

MINUTES OF THE
REGULAR MEETING
OF THE BOARD OF TRUSTEES OF
MAGNA WATER DISTRICT

A regular meeting of the Board of Trustees of the Magna Water District was held Thursday, April 10, 2025, at 10:00 a.m. at the Magna Water District General Office, Kim Bailey Board Room, located at 8885 West 3500 South, Magna, UT.

Call to Order: Mick Sudbury called the meeting to order at 10:00 a.m.

Trustees Present:

Mick Sudbury, Chairman
Jeff White
Dan Stewart

Staff Present:

Clint Dilley, General Manager
LeIsle Fitzgerald, District Controller
Trevor Andra, District Engineer
Dallas Henline, Wastewater Operations Manager, excused
Beau Lamper, Wastewater Operations Leadman
Raymond Mondragon, Water Operations Manager
Andrew Sumsion, HR Manager
Steve Clark, Water Operations Manager Assistant
Dawson Stewart, Water Operations Maintenance

Also Present:

Nathan Bracken, Smith Hartvigsen PLLC
Don Olsen, Epic Engineering
Joel Workman, AQS Consulting
Todd Richards, Magna Resident
Marie Owens, AE2S Engineering
Raphael B Pinn, Stantec Engineering
Jason Luettinger, Bowen Collins & Associates
Dan Peay, Magna Resident

Pledge of Allegiance: Chairman lead those in attendance in the Pledge of Allegiance.

Welcome the Public and Guests: Chairman welcomed those in attendance.

Public Comment: None

Chairman asked if any of the staff or board members had a conflict of interest with anything on this agenda. There were no conflicts of interest.

Approval of Common Consent Items:

Minutes of the regular board meeting held March 13, 2025
Expenses for March 5 to April 1, 2025:

General Expenses: \$2,161,820.58
Zions Bank Bond Payment: \$83,530.83

A motion was made by Dan Stewart, seconded by Jeff White, to approve the minutes of the regular board meeting held March 13, 2025, and the general expenses from March 5 to April 1, 2025, and the Zions Bank Bond payment in the amount of \$2,161,820.58 and \$83,530.83; respectively. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

Chairman recognized Raymond Mondragon, upon his retirement, for his years of service at the District and thanked him for everything he has done. The rest of the Board concurred. Clint Dilley and Don Olsen expressed their appreciation also, for 46 years of service. A Retirement Luncheon will be held on May 1, 2025 beginning at 11:30, for those that would like to attend.

NEW EMPLOYEE INTRODUCTION

Andrew Sumsion introduced Dawson Stewart. Dawson indicated he was excited to join the District's team. No action was taken for full discussion please go to board meeting recording beginning at position 6:22 to 7:03.

DEPARTMENT REPORTS

General Manager Report: Clint highlighted the following:

Staffing: Justin Long moved to Lead Inspector, Chris Thompson moved to Construction Lead. Two positions are open on the construction crew, HR will begin the hiring process for those positions. The Staff Engineer position is still open, and ongoing interviews are taking place.

Operations – Water: The Zone 3 emergency backup generator is installed and operational. The crew has been flushing the secondary system getting ready for operation. Pleased with the progress. The District received a compliment about Meterworks, saying they were very courteous and professional.

Operations – Wastewater: The RV Dump is closed and will remain closed for the season. New signage will be hung that directs customers to the other RV Dumping locations at Holiday Oil and Maverik. The treatment staff has completed the 2024 Phosphorus Monitoring Report and submitted to the State. This was the best year the plant reported for reducing the Phosphorus in the wastewater. Collections crew will be starting the annual root control maintenance. Treatment crew is working on the walk-through list that was created last fall.

Office: The painting in the front conference room has been touched up, calking and prime coat has been completed. Still working with URS for anticipated changes to the Union. Localscapes class is tonight at 6:00 pm. The class was sold out. Construction crew has been maintaining the garden outside the general office. The District has had an injury free quarter and held it's first quarter safety awards raffle.

Communication & Morale: A complaint came in from a customer regarding the secondary water system containing fish. Our guidance is that we are more aggressively flushing the system this year. The secondary water will improve dramatically due to the reuse water system supplying the secondary water and the flushing the crew is performing.

No action was taken, for full discussion please go to the board meeting recording beginning at position 7:04 to 29:10. Please also see the general manager's report inserted in the board meeting packet.

Engineering Report:

Trevor reported on ongoing projects. No action was taken, for full discussion, please go to the board meeting recording beginning at position 29:11 to 32:17. Please also see the engineering insert in the board meeting packet.

Water Operations Report (including water production and call out report): Steve reported the culinary water production for the month of March was 100.6 million gallons or 308.72-acre feet, a 10.19% increase from 2024. YTD was 297.03 million gallons or 911.63-acre feet, a 10.78% increase from 2024. We have purchased 198.21-acre feet of water from Jordan Valley Water. Steve reported the total number of call outs for water and wastewater departments for March was 13. The total hours paid for those call outs was 57. Steve reported the construction crew has been flushing the secondary water system through the hydrants and blow outs that have been installed on the secondary water system. No action was taken, for full discussion please go to the board meeting recording beginning at position 32:18 to 37:54. Please also see the water production report inserted in the board meeting packet.

Wastewater Operations Report:

MWPP Survey (Municipal Wastewater Planning Program): The survey is a report submitted to the Division of Environmental Quality to assist the State in their planning.

Wastewater Operations Status:

Beau indicated the operators have completed manhole inspections throughout the District as part of their annual visual assessment, they are now transitioning to routine transmission flushing. Following the flushing the camera truck will inspect the clean lines to evaluate condition and identify any further issues. RH Borden is currently working with the District to perform the annual acoustic inspection of the collection system. The acoustic inspection is expected to take a couple of weeks. Biomonitoring has passed and now preparing for annual metals sampling required for the waste certification renewal.

No actions were taken, for full discussion, please go to board meeting recording beginning at position 37:55 to 40:36.

Controller Report/Clerk Report:

Compliance Requirements Report: LeIsle reported the District is up to date with legal requirements and internal policies. No actions were taken, for full discussion, please go to board meeting recording beginning at position 40:37 to 42:18. Please also see the controller/clerk insert in the board meeting packet.

HR Manager Report:

Andrew reported to the Board the following:

- Safety focus for the month is driving safety

No action was taken, for full discussion please go to the board meeting recording beginning at position 42:19 to 44:10.

WATER AND SEWER AVAILABILITY

Discussion and possible motion to approve the following developments:

Black Ops Concrete Building located at 7092 W Gates Avenue, West Valley City, UT

84128: A motion was made by Jeff White, seconded by Dan Stewart to approve water and sewer services to the Black Ops Concrete Building located at 7092 W Gates Avenue. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea, and Jeff White, yea. For full discussion, please go to board meeting recording beginning at position 44:11 to 46:19.

PROJECT AWARDS & AGREEMENTS

Discussion and possible motion to approve the following project awards and agreements:

8800 W water line replacement project award to Newman Construction in the amount of

\$1,420,000: A discussion was held regarding the projects that were coming up and the ability for the District to fund those projects. As far as the priority of the projects, if all of the funding is not available he indicated that this 8800 W water line replacement project could be a project that could be postponed. A motion was made by Jeff White, seconded by Dan Stewart, to postpone this project until further notice. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 46:20 to 54:30.

Approval for trading in one 2025 Chevy Equinox for a 2024 Chevy Colorado, with a net

cost not to exceed \$21,000: A motion was made by Jeff White, seconded by Dan Stewart, to approve trading in one 2025 Chevy Equinox for a 2024 Chevy Colorado, with a net cost not to exceed \$21,000. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to board meeting recording beginning at position 54:30 to 56:37.

Approval to terminate NBS as District's HRA Administrator, and moving to Health

Equity for HRA Administrator: A motion was made by Jeff White, seconded by Dan Stewart, to approve termination NBS as the District's HRA Administrator, and move to Health Equity for HRA Administrator. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to board meeting recording beginning at position 56:38 to 58:22.

ADMINISTRATIVE

Discussion and possible motion to approve the following administrative items:

Water Conservation level for 2025 irrigation season: Clint indicated Management recommends the District remain on the conservation level 1 voluntary conservation this year. Management feels the District is in good position with water right now. Jordan Valley Water Conservancy is also staying at their current level of conservation for 2025. The District is looking at a 3.4% increase for Jordan Valley Water water the District purchases. There were no actions taken, for full discussion, please go to board meeting recording beginning at position 58:23 to 1:08:54.

Schedule a Board work session to discuss Master Planning on Tuesday, April 29th at 10:00

am: A motion was made by Jeff White, seconded by Dan Stewart, to meet in a workshop to discuss Master Planning in April 29, 2025 at 10:00 am. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion, please go to board meeting recording beginning at position 58:23 to 1:09:55.

For information and discussion only – no action items:

Next month’s board meeting – May 8, 2025 at 10:00 am

Motion to take a brief recess and immediately following, meet in a closed meeting to discuss (1) the character, professional competence, or physical or mental health of an individual, (2) the purchase, exchange, or lease of real property, including any form of a water right or water shares, (3) pending or reasonably imminent litigation, and (4) collective bargaining purposes pursuant to Utah Code Ann. §§ 52-4-204 through 205: Jeff White made a motion to take a brief recess and immediately following, meet in a closed meeting to discuss (1) the character, professional competence, or physical or mental health of an individual, (2) the purchase, exchange, or lease of real property, including any form of a water right or water shares, (3) pending or reasonably imminent litigation, and (4) collective bargaining purposes pursuant to Utah Code Ann. §§ 52-4-204 through 205. The motion was seconded by Dan Stewart, and approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea at 11:10 am.

Motion to close the closed session and to reopen the open session of the Board Meeting: Dan Stewart made a motion to close the closed session and reconvene the open session at 12:45 pm. The motion was seconded by Dan Stewart and approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

Consider action on any noticed agenda item discussed in closed meeting: None

Other Business: None

Adjourn: Having no further business to discuss, a motion was made by Dan Stewart, seconded by Jeff White, to adjourn the meeting at 12:45 pm. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

LeAnn Fitzgerald

Attest

Mick Sudbury

Chairperson