



# HEBER VALLEY SPECIAL SERVICE DISTRICT

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## BOARD MEETING September 12, 2024

**CONDUCTING:** Board Chair, Celeste Johnson

Those in attendance: Celeste Johnson, Steve Farrell, Heidi Franco, Brenda Christensen Excused, Mike Johnston, Jim Goodley, Wes Johnson, Clair Provost

Online: Yvonne Barney, Bryan Provost, Tina Rodriguez

**PUBLIC COMMENT:** *This is the public's opportunity to comment on items not on the agenda.*

Resident Cami Bingham informed the board that she received the protection zone letter in the mail, and she was at this meeting to protect this action. She feels that it will make the public immune to litigation.

Celeste Johnson stated that the only thing it does is protect the district from nuisance suits. If there is a legitimate health issue, there is no immunity for the district. They are giving information to the city council and the residents that shows that the only thing they are trying to do is protect the rate payers. The cost of frivolous lawsuits will be protected. They want to make sure that they do not do anything to cause the rate payers to pay a higher rate and make sure that future developments have adequately marked on a plat map, that they are adjacent to a sewer plant. She informed Ms. Bingham that there has been a great deal of misinformation put out on Facebook. When asked why now, Celeste Johnson replied that this is a new law for protection that they did not have previously.

Heidi Franco stated that growth is encroaching onto public entities in other areas also. This was just recently approved by the legislature. Public infrastructure needs protection and this is now statewide protection. The district has been threatened by lawsuits in the past.

Celeste Johnson stated that the incorrect statements on Facebook are not true that state that the protection zone would allow them to not make improvements. Not on any level does this mean that they will stop making improvements.

Heidi Franco stated that the district received a letter from the DEQ stating that they are not causing any harm and are following both state and national standards.

**ENTITY UPDATES: Heber City will be entertaining the Christensen/Sitla property. Consider annexation. Could be in the thousands of units. Not known what the density will be proposed.**

- 1) Consent Agenda Approval
  - A. August 8<sup>th</sup> Board meeting minutes.
  - B. Balance Sheet August
  - C. Bank Reconciliation Detail August 2024
  - D. P&L Detail August 2024
  - E. PTIF General Fund Statement August 2024
  - F. PTIF Impact Fee Fund Statement August 2024
  - G. Warrant List Approval

**A motion was made by Heidi Franco to approve the consent agenda as presented. The motion was seconded by Steve Farrell and the chair asked for a vote:**

**Celeste Johnson-Yes**

**Clair Provost- Yes**

**Steve Farrell- Yes**

**Heidi Franco- Yes**

**Yvonne Barney- Yes**

**Mike Johnston- Yes**

**Brenda Christensen- Excused**

2) Board Policies Heidi Franco

Heidi Franco presented a draft of the HVSSD policies. The board addressed the wording and present policies that will be updated to be more thorough. The addressed policies regarding board members, committees, strategic planning, and capital facilities.

Heidi Franco stated that the cash reserve policy is from HL&P.

Celeste Johnson stated that the financial committee can address and review this. She stated that they will address this again next month with the comments from Martha.

The board talked about an annexation fee for developments.

Heidi Franco stated that with service that is outside the boundary area there could be a will serve letter as well as an annexation fee.

Steve Farrell stated that they could calculate the number of ERUs/capacity and show the percentage between entities. He stated that Charleston has a wheeling agreement up to 400. He stated that with the growth on the east side of the valley they will need a new sewer plant.

The board addressed an emergency plan. They do have one for odors but need information if there is an emergency at the plant. They also need to look at the boundary maps and address density.

Jim Goodley stated that these are great policies, and they need to look into adopting them.

David Rowley will get them the board member compensation amounts. Other entities are at a higher rate and there is a \$5000.00 cap.

Celeste Johnson asked what policy they would like to work on first. She stated that she would like to work on the density, item 8. This also entails the maximum capacity.

Jim Goodley asked about a quantity number as to what we agree to accept for flows.

Mike Johnston stated that growth was needed, and they need to decide what the reasonable limit is.

Heidi Franco stated that she asked the airport about putting effluent on the airport area.

Jim Goodley stated that they don't have pivots there.

Wes Johnson stated that he will look at the public access component at the airport.

Heidi Franco stated that they want to keep it green, and they do not allow public access in the piece between the runway and the highway. There is also another 10-acre access area.

Steve Farrell stated that now they are using the mechanical plant and the RIBs they may not have an issue with water left over.

Wes Johnson stated that the largest diameter pipe at HVSSD comes from JSSD.

Steve Farrell stated that the only effluent coming down now is coming from River Meadow Ranch. If they have a mechanical failure at JSSD they want a place for it to go on a temporary basis.

3) Employee Introduction

Jim Goodley stated that they have hired two new employees. So far things are going great. He introduced Rusty Harris and Trent Davis.

4) Finance Committee Update- The committee had to reschedule to after this meeting today and will report next month.

5) Manager's Report

**Lagoons-** They are working on bidding documents.

Steve Farrell asked if there was enough chemical on hand to treat this fall, if needed.

Jim Goodley stated that they have purged the lines and winterized that system. He stated that he does not anticipate any odor this fall.

Wes Johnson stated that he has not ever witnessed a fall turnover.

Bryan Provost stated that they did have the pivots off for a while and when they turned them on the other day there was an odor issue for about ten minutes.

Steve Farrell stated that they should have the chemicals on hand in case there is an issue.

Jim Goodley stated they will get some to have on hand.

Celeste Johnson stated that if hydrogen peroxide has a long shelf life, they should keep that and the calcium nitrate on hand.

Jim Goodley reported that the lagoon levels are low, and they are heading toward an empty winter storage.

Jim Goodley stated that he has asked the new employees to work on maintenance on the irrigation pump station. It needs some overall upkeep. He would like to remove the old tank.

**MLS-** The MLS is up and running and they will hand it off to us next week. They went through the punch list this week and would like to seek reimbursement from CIB for capital costs. They can get 33% of this cost back and the remaining balance was paid for with impact fees.

**CIB-** Aqua has prepared costs for the CIB projects. They have reduced the CIB project by about 1 million. The bid for the MLS was about double what they projected.

Celeste Johnson asked about the generator.

Jim Goodley stated that it was rolled into the mechanical plant.

Heidi Franco asked if the odor control was in the headworks budget.

The manager confirmed to her that it was. The blower building and dewatering facility are also in the CIB.

Heidi Franco asked about the numbers from AQUA and if they are current or will they be higher.

Jim Goodley stated that he would like to check the numbers to very how close they are. He stated that the dredging and aeration maintenance are not impact fee eligible and are not a part of the CIB financing. Most of the mechanical plant and lift station are eligible for impact fees.

Jim Goodley stated that he will be meeting with DWQ in October to address the new limits which are more stringent and comprehensive.

Steve Farrell suggested that Jim and Mark Anderson meet with the CIB to let them know where they are and review the changes.

Heidi Franco stated that she would like to see them get the whole amount that they originally asked for.

Steve Farrell stated that it might be beneficial to let them know that they are looking closer and then stay with the decrease.

Celeste Johnson stated that the price has gone up on things since they were approved.

The manager stated that they currently are dosing with microbes to help with the odors at the Tate Lane lift station with the hope that they carry through to the Midway lift station.

Celeste Johnson asked who would be paying for this.

Wes Johnson stated that this is a part of the Midway collection system, and they are paying for it.

Jim Goodley stated that he has been receiving complaints of odors coming from the collection system in the discharge from the Midway lift station.

Steve Farrell asked about injecting at the MLS.

Jim Goodley stated that the increase of the volume of the wet well and time between pump cycles is longer. They may be what is causing the odors. They are aware of the issue and not happy with the calls about the odors. He stated that he does not believe that the odor is coming from the lagoons.

Midway placed solid covers at Michie Lane are still getting complaints. The manager stated that JSSD adds calcium nitrate into their system. This may be an option if the microbe process does not work.

Steve Farrell suggested that they do it on time not volume.

The manager gave an update on the DWQ letter regarding preliminary target effluent limits in the Provo River. He and AQUA asked questions and the DWQ stated that they would be reallocating the limits, and they basically shut the door on this. It will make it practically impossible to do.

The manager gave an update on the septage charges. He stated that the district charges \$50 per 1000 gallons and they are the second lowest of those he surveyed. The board addressed the possibility of a septage receiving station. They will talk about this again in the next meeting.

Wes Johnson stated that there is an odor associated with dumping.

The county planning commission is meeting on October 10th, and they want someone from the district to address them. Martha will also be there.

Celeste Johnson stated that the board will still have their meeting at 4:00 and then attend the planning meeting.

The board addressed the flow coming from Red Ledges. They have approached the manager about having their flow come to HVSSD instead of JSSD.

Celste Johnson stated that they are not ready to meet about this yet. They do have a current agreement, and they need to look into this first.

6) Closed Session

**A motion was made by Heidi Franco to move into closed session. The motion was seconded by Clair Provost and the chair asked for a vote:**

**Celeste Johnson-Yes**

**Clair Provost- Yes**

**Steve Farrell- Yes**

**Heidi Franco- Yes**

**Yvonne Barney- Yes**

**Mike Johnston- Yes**

**Brenda Christensen- Excused**

7) Adjourn

**A motion was made by Clair Provost to adjourn the meeting. The motion was seconded by Steve Farrell and the chair asked for a vote:**

**Celeste Johnson-Yes**

**Clair Provost- Yes**

**Steve Farrell- Yes**

**Heidi Franco- Yes**

**Yvonne Barney- Yes**

**Mike Johnston- Yes**

**Brenda Christensen- Excused**

Approved on this day: 10-10-24

  
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Celeste Johnson- Chair

  
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Janet Carson- Secretary