

Ash Creek SSD

Board Meeting

January 26, 2023

Present: Kelly Wilson, Justin Sip, Joey Campbell, Richard Hirschi, David Hirschi, and Nanette Billings (via Zoom)

Staff: Fay Reber, Mike Chandler, Darrel Humphries, Kavyn Cox, Matt Goodrich, Brad Johnson, Seth Wright

Audience: Erin Johnson

Prayer and Pledge: Mike Chandler

Public comments: none

The minutes from the December 13, 2022 meeting were discussed.

Motion by Justin Sip to approve the December 13, 2022, minutes. Second by Richard Hirschi. Motion carried by unanimous vote.

Darrel gave a presentation on the 4th quarter budget for 2022. Expenditures and revenues were discussed. Overall, revenue outpaced expenses. Darrel also talked about the monthly fee change, impact fees, capital budget, and other details from the 2022 budget.

Darrel also presented the three-year farm revenue. The farm's income in 2022 was significantly higher than previous years due to the sale of hay and goats.

David asked if the increase in hay sales was due to an increase in acreage. Mike explained that while there has been a little bit added a lot of the increase has to do with the increase in price per bale and transitioning to larger bales and the wholesale market. Mike said he would like to see a repeat of 2022 for the farm.

Justin asked about 2023 goat sales. Mike explained that goat sales were down this year for a couple reasons. One reason being that the farm kept more goats this year to grow the herd. Another being there were less bids than normal, and pricing was a bit lower.

Richard asked if the district charges an extra impact fee when a residential home has or adds an accessory dwelling to the property. Darrel said that it has been discussed in the past but it's a grey area legally as far as an additional impact fee. He explained that if it's a vacation rental or Airbnb situation they are changed from a residential rate to commercial.

Darrel discussed the possibility of a 12-month increase in investment cap amounts. When the district was given approval in the past it was capped at ten-million dollars. Previously a 0.3% rate was the best you could get for a one-year treasury bond. Right now, the rate is 4.7% and the investment group believes there will be two more increases in the next couple of months. Darrel requested approval to increase the cap by \$5 million to take advantage of the higher rates.

David asked where the money would be coming from. Darrel explained that the district has the money in the PTIF and it isn't budgeted to be spent in 2023.

Motion by Justin Sip to approve the extra \$5 million to be put into investment. Second by David Hirschi. Motion carried by unanimous vote.

Kelly recognized Brad Johnson as the 2022 Excellence in Safety Employee of the Year.

Mike asked about a possible motion for reimbursement of regional sewer installation by Rockview Estates developers. The plans only required an 8" line but they installed a 10" line which allows for more growth. Mike asked them to work with their contractor to get the pricing between the different size lines. Staff are proposing to reimburse them \$23,130.00 to allow the district more regional growth in that area. The line would serve the region and impact fees could be used for the district's portion.

Motion by Justin Sip to approve the reimbursement of \$23,130.00 to developers of Rockview Estates. Second by Kelly Wilson. Motion carried by unanimous vote.

Mike asked about the consideration and adoption of the resolution to the districts Design and Construction Standards. This was a significant effort made by the district. Mike anticipates revisions in the coming years.

Kelly asked what some of the major changes were. Mike explained some of the changes. He also explained that about 85% of the standards have stayed the same. The district will go through the design process with each city's JUC and discuss any changes and standards that need to be met. Mike also said the district will reach out to the engineering community to update them on the changes to be proactive. As the district reviews plans that come through the red lines will reflect those changes as well.

Fay presented a resolution from the district to approve the updated rules and regulations. In addition, he provided each city an ordinance to take back to their communities for review and approval.

Motion by Richard Hirschi to adopt the resolution updating the District's Design and Construction Standards. Second by Joey Campbell. Motion carried by unanimous vote.

Mike discussed being approached earlier in the month by LaVerkin City with a request to provide a suitable property that they can use for temporary storage and as a processing yard. There are two suitable locations the district is considering. Mike asked that the board support the district in working with LaVerkin to establish a location they can use as a processing yard.

Motion by Nanette Billings to approve Ash Creek providing temporary store and processing for LaVerkin City Public Works. Second by David Hirschi. Carried by unanimous vote.

Mike asked for consideration and adoption of easement abandonment at Sand Hollow Man Caves. The developer has asked for abandonment of that easement since the line has since been rerouted.

Motion by Justin Sip to approve the adoption of easement abandonment at Sand Hollow Man Caves. Second by David Hirschi. Motion carried by unanimous vote.

Mike reported on the Confluence Park Project. The district has been able to work on an additional \$5 million in additional savings and is working to save another \$2 million.

The district will receive a grant from the Division of Water Quality for \$1.6 million to use toward the reuse facility. One stipulation of the grant is if the project is over ten-million dollars, Davis-bacon wages are required. Because of that, the district will likely split the project into the main processing buildings and the reuse facility to not go over the ten-million dollar threshold for the reuse facility.

Kelly asked when construction will be started on the Confluence Park Project. Mike said it will likely begin around August/September.

Nanette inquired about 3000 South in Hurricane and when that project might begin. The district met with Hurricane City representatives to identify some areas where they can do some modest patching before President's Day weekend and some of the February traffic. Most of the work won't be done until March when there is a better paving window.

Mike discussed the Highway 318 project. It was originally budgeted for \$3 million. After the district ran some tests on the pipe the staff recommended a radical detour in the project by reusing the pipe putting the project in the range of \$750,000.00 to \$800,000.00.

Mike talked about a recent incident due to all the recent moisture. The district had a fuel truck come to replace the fuel in the backup generator at the Bench Lake Pump Station. Because of all the moisture, the fuel truck sank to its hubs in the gravel yard. This could post a similar issue for the district's vac trucks should they need to get in there. Because of that one of the changes the district will be looking at making is paving all the pump station yard areas so that that won't be an issue in the future. If it's decided to act on it this year, the district will come back for a budget reallocation.

Mike gave some training about water reuse.

Motion to adjourn at 7:30pm.