

**MINUTES OF THE
MIDWAY SANITATION DISTRICT
BOARD OF TRUSTEES**

Tuesday, July 1, 2014 at 6:30 p.m.

Minutes of the Midway Sanitation District Board of Trustees regular meeting held July 1, 2014 at 6:30 p.m. in the Midway City Office Building, 75 North 100 West, Midway, Utah.

Notice of the meeting and agenda was posted in the: Midway City Office Building, The Store Express and 7-Eleven. A copy was sent to each of the Trustees and posted on the Utah Meeting Notice Web Site.

Roll Call:

Alan Cluff	Wes Johnson
Colleen Bonner	Scott Kettle
Laren Gertsch	Becky Wood

Others Present:

Paul Berg
Alan McEwan
Ben Probst
Willa Motley

The Meeting was called to order at 6:30p.m.

Approve the Agenda for July 1, 2014:

Trustee Gertsch made a motion to approve the agenda for July 1, 2014. Mayor Bonner seconded the motion that carried with all members voting aye.

Approve the Minutes of the April 1, 2014 Meeting:

Trustee Gertsch made a motion to approve the minutes of the April 1, 2014 board meeting. Mayor Bonner seconded the motion that carried with all members voting aye.

Approve the Minutes of the June 3, 2014 Meeting:

Mayor Bonner made a motion to approve the minutes of the June 3, 2014 board meeting. Chairman Cluff seconded the motion that carried with all members voting aye.

Midway Highlands Subdivision (Paul Berg) – Name change from Scandia Subdivision

Manager Wood indicated that the Scandia Subdivision plat received approval at last month's meeting, but was requesting a name change at this time. Mayor Bonner made a motion to approve the Scandia Subdivision name change to Midway Highlands Subdivision. Trustee Gertsch seconded the motion that carried with all members voting aye.

Deer Creek Estates (Formerly High Valley Ranch)

Paul Berg reported that 7 years ago High Valley Ranch was approved, followed by an amendment that was never recorded. He noted that the road and sewer plans are basically the same with the exception of adding and capping a few laterals within the cul-de-sac. Engineer Johnson noted that this originally came to us years ago as 2 plats containing a subdivision in the front of the property and a PUD in the back. They are now saying they want to vacate the PUD and subdivision and start new with the plat. The owners want to get a new master plan on a PUD (up to 44 units on the property), abandon the original PUD, abandon the recorded subdivision, approve a new subdivision from 2 to 4 units and ultimately approve a new PUD. Trustee Gertsch asked if the developer needed to re approve and re-test lines at this point. He also noted that when MSD had originally approved the change of owners of the development MSD recommend weed control as a condition of approval. There was a short discussion regarding whether the abandoned lines would need to be capped as a condition of approval as well.

Mayor Bonner made a motion to grant approval of the High Valley Ranch PUD plat to be amended and redeveloped as Deer Creek Estates, coinciding with the Horrocks Engineers letter of recommendation and conditions under the lot layout with additional conditions of weed control and capping of abandoned lines. Trustee Gertsch seconded the motion that carried with all members voting aye.

Mayor Bonner made a motion to grant approval of the High Valley Ranch Subdivision plat to be amended and redeveloped as Deer Creek Estates, coinciding with the Horrocks Engineers letter of recommendation and conditions under the lot layout with additional conditions of weed control and capping of abandoned lines. Trustee Gertsch seconded the motion that carried with all members voting aye.

Mayor Bonner made a motion to grant approval of the Deer Creek Estates Master Plan, coinciding with the Horrocks Engineers letter of recommendation and conditions under the lot layout with additional conditions of weed control and capping of abandoned lines. Trustee Gertsch seconded the motion that carried with all members voting aye.

Mayor Bonner made a motion to grant preliminary and final approval of the Deer Creek Estates Phase 1 plat, coinciding with the Horrocks Engineers letter of recommendation and conditions under the lot layout with additional conditions of weed control and capping of abandoned lines. Trustee Gertsch seconded the motion that carried with all members voting aye.

Mayor Bonner made a motion to grant preliminary approval of the Deer Creek Estates Phase 2 plat, coinciding with the Horrocks Engineers letter of recommendation and conditions under the lot layout with additional conditions of weed control and capping of abandoned lines. Trustee Gertsch seconded the motion that carried with all members voting aye.

Higginson Greenhouse Project

Paul Berg informed the board of the current state of the Higginson Greenhouse Project and noted that it would be coming before the MSD board in the near future. Paul noted that the contractor for the Higginson project had originally requested to be on agenda and that he was waiting for data from the Higginson's. He informed the board that the developer wanted to install an 8 inch sewer lateral to function as a main at this point. Midway City has approved the greenhouse and the Higginson's want to connect the greenhouse to the sewer. The Higginson's will be coming to the City for a conditional use for an aquaponics facility which is the main plan to hook that up to the sewer (for floor drains and an office with employee restrooms). Trustee Gertsch asked what effect the aquaponics will have on the sewers. Do we need to do a

test? Engineer Johnson mentioned that he thought the city will be studying this effect as they go. He noted that the Higginson parcel is on about 60 acres and they want to keep most of the property available for farming, but may want to eventually split the lot between their 7 children thus planning sewer lines for future dividing. Paul Berg noted that a new 8 inch sewer line will be installed and hook onto the 10 inch line on Center Street. Trustee Gertsch inquired about proper inspections. Paul noted that he recommended that inspection bonds are put in place asap. Mr. Berg noted that there were plans to add a grease trap to the drains, but will discuss this further with the Higginson's. Engineer Johnson recommended a grease trap and possibly a pretreatment. Trustee Gertsch asked about impact fees amounts. Engineer Johnson noted that this will be difficult to determine the impact fee. We will have to research the impact fee and determine charges based on flows and recommended a base impact fee with a meter to determine amounts per usage.

Annual Audit Report

Alan McEwan from McEwan and Associates along with Ben Probst at Gilbert & Stewart CPA's presented the 2013 annual audit of the districts financials. Both noted that the district has done a great job managing their financials and that the District is in good financial condition. (See copy of report in supplemental file). Trustee Gertsch made a motion to accept the Auditors' reports of the 2013 financials. Mayor Bonner seconded the motion that carried with all members voting aye.

Resolution 2014-04 Establishing the CTR

Trustee Gertsch made a motion to approved Resolution 2014-04 establishing the Districts' certified tax rate. Mayor Bonner seconded the motion that carried with all members voting aye.

Engineer Reports

Engineer Kettle informed the board that Val Kotter will start cleaning the approved lines on Monday. Flows for June jumped up from 27 mil. to 30 mil., but Jordanelle flows had also jumped. He noted that Gay Motley has gone through and collected water meters/data so we can monitor the increasing flows. Engineer Johnson noted that MSD needed to start tracking the culinary water and the tank levels to help monitor flows and find where the major issues are. Usage and flows should correlate to the culinary and irrigation water usage. Trustee Gertsch noted that family size could also impact flows. Engineer Johnson then introduced Willa Motley of Horrocks Engineers who presented the Capital Facilities and Impact Fees Update. (See copy of slide show in supplemental packet). The board set a public hearing to accept the 2014 Capital Facilities and Impact Fees Update for the August 5 board meeting at 6:30pm.

Manager Report:

Manager Wood indicated that she was working with Attorney Powell on a resolution to approve expenses incurred by a developer to be part of an escrow account to decrease the liability of the district on out-of-pocket expenses and to mirror the City's policies on the out-of-pocket expenses.

Trustees Reports:

Trustee Gertsch noted that KW Robinson had contacted him in regards to dumping excess material.

Warrants & Financials:

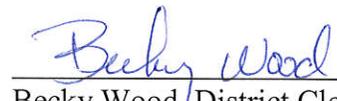
The warrant list for July 1, 2014 was presented for approval. (See copy in the warrant and supplemental files.) Trustee Gertsch made a motion to approve the warrants for July 1, 2014. Mayor Bonner seconded the motion that carried with all members voting aye. The financials of the District including the month of June were presented as part of the packet for the board to review.

Adjourn:

Chairman Cluff made a motion to adjourn the meeting at 8:43 pm. Mayor Bonner seconded the motion that carried with all members voting aye.



Alan Cluff, Chairman



Becky Wood, District Clerk