



Board Meeting September 16, 2021
Meeting Anchor Location: Trans-Jordan Landfill

Attending:

Kane Loader, Chairman – Midvale City	Dave Newton, Vice Chair – West Jordan City
Russ Kakala – Murray City	Trace Robinson – Riverton City
Steve Siddoway – Draper City	Jason Rasmussen – South Jordan City
Mike Gladbach – Sandy City	
Ray Garrison – South Jordan City	Glen Kennedy – Midvale City
Brenda Bingham – Secretary	Jordan Hensley – Treasurer

Also Attending:

Jaren Scott – Executive Director	Craig Hall - Counsel
Jason Turville – Trans-Jordan Cities	Jill Fletcher – Trans-Jordan Cities
Steve Rowley – Keddington & Christensen (left at 7:55 a.m.)	

Absent

N/A

1. & 2. Welcome and Roll Call

Kane Loader called the meeting to order at 7:32 a.m. and welcomed all in attendance. A verbal roll call was taken and all in attendance are listed above for the record.

3. Public Comment

Kane opened the meeting to public comment. No public comments were made.

4. Approval of August 2021 Meeting Minutes

The floor was open to comments or requested revisions to the August 2021 Minutes. No revisions were requested.

Steve Siddoway made a motion to approve the August 2021 Board Meeting Minutes and *Russ Kakala* seconded the motion. The motion passed unanimously.

5. Audit Report

Jordan Hensley introduced Steve Rowley from Keddington and Christensen, our audit firm, to speak about the FY 2020 - 2021 Audit. Steve noted that the staff at Trans-Jordan were great to work with and responsive. The audit opinion that Trans-Jordan received was the cleanest opinion that can be received. Steve recommended that the Board read the Management Synopsis in the audit report which is a good high-level summary of what has happened over the past year vs. previous years. One area that was reviewed as part of the audit was Internal Controls. No deficiencies were found in this

area. The Board did not have any questions for Steve about the audit. Jordan noted that we have taken the State Auditors' Audit Risk Report on which we scored a moderate rating. Moderate is a good rating but we are always looking at ways that we can improve this rating. Jordan noted that he has sent the audit report to each of the member cities financial departments as well as uploaded on the State website.

5. Treasurer's Report

Jordan Hensley reported on the following:

July 2021 Financials – Jordan reviewed the August 2021 Financial Statements with the Board. Craig asked how land is valued on our financial statements. Jordan explained that land is valued at cost and that is the way it appears on the books. Craig noted that the question was posed for bond purposes. Jordan noted that we also have the recommended amount of cash in reserve to obtain a favorable bond rating.

6. Legal Report

Craig Hall reported on the following:

Zipline Lease Status – The property lease has been signed and we have received the first reserve payment and rent payment. Ongoing rent does not start until the building is on-site, which is anticipated to happen in March 2022. Jaren noted that Zipline is working with South Jordan on operations and permits. Jason R. stated that they are working on zoning with the city as well.

Bayview Gas System – SCS Engineers have been awarded the Landfill Gas System contract for Bayview Landfill. Construction on the system will begin sometime next year.

Sandy Transfer Station Updates – We are meeting with Greenlaw, the company who owns the property to the east of the transfer station site, to discuss the shared road in this area. The draft agreement for the placement and cost of the road is underway. The contract with JRCA Architects, the firm that will be designing the transfer station, is under review and should be finished shortly.

7. Public Hearing for Budget Opening FY 2021 – 2022

Trace Robinson made a motion to open the Public Hearing at 8:08 a.m. and *Jason Rasmussen* seconded the motion. The motion passed unanimously.

Jaren reviewed the purpose for the budget opening. The following areas will be changed with the new budget:

- The main reason for the budget opening is the emergency replacement of the primary inbound scale. We have been having problems getting our scale to meet compliance so we brought in different scale companies to look at the situation and make recommendations. The company that we have used for scale inspections, maintenance, and repair failed to recognize the severity of the situation so this replacement was not originally anticipated in this budget. All three scale companies that were consulted stated that the scale is failing and needs to be replaced immediately. The estimated cost of a new scale is \$160,000 with a lead time of three to four months plus a four-week replacement timeline. The bid package is ready for release pending approval from the board on the budget revision.

- Reduction of Revenues due to the inability to sell the surplus compactor. We are unable to surplus a compactor due to the loss of a different compactor to a fire. Due to this change the revenue line item for sale of surplus items has been reduced to \$25,000 from \$250,000.
- The capital budget has been updated for the actual design costs of the transfer station as we now have those figures.
- The PCC Expansion was budgeted for \$800,000 however the bids have come in at \$575,000. This line item has been lowered allowing for that savings to be placed toward the cost of the new scale.

The presentation regarding the budget revision is in the file. No questions or concerns were posed by the Board nor from the public.

Jason Ramussen made a motion to close the Public Hearing and *Steve Siddoway* seconded the motion. The motion passed unanimously.

8. Resolution #21-06, Adoption of Revised Budget 2021-2022

Mike Gladbach made a motion to approve Resolution #21-06, Adoption of Revised Budget 2021 – 2022 and *Steve Siddoway* seconded the motion.

Roll Call Vote:

Draper City – Yes	Midvale City – Yes	Murray City – Yes	Riverton City - Yes
Sandy City – Yes	South Jordan City – Yes	West Jordan City - Yes	

9. Executive Director's Report

Jaren Scott reported on the following:

COVID Status – We have had one employee test positive for COVID but otherwise we have been fortunate not to have any major issues or outbreaks.

Customer Appreciation Day – Our annual Customer Appreciation Day was held on September 9th and went very well.

Compactor Insurance Update – The insurance company has sent out two different investigators to look at the compactor that caught on fire. They are trying to determine what caused the fire but have finally given permission for the unit to be moved.

Hiring Challenges – Jaren spoke about the challenges that all companies are having attracting employees and Trans-Jordan is in the same situation. Jaren recommended a sign-on bonus of \$250 for new hires and \$250 for any employee referred hire (all after three months of completed work) to try and attract some applicants. The Board spoke about the challenges, wages, and the employment market. The proposal for hiring bonuses was approved with a planned follow up discussion next board meeting to see what, if any, difference these amounts made.

Transfer Station Design Team – We have started to meet with the transfer station design team and are working on finalizing the contract with JRCA. Any interested Board Members are invited to join the design meetings, up to three at a time (so we do not have a quorum). Kane, Dave, and Mike have

111 shown interest in being involved in the process. JRCA was purchased by Galloway but will still retain
112 the JRCA name locally. This change will not affect the team or RFP as presented. No objections
113 regarding the change of ownership of JRCA were given.

114 *HHW Building – Sandy Transfer Station Site* – Jaren noted that he still attends the meetings but right
115 now they are going through layout items that do not impact us at this point.

116 *South Valley Project Update* – We are ready to receive the non-contaminated soil but have not
117 received any yet. There have been some smell issues but the comments / complaints coming to us
118 have not been a problem.

119 **10. Chairman's Items**

120 Kane addressed the following:

121 *October 2021 Meeting Cancellation* - The October meeting is scheduled during Fall Break which has
122 caused some conflicts. Since there are no pressing issues necessitating a meeting in October it was
123 decided to cancel this meeting and resume meeting again in November.

124 **11. Adjourn**

125 *Mike Gladbach* made a motion to adjourn and *Russ Kakala* seconded the motion. The meeting
126 adjourned at 8:47 a.m.