an advantage to using a design build approach. Increased collaboration, resulting in cost savings and a faster project completion.

This would be a sole source with Spackman and they are under state contract. The State of Utah uses them for all their public utility fueling stations. Staff feels it would be a good fit.

Mr. Cowdell asked if there was anyone else listed on state contract that handles fueling stations. Mr. Worthen responded that there is not, MA3225 is the only one of its kind.

Price has not yet been fully negotiated. Once that has been done Mr. Worthen will bring this back to the board for final approval.

The board gave their authorization for staff to move forward.

**Versamax PLC
Replacement Project
Sole Source Purchase
from TMMI for
Emerson/GE
Equipment**

GE Versamax PLCs and Genius Blocks are widely used around this facility. The IT department has plans to begin replacing that equipment which includes the YDM stations. This quotation is to purchase equipment which will replace approximately 1/3 of the existing PLCs around the facility. It will take a couple of years to complete the entire replacement project.

To maintain consistency, the plan is to replace the equipment with updated items from the same manufacturer. Emerson recently bought this product line from General Electric. In our area, TMMI is the representative for Emerson and Emerson has supplied a letter stating that fact. We did receive a bid from TMMI for \$28,349.90 which is included in the budget.

Staff will be advertising this as a sole source. It has not yet been decided if the work will be done in house.

Mr. Kennedy asked if it would be advantageous to purchase them all now, possibly getting some cost reduction. Mr. Worthen said he wasn't aware of that option and right now some items are in stock and some are long lead items. Staff is good with this because we can get the department moving forward while figuring out some of the questions needing to be answered as it relates to the work load in the department as well as outside of the department.

Mr. White asked since we're doing a sole source are we allowed to approve the total amount we will need over the next three years. Mr. Cowdell's response was, yes.

Mr. White moved that staff proceed with Emerson replacement equipment and advertise as sole source for up to \$100,000. Mr. Powell seconded the motion. All were in favor, motion carried.

New Admin Building

Mr. Cowdell met with Mr. Young a couple of times this past month and gave a status report. He said Mr. Young stated that just the engineering and design work for the building presented by Galloway Company would utilize a significant portion of the budget. That work has already been done for the building shown in the current agreement. He also offered to build a building like Jordan Basin WRF, if that serves needs better.

Mr. Young was concerned that the board would want a building, which he can build for \$3.5 million. But then there may be changes requested which will drive up the cost and the board won't want to pay for those changes.

Mr. Young offered to put some bids together for the board. One bid would show the cost to remodel the existing administration building without doing the other building. The other bid would be for building a new administration building out front the way you want it. A possible third option would be to build a new administration building the way you want it and make needed adjustments to the existing administration building. Chairman Knight asked how a bid can be done without plans? Mr. Cowdell responded that he has the staff to make that happen. Mr. Young also offered putting together all the plans and then letting the board decide but this option could take six months. Mr. Kennedy responded, we have six months.

Mr. Rawlings said, "That was good information but I don't think it really answered the question the board had, which is will he pay for the building? The agreement is for a building, not a dollar amount." Mr. Cowdell responded that was true, he is under contract to build the building shown in the agreement. He could also give us \$3.5 million to go towards any building we want.

Mr. Kennedy asked if the building shown in the agreement will work for staff. Mr. Rawlings said we can make it work.

Mr. White asked if remodeling still needs to be done to the existing administration building. Mr. Rawlings responded, some. Mr. White responded, then those dollars need to be factored in for our cost.

Mr. Cowdell said that if we make no changes, the building in the agreement is what we get. Mr. Kennedy asked if there was a budget for furnishings. Mr. Cowdell, responded furnishing is included.

Mr. Kennedy said that in the mean time we need to look at this, make necessary changes, see where things need to fit, and then re-group. Chairman Knight thought that was a great idea. Mr. Murphy added that this needs to be included in the current capital facility's plan and to make sure we do not exceed that over the next couple of years.

Mr. White added that if we make any changes to the original plan expect a bill.

Mr. Rawlings will meet with Mr. Young to work this out and give a recommendation to the board at a later date.

Consent Calendar

Items included on the consent calendar are as follows:

- Ratify Check Register: January 2023
- Approval of Minutes: February 15, 2023 Board Meeting and February 15, 2023 Public Hearing
- Next Board Meeting Date: April 19, 2023

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

General Manager Report

Mr. Rawlings reported, due to the passing of Mr. John Hunter, IT Director, Mr. Worthen will be supervising the IT department. He is more familiar with the current and upcoming projects, and the departments involvement with them. For the time being coding will need to be contracted out. We do have a current agreement in place with SKM, LLC. Should any member entity have a project our IT personnel is working on for them, they should be able to finish those projects.

The board stressed how important it is to have documentation on the shelf explaining how things are done in the departments as well as succession planning.

If anyone is thinking about a water re-use project, plans need to be turned in to the state for approval by November 1, 2023. After that date new re-use projects must meet the criteria listed in HB349.

Project Updates

There were no project updates.

Closed Meeting

There was no closed meeting.

Other Business

This was Mr. White's last board meeting. He's been a board member since August 2000. Chairman Knight shared his appreciation for all his years of service on the board.

Adjournment

Chairman Knight adjourned the meeting at 1:29 p.m.

Jerry L. Knight, Board Chairman

Belinda Patterson, Facility Clerk