

MINUTES
CENTRAL VALLEY WATER RECLAMATION FACILITY
Wednesday, February 28, 2024
Central Valley Board Room
3:00 p.m.

Board Members Present:

Chair Debra Armstrong	Granger-Hunter Improvement District
Vice Chair Don Russell	Taylorsville-Bennion Improvement District
Member Kim Galbraith	Cottonwood Improvement District
Member Cheryle Hatch	Kearns Improvement District
Member Keith Lord	Mt Olympus Improvement District
Alternate Member Ben Ford	Murray City
Member LeAnne Huff	City of South Salt Lake

Staff Members Present:

Phillip Heck	General Manager
Brandon Heidelberger	Assistant General Manager
Justin Zollinger	Chief Financial Officer
Graham Gilbert	Legal Counsel
Jake Crookston	IT Manager
Sharon Burton	Plant Superintendent
Kevin Gallagher	Construction Supervisor
Bryan Mansell	Chief Engineer
Chris Reilley	Maintenance Manager
Navneet Prasad	Electric Controls Engineer
Cindie Foote	Employee Services Manager

Member Entity Representatives Present:

Greg Anderson	Kearns Improvement District
Spencer Evans	Cottonwood Improvement District
Greg Neff	Cottonwood Improvement District
Jason Helm	Granger Hunter Improvement District
Trevor Eppich	Mt Olympus Improvement District
Giles Demke	Mt Olympus Improvement District
Ben Ford	Murray City
Brandon Richards	Murray City
Dennis Pay	City of South Salt Lake
Mark Chalk	Taylorsville-Bennion Improvement District
Bruce Hicken	Taylorsville-Bennion Improvement District

Visitors Present:

Trevor Lindley	Brown and Caldwell Engineers
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Visitors Present Electronically:

Dan Griffin	Department of Water Quality
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Dr. Heck reported that there have been a few bills that we have been tracking through the Wasatch Front Water Quality Council. The primary one to discuss is HB 125. This bill is not concerning water issues, but rather Interlocal Agencies.

HB 125 originally required Interlocal Agencies to follow and use the State procurement code. Central Valley worked with our lobbyist to add language to the bill that stated if the agency has an adopted purchasing/procurement policy and it meets certain requirements, then it can be used. The bill passed with the requested changes. In 2018, Central Valley completed an extensive rewrite of the procurement policy, which was adopted by the Board.

After reviewing the list of requirements that HB125 indicates must be in the purchasing code/policy, there is one small change that needs to be made in CVWRF's policy regarding the term length of a contract. We will make that change to the policy and bring it back to the Board for approval.

DAKOTA PACIFIC/GOLF COURSE PROPERTY UPDATE

Dr. Heck reported that Dakota Pacific went before the South Salt Lake Planning Commission on February 15, 2024. The Commission approved the subdivision plat for the west side of the property. This will be the portion of the property that will be developed in the first phase. This phase will consist of a 200,000 sq ft building and a 400,000 sq ft building. They will go back to the Planning Commission at a later time for concept approval on the east part of the property, where Golf the Round is located. On March 13, 2024, they will approach the South Salt Lake Redevelopment Agency for an RDA tax abatement to develop the property.

Dr. Heck attended the Planning Commission meeting and spoke with Dakota Pacific representatives who indicated they were in pre-lease negotiations with an entity for lease of the 200,000 sq ft building. If the pre-lease agreement is reached, financing will be available, and construction of the project may begin this year.

Keith Lord asked if the Golf Course is part of the agreement with Dakota Pacific. Dr. Heck reviewed the lease agreement CVWRF entered into with Dakota Pacific and the time frames involved. There is an "off ramp" to the agreement, should Dakota Pacific not be able to obtain financing for the project. The expiration date of that amendment/off ramp is October 2025. Should that option be exercised, the agreement would expire, and the Golf Course would remain.

APPROVAL OF MUNICIPAL WASTEWATER PLANNING PROGRAM

Dr. Heck reviewed the annual questionnaire he completed. This contains questions regarding the Facility's performance, collection system, funding, and human resources and how these support the overall function of the Facility. It is a data collection report for the State and EPA. Part of the requirement is that the governing body approve the submission of the report.

Don Russell made a motion to approve the Municipal Wastewater Planning Program submittal.

MOTION: Don Russell
SECOND: LeAnne Huff

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, LeAnne Huff, Ben Ford, Cheryle Hatch, and Kim Galbraith.

APPROVAL OF PRIMARY AND SECONDARY CLARIFIER STAINLESS STEEL PURCHASE

Mr. Brandon Heidelberger stated this is a continuation of a project that we have identified in our asset management program. This project replaces the epoxy coated carbon steel launders with weirs and baffles constructed from stainless steel. To-date, CVWRF has replaced launders in five Primary Clarifiers and four Secondary Clarifiers. Using stainless steel for the new weirs and baffles eliminated the corrosion issues and ongoing costs of epoxy coating projects in the future. CVWRF has worked with an independent contractor to design, fabricate, and install the new launders in-house at a substantial savings when compared to an outside supplier for this type of equipment.

CVWRF sent out a request for bid from multiple steel vendors. Due to the scope of services and supply, only one vendor was responsive. The pricing on the bid is in line with the previous price and is slightly lower pricing than last year. Ryerson has been consistently lower when compared to other suppliers when quotes were available. The bid from Ryerson is \$500,390.

Keith Lord made a motion to approve the purchase of stainless steel for the primary and secondary clarifier launder replacement to Ryerson in the amount of \$500,390.

MOTION: Keith Lord
SECOND: Kim Galbraith

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, LeAnne Huff, Ben Ford, Cheryle Hatch, and Kim Galbraith.

APPROVAL OF COMPOST TARP COVER WINDING MACHINE PURCHASE

Mr. Heidelberger stated the current tarp winding machine was purchased in 2004. It has numerous maintenance and safety concerns. Replacement of the winding machine was identified in CVWRF's Asset Management Plan and was budgeted for replacement in 2024.

CVWRF solicited bids from two vendors, including Managed Organic Recycling, the original manufacturer of the current machinery. CVWRF staff inspected candidate equipment from

both suppliers. Based on these inspections, the machine from Sustainable General appears to be the best fit with CVWRF's current compost operations, cover configuration and dimensions, as well as added safety features the current vendor does not have.

Sustainable Generation was the low bid. Based on the configuration and bid price, staff recommends award to Sustainable Generation. A contract review was conducted by Graham Gilbert and suitable contract term changes have been negotiated and approved by the vendor.

Don Russell made a motion to award the contract to Sustainable Generation for the Compost Tarp Cover Winding Machine in the amount of \$249,750.

MOTION: Don Russell
SECOND: LeAnne Huff

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, LeAnne Huff, Ben Ford, Cheryle Hatch, and Kim Galbraith.

CLOSED SESSION TO DISCUSS STRATEGY REGARDING PENDING OR REASONABLY IMMINENT LITIGATION

At 3:38 p.m. LeAnne Huff made a motion to go into closed session.

MOTION: LeAnne Huff
SECOND: Ben Ford

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, LeAnne Huff, Cheryle Hatch, Ben Ford, and Kim Galbraith.

At 4:58 p.m. Kim Galbraith made a motion to come out of closed session.

MOTION: Kim Galbraith
SECOND: LeAnne Huff

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, LeAnne Huff, Cheryle Hatch, Ben Ford, and Kim Galbraith.

INFORMATIONAL ITEMS

Debra Armstrong stated that financial, performance/flow monitoring, and engineering projects reports are included in the board packet.

There were no further comments or questions.

ADJOURNMENT

LeAnne Huff made a motion to adjourn.

MOTION: LeAnne Huff

SECOND: Debra Armstrong

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, LeAnne Huff, Cheryle Hatch, Ben Ford, and Kim Galbraith.

The meeting adjourned at 4:59 p.m.

Cindie Foote
Board Secretary