



Board Meeting January 16, 2020

Meeting Location: Trans-Jordan Cities, 10473 S. Bacchus Hwy, South Jordan, UT 84009

Attending:

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

Also Attending:

| | |
|--|--|
| Jaren Scott – Executive Director | Craig Hall – Counsel |
| Dwayne Woolley – TJ Consultant | Royal Rockwell – Trans-Jordan Cities |
| Phil Markham – ACE Disposal | Jason Turville – Trans-Jordan Cities |
| Jill Fletcher – Trans-Jordan Cities | Terry Warner – HDR |
| Teresa Gray – SLCoHD (left at 8:32 a.m.) | Tracy Cowdell – SSID (left at 8:32 a.m.) |

Absent

N/A

1, 2, & 3 Welcome, Roll Call & Public Comment

Kane Loader called the meeting to order at 7:30 a.m. and welcomed all in attendance. A verbal roll call was taken and those in attendance are listed above for the record. Kane opened the meeting to public comment. No comments were made.

4. Approval of December 2019 Meeting Minutes

Kane entertained a motion or discussion regarding the approval of the December 2019 meeting minutes. No changes were requested.

Dave Newton made a motion to approve the December 2019 meeting minutes and *Trace Robinson* seconded the motion. The motion passed unanimously.

5. Treasurer's Report

Jordan Hensley reported on the following:

November 2019 and December 2019 Financial Statements – Jordan reviewed the financial statements with the Board. Highlights from the report include:

- Purchase of the Daybreak Property was finalized and cost \$12.5 million. We still have \$5.1 million in reserve after this purchase.
- No outstanding account receivables over 90 days.
- Both tonnage and number of loads are higher this year vs. last year.

- 40 • We will not meet our interest income budget as we spent \$12.5 million on the purchase of the Daybreak
41 property. As we did not know of this outlay of cash when the budget was created the impact was not
42 accounted for when forecasts were made.
- 43 • Kane asked if we are getting rebates from ULGT since we moved our Workers Comp Insurance to the
44 Trust. Jaren said that we will receive rebates offered after we have been on the plan for a period of
45 time. Kane said that Midvale has purchased something for their employees with the rebate money they
46 receive. He would like to see us do something similar in the future.
- 47 • Recycling incentive was paid in December. The payment was lower than expected due to lower metal
48 prices. This budget line item is anticipated to be under budget for the year.
- 49 • We have not needed much rental equipment this year so we anticipate using some of that unused
50 money to offset areas needing adjustment in the budget opening.
- 51 • The Employee Association line item is higher than anticipated. This line item is based on the sale of
52 vending machine items by the employees. We have seen increased sales since the credit card option
53 was installed on the vending machine.

54 **6. Legal Report**

55 Craig Hall reported on the following:

56 *Daybreak Property Purchase* – The purchase of the Daybreak Property was recorded on January 2, 2020. We
57 have a lease on the rest of the property for the next three to four years to allow us to move the dirt stockpiles.
58 We are working on this project now along with the exchange of material with Daybreak.

59 *Legislative Session* – The Legislative Session has unofficially begun. HB27 deals with acceptance of Waste Tires.
60 Currently the State Statute limits the number of tires that can come into the landfill to four at a time. HB27
61 changes the limit to 12 tires. Teresa Gray, SLCoHD, said that there is a large problem with tire stockpiles around
62 the county and state which HB27 is attempting to address. Jaren indicated that this change will significantly
63 affect our operations as it will increase the number of trips to Liberty Tire. If this bill passes, we will need to look
64 at increasing the tire fee to account for the impact. SLVWMF has already increased their tire disposal fee.

65 **7. HDR Study Report**

66 Jaren Scott spoke about the Sandy Transfer Station study that was conducted by AECOM. He expressed
67 appreciation for what Sandy has already done on this project. As discussed before, a second study was
68 approved to ensure that the findings are verified as we move forward. Jaren introduced Terry Warner, HDR,
69 who reported on the second study. The PowerPoint presentation is attached in the file. The following are
70 highlights from the presentation:

- 71 • The study looked at the service area to forecast the use of the transfer station vs. the landfill.
- 72 • The expected use of the transfer station is projected to be 74% of the incoming tonnage which is higher
73 than anticipated. This projection is based on distance factors only.
- 74 • Cost differences between the transfer station and the landfill can be made in order to drive waste to the
75 landfill. Any waste that is taken to the transfer station will need to be charged \$4 or \$5 more per ton to
76 cover transportation costs. The information in the report is only based on distances to the transfer
77 station vs. the landfill so when cost is factored in, we will see a change in the projected division of the
78 waste stream.
- 79 • Herriman's waste is not included in the study. Wasatch Waste and Recycling picks up Herriman's trash
80 and due to contract issues only a percentage of their tonnage can come to Trans-Jordan at this time.
- 81 • The study indicates that the transfer station should be sized at approximately 45,000 square feet.
82 AECOM's study recommended a transfer station size of 43,000 square feet. It is good to see that both
83 studies independently recommend a similar sized facility.
- 84 • HDR did not review the AECOM study to ensure their findings would be independent. In addition, each
85 company used different methods to produce their recommendations which is another confirmation that

86 the recommended size should fit our needs through 2050. AECOM's study focused on the size of
87 transfer station that could fit the footprint of the property. HDR's study sized the transfer station
88 according to the waste shed.

- 89 • Tracy Cowdell, SSID, indicated that they are willing to give additional space to the proposed commercial
90 road into the Transfer Station. This additional room will help with cuing for the transfer station. Jaren
91 expressed our appreciation for this accommodation.
- 92 • Dave Newton asked Tracy if their Board Members have concerns regarding the transfer station. Tracy
93 noted that there are concerns regarding the type of building that will be built as they don't want to have
94 issues with design, odor, etc. but does not believe that any of the factors are insurmountable. Mike
95 indicated that they also want to ensure that the building is complimentary to their facility. Jaren noted
96 that SSID would be invited to participate in the design phase of the transfer station.

97 **8. Executive Director's Report**

98 Jaren Scott reported on the following:

99 *D6 Dozer* – Jaren spoke about the new D6 Dozer. The new technology that we purchased for this dozer will help
100 with berm construction and the fine-tuned earth work that is required over the next several years. The
101 sophistication of this new system will save a lot of money in both time and effort.

102 *Service Truck* – Pictures of the new Service Truck were shared with the Board. The new truck will help with in
103 field services and fueling of equipment.

104 *Financial Model Updates* – Jaren turned the time over to Jordan to speak about the updates to the financial
105 model from Lewis and Young. The following items were discussed:

- 106 • The Board discussed the options on how to reach the higher tipping fee that will be needed when waste
107 will be transported to Bayview. The consensus was to step up the cost incrementally over the next few
108 years rather than one large jump.
- 109 • Jaren has instructed Jordan to continue updating the model to ensure that we are operating in a way to
110 ensure we have the cash reserves required for both positive bond ratings and state requirements. To
111 this end we may push some plans and purchases longer than initially planned to help with our cash
112 needs.
- 113 • Jason Rasmussen asked Jaren what is needed from the Board with regard to the financial needs in the
114 next few years. Jaren said that would be good to have direction from the Board with regard to rate
115 increase progression, especially for the next five years.

116 *SLVSWMF Executive Director* – Jaren met with SLVSWMF's new Executive Director Patrick Craig. The meeting
117 went well. Patrick noted that they are looking at a tipping fee increase next year.

118 *Solid Waste Social Recap* – The Solid Waste Social was well attended with 51 individuals. We have heard good
119 feedback on the event. As we covered the current state of recycling in this meeting, we are not planning on
120 doing a separate recycling summit.

121 *Liner Bid* – We have awarded the Liner Bid to Texas Environmental Plastics. The bid amount came in at budget
122 and is lower than bids that have been recently received elsewhere in the state. Texas Environmental Plastics has
123 been our contractor for several lining projects.

124 *Budget Opening* – We will be opening the budget in February to cover the purchase of the daybreak property
125 and adjust other line items as discussed.

126 *SWANA Symposium* – The Beehive Chapter is holding their symposium in Springdale the first week of March. If
127 you would like to attend contact Brenda.

128 *Transfer Station Training* – We are hosting a SWANA Transfer Station training this week. Both Jaren and Jason
129 are attending the class and will be taking the test for certification.

130 *Cedar City Recycling Program* – Cedar City has stopped their Binnie Recycling Program as costs have increased to
131 the point that it is no longer feasible.

132 **9. Executive Session**

133 *Dave Newton* made a motion to enter an executive session to discuss Property Acquisition and Pending
134 Litigation and *Jason Rasmussen* seconded the motion.

135 Roll Call Vote:

| | | | | |
|-----|---------------------|-----|--------------------|-----|
| 136 | Midvale City - | Yes | Draper City - | Yes |
| 137 | South Jordan City - | Yes | West Jordan City - | Yes |
| 138 | Riverton City - | Yes | Murray City - | Yes |
| 139 | Sandy City - | Yes | | |

140 The Board entered an Executive Session.

141 **10. Chairman's Items**

142 Kane Loader spoke on the following:

143 *SWANA Symposium* – Kane recommended the Board Members consider attending the SWANA Symposium, if
144 schedules allow, as it has proven beneficial in the past.

145 *Brent Bennett* – Brent Bennett, who was Riverton City's Board Member for several years, is waiting for a heart
146 transplant and not doing well at this time. Trans-Jordan will send something to him on behalf of the Board.

147 **11. Adjournment**

148 No other business was discussed.

149 *Dave Newton* made a motion to adjourn and *Jason Rasmussen* seconded the motion. The motion adjourned at
150 9:11 a.m.