

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, September 12, 2024, 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, excused  
Dallas Henline, Wastewater Operations Manager  
Steve Clark, Water Operations Manager Assistant  
Raymond Mondragon, Water Operations Manager, excused  
Andrew Sumsion, HR Manager

**Also Present:**

Nathan Bracken, Smith Hartvigsen PLLC  
Adam Wahler, AE2S  
Raphael B Pinna, Stantec Engineering  
Rick Nuesmeyer, Magna Resident  
Stewart Lawrence, Magna Resident

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

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

**Public Comment:** Stuart Lawrence addressed the Board. His concern was with the District's secondary water. He expressed the secondary water smells bad. He suggested the District dredge the reservoir, or somehow aerate the water in the reservoir. Clint responded that the point is fair, but the water doesn't stay in the reservoir very long. The biggest challenge is that it's from Utah Lake, where it is stagnant. With the new source next year, this issue will improve dramatically. Clint noted that they should do something but there is a limit to what they can do if the water isn't staying in the reservoir very long. The District will investigate doing something for this issue. For full discussion please go to the board meeting recording at position 1:23 to 9:57.

**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 August 8, 2024**

**Expenses for July 29 to September 1, 2024:**

**General Expenses:** \$3,208,511.00

**Zions Bank Bond Payment:** \$83,492.50

A motion was made by Dan Stewart, seconded by Jeff White, to approve the minutes of the regular board meeting held August 8, 2024, and the general expenses from July 29 to September 1, 2024, and the Zions Bank Bond payment in the amount of \$3,208,511.00 and \$83,492.50; respectively. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea, and Jeff White, yea.

**EMPLOYEE RECOGNITION – Matt Skogerboe:** Clint indicated we had a customer that had called in several times about their water pressure. There were a few employees that had gone to this resident and couldn't find any problems with the pressure and was not able to reach the customer. Matt went out to do extra testing of the pressure and met with the customer, Matt was with the customer for over an hour and went above and beyond with the customer to identify where the problem was. Management wanted to recognize Matt for this.

**DEPARTMENT REPORTS**

**General Manager Report:** Clint highlighted the following items:

- The Lead & Copper inventory has been completed and the consultant is getting the final report prepared based on the work done out in the field. The consultant is putting together a letter to send to some of the customers that were identified as having potential lead on their side. There will be an interactive program to check results of their locations.
- Steve Clark has been awarded the Water Operations Manager Assistance position to transition into the Manager as Raymond retires, Raymond will be training Steve.
- The Reuse project should be up and running to test by end of September.
- Management has narrowed down the option we would like to take with Yoppify, and want to follow up with some reference checks. This will be presented for Board approval in October.
- Clint presented at the Magna Counsel meeting on Magna Water District in general. It went well and he received good feedback and felt it was beneficial.
- Customer concerns – there has been a lot of calls regarding high water bills this summer. We feel it's a combination of things, the dry hot weather, customers are using more water, but with the last couple of years in the drought, customers have been forced to use less water so this year they may have used more water because it feels like we are not in a drought. There have been low pressure complaints about low pressure in the Gabler's Grove development. We have performed more testing in that area to make sure it wasn't the District's issue and haven't found it to be that. We will reach out to Ivory Homes to see if they may have an idea of why this is happening. We have had some requests for better notification with mainline breaks. Yoppify may help with this.

No actions were taken, for full discussion please go to board meeting recording beginning at position 14:13 to 26:24. Please also see the general manager's report insert in the board meeting packet.

**Engineering Report:**

Trevor reported on the **2023 Waterline replacement project**, essentially wrapped up, a walk through was done yesterday, Noland and Sons did a great job. **WRF Reuse Project**, is on schedule and coming along well. Will be starting up for testing by end of month. **WWTP Influent Pump Station project**, working through some preliminary items, this project should be more active October – November time frame. **Haynes #8**, working with EPA to get the grant finalized. Continuing to work on **Change House Project, Northrup Grumman Property** and the **Lobby Office**. Trevor has found a table for the Lobby Office which seats 8 and is very similar to the Board room table, the chairs are to be determined. No actions were taken, for full discussion, please go to board meeting recording beginning at position 26:25 to 31:46. Please also see the engineering insert in the board meeting packet.

**Water Operations Report (including water production and call out report):** Steve Clark reported to the board the culinary water production for the month of August was 234.37 million gallons or 719.32-acre feet, a 9.4% increase from 2023. YTD was 1,228.69 million gallons or 3,770.99-acre feet, a 7.54% increase from 2023. We have purchased 530.81-acre feet of water from Jordan Valley Water. The secondary water production for the month of August was 94.06 million gallons or 288.68-acre feet, a 34.63% increase from 2023. YTD as was 337.80 million gallons or 1,036.75-acre feet, a 35.29% increase from 2023. Steve reported the total number of call outs for water and wastewater departments for August was 28. The total hours paid for those call outs was 137.75. The Board reminded Steve that the crews, or he, should be notifying the Board when a mainline break occurs. No actions were taken, for full discussion please go to board meeting recording beginning at position 31:47 to 35:03. Please also see the water production report insert in the board meeting packet.

**Wastewater Operations Report (including status and call out report):**

Dallas updated the Board on the collections crew, they have the vacor flush truck out near Walmart on 3500 S 8400 W, they are working north from there and heading east, the camera van is not too far behind. The wastewater treatment crew has kicked off the Chlorine Building Equipment Upgrade project, everything in there currently was from the original build back in 1987. Dallas presented to the Board an update on the aeration upgrade. There were no actions taken, for full discussion, please go to board meeting recording beginning at position 35:04 to 44:28. Please also see the aeration upgrade slides in the board meeting packet.

**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 44:29 to 45:46. Please also see the controller/clerk insert in the board meeting packet.

**HR Manager Report:**

Andrew reported to the Board the following:

- The safety focus for the month of September is on hearing protection, have done trainings over the month for this.
- The quarterly goal reviews were completed for all employees.
- Flagger training is scheduled for a couple of employees that were unavailable when the first training was done for next Monday at Utah State in Taylorsville.
- Unified fire is coming to the office for the next safety meeting to hold a training on using fire extinguishers.

No actions were taken, for full discussion please go to board meeting recording beginning at position 45:47 to 48:00.

**PROJECT AWARDS & AGREEMENTS**

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

**IGES Task Order for WRF Influent Project material testing in the amount of \$16,000:** A motion was made by Jeff White, seconded by Dan Stewart, to approve the IGES Task Order for WRF Influent Project material testing in the amount of \$16,000. 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 48:01 to 49:19.

**AE2S Task Order for SIU Agreement Northrup Grumman (local limit support) in the amount of \$16,572:** A motion was made by Jeff White, seconded by Dan Stewart, to approve AE2S Task Order for SIU Agreement Northrup Grumman (local limit support) in the amount of \$16,572. 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 49:20 to 52:21.

**Terracon proposal for Phase II Site Investigation in the amount of \$21,950:** A motion was made by Jeff White, seconded by Dan Stewart, to approve Terracon's proposal for Phase II Site Investigation for the Railroad Property purchase in the amount of \$21,950. 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 52:22 to 57:03.

**Terracon supplemental proposal for Phase II Site Investigation in the amount of \$120,600:** Trevor explained this proposal is also for the Railroad Property site investigation but will investigate the entire site instead of specific areas of the property. Trevor will work with the Railroad on the testing requirements and the amount of this site testing may change, however, this amount will be worst case scenario, not to exceed \$120,600. Jeff White made a motion to approve Terracon's supplemental proposal for Phase II Site investigation for a not to exceed amount of \$120,600. The motion was seconded by Dan Stewart, and 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 57:04 to 1:03:00.

**Purchase of 8 (eight) replacement stacks for the EDR Plant in the amount of \$530,708:** A motion was made by Jeff White, seconded by Dan Stewart, to approve the purchase of eight replacement stacks for the EDR Plant in the amount of \$530,708. 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 1:03:01 to 1:04:25.

**Locate valve exploratory work by Noland Construction on 8400 W 4100 S in the amount of \$69,513:** A motion was made by Jeff White, seconded by Dan Stewart, to approve valve exploratory work by Noland Construction on 8400 W 4100 S in the amount of \$69,513. 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 1:04:26 to 1:08:43.

#### ADMINISTRATIVE

**Discussion and possible motion to approve the following administrative items:**

**Approval of surplus items – 4 Toshiba laptops, receipt printer, hand punch time clock, 10-battery backup USB, and 2 fire hydrants:** A motion was made by Jeff White, seconded by Dan Stewart, to approve 4 Toshiba laptops, receipt printer, hand punch time clock, 10-battery backup USB, and 2 fire hydrants for surplus sale. The motion was approved as follows: Jeff White, yea, Mick Sudbury, yea, and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position to 1:08:44 to 1:10:34.

**For Information and discussion only – no action items:**

**RMP Demand Response Program:** Trevor indicated he has received from Rocky Mountain Power more information on the program as directed in the last board meeting. If the District participated in the shut down every time each year, the annual savings to the District would be about \$300,000 per year. RMP gave us some data on the power outages from 2023 and 2024 with this program. YTD 2024 there has been 5 incidents that the power outages occurred, and in 2023 there was a total of 5 incidents, these were all in the summer months. The outages varied from being on the weekend or after hours. The automation of the District's facilities to switch to generator would be a major factor in this decision. From the cost analysis, taking into consideration of generator fuel, man hours, and maintenance, it is estimated the net annual savings would be \$93,300. Trevor is working with AE2S to help the District explore what it will take to make the switch to generator automatically. No actions were taken, for full discussion please go to board meeting recording beginning at position 1:10:35 to 1:31:46.

**Next Month's board meeting – October 3, 2024, at 10:00 am:** LeIsle indicated at the beginning of the year we had moved the October board meeting up a week due to a conference that may conflicted, however, no one is attending this conference so board would like to move the board meeting back to the 2<sup>nd</sup> Thursday of the month, to October 10, 2024. A motion was made by Jeff White, seconded by Dan Stewart, to move October's board meeting to October 10, 2024 at 10:00 am. 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 1:31:47 to 1:33:18.

**TRAINING & SAFETY**

**Discussion and possible motion to approve the following training & safety items:**

**Approval to attend the following conferences:**

- **Society of Human Resource Management Conference September 23 – 25, 2024,**
- **Utah Valley Convention Center**
- **Caselle Annual Summit October 14 – 16, 2024, Salt Palace Convention Center**
- **UASD Conference November 6 – 8, 2024, Davis Conference Center**
- **WEAU Midyear Conference November 6, 2024**

A motion was made by Jeff White, seconded by Dan Stewart, to approve the District’s attendance to these conferences. 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 1:33:19 to 1:38:06.

**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: Mick Sudbury, yea, Dan Stewart, yea, and Jeff White, yea at 11:38 pm

**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 1:18 p.m. The motion was seconded by Jeff White and approved as follows: Mick Sudbury, yea, Jeff White, yea, and Dan Stewart, 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 1:18 pm. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea, and Dan Stewart, yea.

*Lee Isle Fitzgerald*  
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Attest

*Mick Sudbury*  
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Chairperson