

**MINUTES OF THE BOARD MEETING OF THE  
BOARD OF TRUSTEES OF JORDAN VALLEY WATER CONSERVANCY DISTRICT**

(Unapproved and subject to change)

Held November 10, 2021

A regular Board meeting of the Board of Trustees of the Jordan Valley Water Conservancy District was held in person and electronically on Wednesday, November 10 2021, at 3:00 p.m. at JVVCD's administration building located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code Ann. (1953) §§ 52-4-1 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings").

Trustees Present:

Corey L. Rushton, Chair  
A. Reed Gibby  
Karen D. Lang  
Sherrie L. Ohrn  
Dawn R. Ramsey (electronic)  
Lyle C. Summers  
Barbara L. Townsend  
Greg R. Christensen  
John H. Taylor

Staff Present:

Bart Forsyth, General Manager/CEO  
Matt Olsen, Assistant General Manager  
Alan Packard, Assistant General Manager  
Shazelle Terry, Assistant General Manager  
Jason Brown, Information Systems Department Manager  
Brian Callister, Maintenance Department Manager  
Shane Swensen, Engineering Department Manager  
Reid Lewis, General Counsel  
David Martin, Chief Financial Officer/Treasurer  
Brian McCleary, Controller  
Kurt Ashworth, Human Resources Manager  
Linda Townes Cook, Public Information Manager  
Beverly Parry, Executive Assistant  
Mindy Keeling, Administrative Assistant  
Martin Feil, Database Administrator (electronic)  
Courtney Brown, Conservation Programs Manager  
Travis Christensen, Registered Engineer  
Margaret Dea, Senior Accountant  
Kevin Rubow, Registered Engineer  
Michele Guy, Right-of-Way & Property Manger  
Jess Morgan, HR Specialist-Records/HRIS

Also Present:

Brandon (electronic)  
Justin Brewer, Water Resources Dept. Manager, Project Engineering Consultants  
Mark Chalk, General Manager, Taylorsville-Bennion Improvement District (electronic)  
Clint Dilley, General Manager, Magna Water District (electronic)  
Justun Edwards, Public Works Director, Herriman City (electronic)

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Bryon Elwell, President, Elwell Consulting Group  
Sam Fankhauser, Project Manager, AE2S (electronic)  
Shane Hayden, Project Manager, Project Engineering Consultants  
Jason Helm, General Manager, Granger-Hunter Improvement District (electronic)  
Gary Henrie, Engineer, Bureau of Reclamation (electronic)  
Annalee Munsey, Assistant General Manager, Metropolitan Water District of Salt Lake & Sandy (electronic)  
Cary Necaise, Public Works Director, Riverton City (electronic)  
Stacie Olson, Water Director, Riverton City (electronic)  
Ana Paz, Associate Engineer, South Jordan City (electronic)  
Jason Rasmussen, Public Works Director, South Jordan City  
Dave Richards, Christensen & Jensen  
David Robertson, Vice President, Lewis Young Robertson and Burningham  
Gregg Savage, Ray Quinney & Nebeker  
Ron Stewart, Gilbert & Stewart  
Troy Stout, COO, Granger-Hunter Improvement District (electronic)  
Ryan Willeitner, Engineer, Jacobs Engineering (electronic)  
Jacob Young, Director, Brown & Caldwell

**Call to order and introduction of visitors**

Mr. Corey L. Rushton, Chair, convened a Board meeting of the Jordan Valley Water Conservancy District Board of Trustees at 3:00 p.m. on Wednesday, November 10, 2021. Mr. Rushton introduced the members of the Board and public who joined the meeting both in person and electronically.

**Approval of common consent items**

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Mr. Rushton presented the minutes of the Executive Committee meeting held October 12, 2021, and the regular Board meeting held October 13, 2021. He also presented the October Trustees' Expenses Report. Mr. Rushton called for a motion. Mr. Reed Gibby moved to approve the minutes of the October 12th and 14th meetings and the October 2021 Trustees' Expenses Report. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Public comments**

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There were no public comments.

**Core Mission Reports**

Ms. Dawn Ramsey joined the meeting electronically at 3:05 p.m.

**Water supply report**

Mr. Bart Forsyth, General Manager, reviewed the Municipal and Industrial (M&I) Water Deliveries report through September 2021, the Wholesale Contract Progress report for each Member Agency, the M&I Water Sources report, the Provo River Reservoirs Update, and the Wholesale and Retail Actual and Projected Deliveries report. He reported September water deliveries for wholesale and retail were 12% lower than September 2020, year-to-date deliveries were down 12%, and fiscal year-to-date deliveries were down 19%. Mr. Forsyth also shared information on the total annual precipitation at the Salt Lake International Airport for the last eleven years and the total October precipitation at the Salt Lake International Airport for

the last three years and reported October 2021 precipitation was the sixth highest on record. He presented information on soil moisture for Provo, Duchesne, and Weber Basins and the snow water equivalent at the Provo River Basin and Trial Lake.

## Water quality report

Ms. Shazelle Terry, Assistant General Manager, said JWWCD began working with Confluence Engineering in 2018 on a Drinking Water Transmission and Distribution System Stabilization Study. The objectives of this study were:

1) to develop a detailed understanding of physical, chemical, and microbial processes capable of impacting water quality, legacy deposit stability, corrosivity towards metals, and aggressiveness towards cement;

2) to establish an operating framework of recommended finished water quality conditions to improve chemical stability, improve compatibility between different supplies, and mitigate identified water quality and corrosion risks;

3) to provide guidance on monitoring that can be used to detect system upsets;

4) to provide an action plan to help JWWCD move forward with system improvements to address water quality risks.

As part of the Water Quality Monitoring Plan, existing water quality data was reviewed and summarized to identify preliminary trends, and a 12-month monitoring program was designed and implemented to fill historical data gaps and support the technical assessments for the project. Ms. Terry reviewed the criteria for selecting sampling locations and reviewed the locations. She said that for the year that the monitoring study was taking place (November 2018 - November 2019), staff made sure to capture the various source contributions to the system and to model the areas that were of most concern. Some key observations obtained through the study were a high variability in the pH levels, alkalinity levels had a wide range, chlorine residuals ranged from non-detect to 1.4, metal concentrations were relatively low, water chemistry conditions that impact stability of pipe deposits varied considerably between sources, and there was significant spatial and temporal variability in corrosion-related chemistry conditions in the system with increased risk during the winter months.

Ms. Terry explained that the water quality operating framework provides numerical boundary conditions for key water chemistry parameters that promote blending compatibility between different sources and reduce the risk of destabilization. Recommendations for potential process improvements at each of the water treatment plants and in the distribution system were included in the final report and will be evaluated and prioritized by staff for future implementation. Ms. Terry concluded by saying JWWCD has exceptional Water Quality and Laboratory staff, there were no major concerns that emerged requiring immediate action, overall water quality is high, staff now has a good water quality monitoring and evaluation tool to prepare for new sources or new blending areas, and staff is better able to address water quality concerns in member agencies systems.

Ms. Dawn Ramsey left the meeting at 3:30 p.m.

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**Standing Committee Reports**

Mr. Brian McCleary, Controller, reviewed the Financial Report Summary and Income Statement for September 2021. He said Net Revenues are in the deficit because the Bond Debt Service payment was made in September and year-to-date revenues are down approximately \$4.3 million from last year as a result of lower water deliveries. Mr. McCleary also reviewed the Fund Balances Statement for September.

**Finance update**

**Conservation update**

Mr. Matt Olsen, Assistant General Manager, said Ivory Homes was recognized by Utah Business Magazine with the 2021 Green Business Award for their commitment to water conservation. He shared a video which provided an overview of their commitment to water conservation and their adoption of Localscapes landscaping in new home construction.

**Consider approval of Board and Committee meetings' schedule for 2022**

Mr. Rushton presented the Board and Committee meetings' schedule for 2022 and recommended approval. He called for a motion on the recommendation. Ms. Sherrie Ohrn moved to approve the Board and Committee meetings' schedule for 2022. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Financial matters**

**Consider acceptance of the audit report by Gilbert & Stewart for fiscal year ending June 30, 2021**

Mr. Taylor expressed appreciation to Mr. Ron Stewart for his auditing services and turned the time over to Mr. Stewart. Mr. Stewart reviewed the audit process and stated that there are three objectives pertaining to the audit: 1) to determine if the numbers reported on the financial statements are accurate and materially correct, 2) to determine if internal controls are in place and working properly, and 3) to determine if the District is compliant with state rules and regulations. Mr. Stewart reviewed what was included in the audit process. The unmodified opinion expressed by Gilbert & Stewart is that the financial statements present fairly, in all material respects, the financial position of the business type activities of the District as of June 30, 2021. Mr. Stewart said that in the evaluation of the District's internal controls, Gilbert & Stewart did not find any significant deficiencies or material weaknesses, and the District met all compliance requirements in Utah law. There were no issues or findings.

Mr. Martin recommended acceptance of the audit report by Gilbert & Stewart for fiscal year ending June 30, 2021.

Mr. Rushton called for a motion on the recommendation. Mr. John Taylor moved to accept the audit report by Gilbert & Stewart for fiscal year ending June 30, 2021. Following a second by Mr. Reed Gibby, the motion was unanimously approved by those present as follows:

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Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Consider adoption of Resolution No. 21-17, “Authorizing a Transfer of Funds from the Revenue Fund to the Capital Projects Fund and Other Designated Reserve Funds”**

Mr. Martin stated that after the audit report is completed, an annual transfer is proposed from the Revenue Fund to other funds, such as the Capital Projects and reserve funds. He reviewed the timeline of the budget and year-end transfer, the budget strategy and use of reserve funds, the proposed transfer amounts, and the source of the proposed Revenue Stabilization Fund transfer. He said that the proposed transfer includes two modifications to the budget strategy. First, when JVVCD receives funds from the sale of a capital fixed asset, the proposed transfer of funds will include the proceeds from that transaction to be transferred into the Capital Projects Fund. Second, the proposed transfer into the Replacement Reserve Fund will be for the amount budgeted, and not the actual amount spent. He presented a comparison of the fiscal year 2020/2021 budget versus actual performance and the proposed year-end transfer.

Mr. Martin recommended transferring funds from the Revenue Fund to the following funds: \$649,160 to the Capital Projects Fund, \$10,810,901 to the Replacement Reserve Fund, \$567,778 to the Development Fee Fund, \$700,000 to the General Equipment Fund, \$200,000 to the Emergency Reserve/Self-Insurance Fund, \$200,000 to the Operation and Maintenance Fund, and \$7,655,058 to the Revenue Stabilization Fund.

Mr. Martin recommended adoption of Resolution No. 21-17, “Authorizing a Transfer of Funds from the Revenue Fund to the Capital Projects Fund and Other Designated Reserve Funds.”

Mr. Rushton and Mr. Taylor suggested staff reevaluate the Emergency Reserve/Self Insurance Fund to determine if the maximum amount of \$5,000,000 should be increased.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to approve Resolution No. 21-17. Following a second by Ms. Karen Lang, the motion was unanimously approved by those present as follows:

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Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Conservation, Communications, and Information Systems activities**

**Consider approval of Locascapes Homebuilder Rewards expenditure for Ivory Homes**

Mr. Olsen said Ivory Homes is a Locascapes Partner, and they are participating in the Locascapes Homebuilder Rewards program. Ivory Homes has submitted a Certificate of Completion for fifty-five residential landscapes in four subdivisions located in Herriman, South Jordan, and Magna. He said forty-nine homes met the Locascapes requirements, and reward amounts vary up to \$4,700, with most in the \$1,000 to \$2,000 range. The total area covered by these Locascapes is approximately 180,000 square feet which will result in an estimated water savings of 2.4 million gallons annually. Mr. Olsen recommended approval of a Locascapes

Homebuilder Rewards expenditure for Ivory Homes in the amount of \$88,226.74.

Mr. Rushton called for a motion on the recommendation. Mr. Lyle Summers moved to approve a Localscapes Homebuilder Rewards expenditure for Ivory Homes. Following a second by Ms. Karen Lang, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider approval of Member Agency Water Efficiency Standards Funding Agreement with Herriman City**

Mr. Olsen said Herriman City has submitted an application to receive funding to assist in implementing the JWCD Water Efficiency Standards. The grant would help fund a new full-time Water Conservation Coordinator position that would assist in ensuring compliance with the Water Efficiency Standards and oversee Herriman City’s water conservation programs. The proposed grant funding amount would be for the remainder of the fiscal year 2021/2022. Mr. Olsen recommended approval of a Member Agency Water Efficiency Standards Funding Agreement with the Herriman City.

There was discussion on the grant funding availability to Member Agencies for a total of three years as long as funds are available. Ms. Ohrn expressed concern that Member Agencies may prepare their budgets with the expectation that these grant funds are available. Mr. Olsen said that the three-year limitation on the grant funding is made clear to those who apply for the grant. Mr. Gibby suggested there be a way to confirm that the individual hired utilizing these funds is spending their time performing duties that are related to water conservation and compliance with the Water Efficiency Standards. Mr. Olsen said an invoice will be provided by the Member Agency indicating duties performed by the person holding the position.

Mr. Rushton called for a motion on the recommendation. Ms. Sherrie Ohrn moved to approve a Member Agency Water Efficiency Standards Funding Agreement with Herriman City in the amount of \$52,500. Following a second by Mr. Reed Gibby, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider approval of Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan**

Mr. Olsen said the City of South Jordan is seeking funding assistance for costs related to implementing the Water Efficiency Standards. This grant would help fund 80% of an existing vacant conservation coordinator position. The proposed grant funding amount would be for the remainder of the fiscal year 2021/2022. Mr. Olsen recommended approval of a Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to approve a Member Agency Water Efficiency Standards Funding Agreement with the City of South Jordan in the amount of \$68,000. Following a second by Ms. Sherrie Ohrn, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider adoption of Resolution No. 21-18, “Adopting the JWCD Hazard Mitigation Plan”**

Mr. Alan Packard, Assistant General Manager, said that earlier this year staff became aware that the Federal Emergency Management Administration (FEMA) had increased the funding level for pre-disaster mitigation projects. One of the requirements to be eligible for the FEMA grant is to have in place an approved Hazard Mitigation Plan (Plan). He said the Plan involves assessing the vulnerability of JWCD facilities to various natural hazards (e.g., earthquake, wildfire, flood, etc.). Mr. Packard said there is a seismic upgrade project at the JWTP that would be an excellent candidate for applying for the FEMA grant funding. The Plan has been tentatively approved by FEMA and final approval is subject to the Plan being adopted by resolution by the Board. Mr. Packard recommended adoption of Resolution No. 21-18, “Adopting the Jordan Valley Water Conservancy District Hazard Mitigation Plan.”

Mr. Rushton called for a motion on the recommendation. Ms. Barbara Townsend moved to adopt Resolution No. 21-18. Following a second by Mr. Lyle Summers, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Engineering activities**

**Consider award of construction contract for 8518 South 960 East Well Pump Replacement**

Mr. Packard said the pumping equipment at the 8518 South 960 East well suffered mechanical failure due to a breach in the well casing. The proposed scope of work for this project will include the installation of a mild-steel well swage to repair the breach in the well casing, video inspection to verify proper placement of the well swage, and installation of new pumping equipment. Mr. Packard recommended a construction contract for the 8518 South 960 East Well Replacement be awarded to Nickerson Company in the amount of \$124,226.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to award a construction contract to Nickerson Company for the 8518 South 960 East Well Replacement in the amount of \$124,226. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

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Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Consider award of construction contract Five Concrete Reservoirs Repairs**

Mr. Packard said there is a sealant material applied to seal the joints and concrete panels in concrete reservoirs. This sealant material needs to be replaced approximately every 15 years. The proposed five concrete reservoirs were constructed between 1962 and 2010, and this sealant material needs to be repaired or replaced to prevent leakage or intrusion and to protect the integrity of the adjacent concrete. Mr. Packard recommended a construction contract for the Five Concrete Reservoirs Repairs be awarded to Gerber Construction, Inc. in the amount of \$1,993,210.

Mr. Rushton called for a motion on the recommendation. Ms. Sherrie Ohrn moved to award a construction contract to Gerber Construction, Inc. for the Five Concrete Reservoirs Repairs in the amount of \$1,993,210. Following a second by Ms. Karen Lang, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Consider award of construction contract for 3600 West 10200 South Booster Pump Station**

Mr. Packard said the existing booster pump station located at 3600 West 10200 South was built in 1979 and pumps water from the Jordan Aqueduct west through the 10200 South Pipeline. The pump station is frequently operated at maximum capacity and additional capacity is needed to meet member agency demands. The new pump station will be built on property adjacent to the existing booster pump station and both pump stations will operate in parallel until the existing pump station reaches the end of its useful life. Mr. Packard recommended a construction contract for 3600 West 10200 South Booster Pump Station be awarded to VanCon, Inc. in the amount of \$10,437,000.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to award a construction contract to VanCon, Inc. for the 3600 West 10200 South Booster Pump Station in the amount of \$10,437,000. Following a second by Mr. Greg Christensen, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Consider award of engineering contract for 2023 Vault Improvements Project**

Mr. Packard said this project will involve rehabilitating seven vaults in the transmission and distribution system and abandoning two vaults. The vault piping and valves are suffering from heavy corrosion and require replacement or abandonment. Mr. Packard recommended an engineering contract for the 2023 Vault Improvements Project be awarded to Hansen, Allen & Luce in the amount of \$390,286 for design and construction management services for this project.

Mr. Rushton called for a motion on the recommendation. Mr. Greg Christensen moved to award an engineering contract to Hansen, Allen & Luce for the 2023 Vault Improvements Project in the amount of \$390,286. Following a second by Ms. Karen Lang, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider award of engineering contract for Four Well Redevelopment and Test Pumping**

Mr. Packard said JWCD drilled four production wells between 2006 and 2008. Prior to equipping these wells, JWCD had the opportunity to receive a large water supply from the Central Water Project and decided to defer the equipping of the wells until the water supply and peak day capacity was needed. Prior to equipping these wells, JWCD wants to perform well development and test pumping due to the amount of time that has elapsed since the initial well construction. Mr. Packard recommended an engineering contract for the Four Well Redevelopment and Test Pumping be awarded to Bowen Collins & Associates in the amount of \$194,494.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to award an engineering contract to Bowen Collins & Associates for the Four Well Redevelopment and Test Pumping in the amount of \$194,494. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

**Consider contract amendment for Southeast Collection Line Condition Assessment**

Mr. Packard said that last year JWCD retained Bowen, Collins & Associates to perform condition assessment work on the Jordan Aqueduct Reach 1 (JA-1) and the Southeast Collection Line (SECL). The scope of work included Bowen, Collins & Associates subcontracting with an expert company to perform the condition assessment work with specialized equipment. The work has been completed on the JA-1. The original scope of work for the SECL was limited to a video and laser inspection of the pipeline in selected segments. Similar equipment that was used to assess the JA-1 can now be used to measure the SECL pipe wall thickness and help determine the current pipeline condition, remaining service life, and if any immediate repairs are required. Mr. Packard recommended approval of

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a contract amendment with Bowen, Collins & Associates for Southeast Collection Line Condition Assessment in the amount of \$453,203 to add the additional scope of work.

Mr. Rushton called for a motion on the recommendation. Mr. Reed Gibby moved to approve a contract amendment with Bowen, Collins & Associates for the Southeast Collection Line Condition Assessment. Following a second by Ms. Sherrie Ohrn, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Reporting Items**

**Report on Water  
Efficient Plumbing  
Fixtures  
Recommendations**

Mr. Forsyth provided information on a presentation he has been using to assist Senator Jani Iwamoto and Representative Joel Ferry with a proposed bill that would require water efficient plumbing fixtures be installed in new construction or any time a building permit would be required throughout the state of Utah. It has been presented to various groups with primarily positive results. Mr. Forsyth reviewed the routine reporting items which included: Central Utah Project/CUWCD Activities Report, easement encroachment agreements signed by the General Manager, performance indicators for September 2021, and media coverage. Mr. Shane Swensen, Engineering Department Manager, provided information on the SWGWTP Air Tower Improvements project. Mr. Rushton noted that Gregory R. Christensen was awarded the 2021 Distinguished Board Member Award by the Utah Association of Special Districts.

**Report on UASD  
resolution awarding  
the 2021  
Distinguished Board  
Member Award to  
Gregory R.  
Christensen**

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**Upcoming meetings**

Mr. Rushton reviewed the upcoming meetings for December, including: Conservation Committee meeting, Monday, December 6 at 3:00 p.m.; Executive Committee meeting, Monday, December 6 at 3:30 p.m.; and regular Board meeting, Wednesday, December 8 at 3:00 p.m. Ms. Barbara Townsend moved to cancel the Conservation Committee, Executive Committee, and regular Board meetings in December. Following a second by Mr. Greg Christensen, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Closed meeting**

Mr. Rushton proposed to convene a closed meeting at 5:17 p.m. to discuss information provided during procurement process, the sale or purchase of real property and/or water rights or water shares, and potential litigation. Ms. Sherrie Ohrn moved to go into closed session for the discussions. Following a second by Mr. Greg Christensen, the motion was unanimously approved by those present as follows:

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Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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The closed meeting convened at 5:24 p.m. with the following Trustees present: Mr. Corey Rushton, Mr. Greg Christensen, Mr. Reed Gibby, Ms. Karen Lang, Ms. Sherrie Ohrn, Mr. Lyle Summers, Mr. John Taylor, and Ms. Barbara Townsend. Also present were: Bart Forsyth, General Manager; Alan Packard, Assistant General Manager; Shazelle Terry, Assistant General Manager; Matt Olsen, Assistant General Manager; David Martin, Chief Financial Officer; Reid Lewis, General Counsel; Beverly Parry, Executive Assistant; Shane Swensen, Engineering Department Manager; Michele Guy, Right-of-Way and Property Manager; Gregg Savage, Ray Quinney & Nebeker; and Dave Richards, Christensen & Jensen.

No votes or actions were taken during the closed meeting.

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The open meeting was reconvened at 6:33 p.m.

**Open meeting**

**Consider approval of easements to the South Valley Sewer District for the Bringhurst Station Residential Phase 3 Development**

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Mr. Packard recommended approval of easements to South Valley Sewer District for the Bringhurst Station Residential Phase 3 Development, and authorize the General Manager, General Counsel, and Assistant General Manager to make necessary revisions and execute the agreements.

Mr. Rushton called for a motion on the recommendation. Ms. Sherrie Ohrn said she would abstain from the vote due to a conflict of interest. Mr. Lyle Summers moved to approve easements for the Bringhurst Station Residential Phase 3 Development and authorize the General Manager, General Counsel, and Assistant General Manager to make necessary revisions and execute the agreements. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

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Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – abstain
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

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**Consider approval of agreement to sell five million gallon storage tank and related property at 4408 South 4800 West**

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Mr. Packard said that at 4408 South 4800 West, JVVCD owns property that includes storage tanks and a pump station. A 5 million gallon (5MG) storage tank is surplus to JVVCD's needs and beneficial to Granger-Hunter Improvement (GHID) needs. GHID has offered to purchase the storage tank and to construct the piping improvements needed to connect it to GHID's system. He said the real property has been appraised by a licensed real estate appraiser and the value of the 5MG tank and associated piping infrastructure was valued by an engineering firm acceptable to both GHID and JVVCD. Mr. Packard recommended approval of staff determination that the 5MG storage tank and related real property is surplus to JVVCD needs. He also recommended approval of sale of the 5MG storage tank and related property to Granger-Hunter Improvement District for a total

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compensation amount of \$1,517,739; approve the attached agreement; and authorize General Manger, General Counsel, and Assistant General Manager to approve revisions and authorize the General Manager to execute the agreement.

Mr. Rushton called for a motion on the recommendation. Mr. Greg Christensen moved to approve staff determination that the 5MG storage tank and related real property is surplus to JVVCD needs. Following a second by Ms. Barbara Townsend, the motion was approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

Mr. Reed Gibby moved to approve the sale of the 5MG storage tank and related real property to Granger-Hunter Improvement District for a total compensation amount of \$1,517,737; approve the attached agreement; and authorize the General Manager, General Counsel, and Assistant General Manager to approve revisions and authorize the General Manager to execute the agreement. Following a second by Ms. Barbara Townsend, the motion was unanimously approved by those present as follows:

Mr. Christensen – aye	Mr. Gibby – aye
Ms. Lang – aye	Ms. Ohrn – aye
Ms. Ramsey – not present	Mr. Rushton – aye
Mr. Summers – aye	Mr. Taylor – aye
Ms. Townsend – aye	

## Adjourn

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Mr. Rushton called for a motion to adjourn. Following a motion by Ms. Sherrie Ohrn to adjourn, the meeting adjourned at 6:39 p.m.

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Corey L. Rushton, Chair of the Board of Trustees

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Barton A. Forsyth, District Clerk