



Board Meeting June 18, 2020

Meeting Location: Trans-Jordan Landfill

**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	Jason Rasmussen – South Jordan City
Troy McDougal – Riverton City	
Trace Robinson – Riverton City	Tim Peters – West Jordan City
Brenda Bingham – Secretary	Jordan Hensley – Treasurer

**Also Attending:**

Jaren Scott – Executive Director	Craig Hall – Counsel
Dwayne Woolley – TJ Consultant	Jill Fletcher – Trans-Jordan Cities
Jason Turville – Trans-Jordan Cities	Grant Denham – Trans-Jordan Cities

**Absent**

N/A

**1. & 2. Welcome and Roll Call**

Kane Loader called the meeting to order at 7:30 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. Steve Van Maren submitted comments via email after the Budget Hearing as there were technical difficulties with the audio during the meeting. The comments consisted of questions about the proposed budget. Answers were given back to Mr. Van Maren via email. This correspondence was shared with the Board and is included as an attachment for the file. No other public comments were received.

**4. Approval of May 2020 Meeting Minutes**

The floor was open to comments or requested revisions to the May 2020 Minutes. No revisions were requested.

*Steve Siddoway* made a motion to approve the May 2020 Board Meeting Minutes and *Mike Gladbach* seconded the motion. The motion passed unanimously.

**5. Election of Board Officers**

Kane turned the floor over to Jaren Scott for the annual Election of Board Officers. Jaren reviewed the positions that needed to be voted upon.

*Chairman of the Board* – Mike Gladbach nominated Kane Loader as Chairman of the Board and Steve Siddoway seconded the nomination. No other nominations were made. Nominations were closed. Kane Loader was elected by acclamation.

39 *Vice-Chairman of the Board* – Mike Gladbach nominated Dave Newton as Vice Chairman of the Board and Kane  
40 Loader seconded the nomination. No other nominations were made. Nominations were closed. Dave Newton  
41 was elected by acclamation.

42 *Treasurer* – Steve Siddoway nominated Jordan Hensley as Treasurer of the Board and Russ Kakala seconded the  
43 nomination. No other nominations were made. Nominations were closed. Jordan Hensley was elected by  
44 acclamation.

45 *Secretary* – Kane Loader nominated Brenda Bingham as Secretary of the Board and Dave Newton seconded the  
46 nomination. No other nominations were made. Nominations were closed. Brenda Bingham was elected by  
47 acclamation.

## 48 **6. Treasurer's Report**

49 Jordan Hensley reported on the following:

50 *May 2020 Financial Statements* – Jordan Hensley reviewed the May 2020 Financial Statements with the Board.  
51 Jaren stated that we continue to be very busy even with the COVID-19 situation. In May we had over 18,000  
52 visits compared to previous years where we had between 13,000 – 15,000 visits. The new credit card provider  
53 has enabled us to run credit cards in about ½ the time so our wait times are getting much better.

## 54 **7. Legal Report**

55 Craig Hall reported on the following:

56 *Tire Bill* – Craig reached out to the representative that sponsored the Tire Bill and asked if landfills can receive  
57 reimbursement for transportation of tires for disposal. NUERA asked for this request to be made. Craig will  
58 keep the Board updated on any progress.

59 *DEQ Fees* – NUERA would like the DEQ to revisit the new fee structure that was implemented two years ago.  
60 The DEQ promised that the new fee structure would be revisited after a couple of years and that time has now  
61 come. It appears that the DEQ is making a profit with the new fee schedule which is not the intent.

62 *Ground Lease Resolution Review* -- Craig spoke about the resolution regarding the Ground Lease and Purchase  
63 Agreement with Sandy Suburban. The final details on the agreement were worked out last night. The  
64 agreement includes the following:

- 65 • 50-year lease
- 66 • TJ to pay SSID \$0.25/ton of waste transferred via the transfer station
  - 67 ○ The \$0.25 to increase proportionately with any tipping fee increases
  - 68 ○ \$0.25 x 200,000 estimated tons = \$50,000/year x 50 years = \$2.5 million
- 69 • After 50 years the property becomes TJ's for \$1
- 70 • Repair Pipe and Fence the 20' additional space on the North side of SSID
- 71 • Adds a second inbound lane
- 72 • Design the site to fit in among Sandy City Public Works and SSID's facilities
- 73 • SSID can participate in the design process
- 74 • Create a joint educational component
- 75 • Provide SSID access to 8845 South
- 76 • Commitment to keep the area litter free
- 77 • TJ handle zoning approvals and subdivision plat
- 78 • TJ to obtain all permits and approvals

79 This agreement is also on the agenda for Sandy Suburban Improvement District to approve in their meeting  
80 today. If the agreement is passed by both Boards then Craig will work on getting the documents executed  
81 today.

82 Kane expressed his appreciation and commended the efforts made to get this project to this point. Special  
83 recognition was given to Jaren, Craig and Mike. Dave also expressed his appreciation for all the work, in  
84 particular for all that Mike has done to secure this opportunity for Trans-Jordan. Jaren also thanked the Board  
85 for all their support over the past year since conversations first started with Sandy Suburban Improvement  
86 District.

87 *Reimbursement Resolution of Expenditures for Sandy Transfer Station from Proceeds of Bonds* – Craig explained  
88 that the upcoming resolution will allow any costs incurred for the Sandy Transfer Station (going forward) be  
89 reimbursed through future bond costs.

## 90 **8. Disclosure Statements**

91 Craig Hall reviewed the requirement by the State to have Disclosure Statements signed by the Board Members.  
92 The statements were sent out to the Board via email for review. Statements were signed by Board Members  
93 and returned for the Board Files.

## 94 **9. Executive Director's Report**

95 Jaren Scott reported on the following:

96 *Coronavirus Update* – No employees have tested positive. Our procedures to limit exposure are still in place and  
97 have been working well. We have continued with our No Cash policy which helps limit exposure. In addition we  
98 have a system in place that allows us to run credit cards without touching them.

99 *Flare Bid* – Jaren spoke about the Flare Bid results. Since the bids results were scheduled to be received before  
100 the initial budget proposal, he decided not to spend several thousands of dollars on engineering estimates. The  
101 bid due date was pushed back a week as bidders were struggling getting their bids completed due to  
102 coronavirus complications. Unfortunately, the bids were much higher than anticipated. Bids came in at  
103 \$1,482,000 and \$1,484,600. The difference between the two submissions was only \$2,600. Jaren talked about  
104 the internal scoring matrix that was used to evaluate the bids. In addition, Jaren explained the timeline  
105 requirement for completion of the new flare to comply with Title 5 regulations.

106 The options that we have regarding the Flare Bid are:

- 107 1) Accept the bid
- 108 2) Reject all bids and rebid hoping for a cheaper price and hope that we can complete before Title 5  
109 deadline
- 110 3) Separate the project into a couple of different projects rather than the combined as we bid it out

111 Jaren recommended option 1 as he does not anticipate any reduced costs. Dwayne Woolley explained that the  
112 original flare was awarded to the low bidder whose company was comprised of principals who left other  
113 companies to create a new company. The original flare had problems from the beginning and the company  
114 went out of business. Jason Turville noted that the low bidder on this project is also a company that was started  
115 in 2014 by principals who left other companies. The other bidder is SCS Engineers who has a longer history and  
116 experience in this area. Mike stated that \$2,600 difference is insignificant on a bid of this size. Jaren would  
117 prefer to go with the company with greater experience. Dave explained that he initially had concerns with the  
118 increase in the budget for the flare but after reviewing the project and numbers with Jaren he feels that we  
119 should proceed with this current bid. The Board discussed the bid and project and there were no objections

120 going forward with this bid at the higher price (the budget has been adjusted accordingly) as well as awarding  
121 the bid to SCS Engineers.

122 *Bayview Update* – The lining project is finished and they have completed the first layer of trash. This project  
123 joined two existing cells allowing for uncaptured airspace. The idea to utilize that airspace came from our  
124 Project Manager, Jason Turville. Bayview is now receiving 1,500 – 1,700 tons per day and they are feeling the  
125 pressure of increased tonnage.

#### 126 **10. Proposed Budget FY 2020 – 2021 Review**

127 Jaren reviewed the budget highlights with the Board. The presentation is in the file. Some of the highlights  
128 given are listed below:

- 129 • Member City and Gate Rates increase by \$2.00 per ton.
- 130 • Freon Extraction Rate increase to \$20.00 per unit disposal at the PCC and \$30.00 per unit for those  
131 dropped off in the cell.
- 132 • Tire disposal rate increase to \$4.00 for tires on the rim and \$3.00 for tires off the rim.
- 133 • The budget includes an upgrade to our Scale-house software. The current software version will no  
134 longer be supported so we need to go forward with the upgrade.
- 135 • Road improvements for both the landfill and partial cost sharing (with South Jordan City) for the  
136 improvements on Bacchus highway are included.
- 137 • Lining for the bottom of Cell 6B.
- 138 • New compactor will be leased for a five-year period rather than an outright purchase.

139 Steve asked about the proposal for employee increases. Jaren noted that we have budgeted for the same  
140 increases as the current year (1.5% COLA and 3.5% Merit – average). Next year we will conduct our scheduled  
141 market analysis on wages. Steve also asked about the Master Mechanic position. Jaren explained that we have  
142 not found the right fit for the position yet but are still hoping to fill the position.

#### 143 **11. Approval of Resolution 20-06, Adoption of Fee Schedule**

144 *Dave Newton* made a motion to Approve Resolution 20-06, Adoption of Fee Schedule and *Jason Rasmussen*  
145 seconded the motion.

146 Roll Call Vote:

147 Midvale City -	Yes	Riverton City -	Yes
148 South Jordan City -	Yes	Murray City -	Yes
149 Draper City -	Yes	West Jordan City -	Yes
150 Sandy City -	Yes		

#### 151 **12. Approval of Resolution 20-07, Adoption of Budget FY 2020 - 2021**

152 *Jason Rasmussen* made a motion to Approve Resolution 20-07, Adoption of Budget FY 2020-2021 and *Troy*  
153 *McDougal* seconded the motion.

154 Roll Call Vote:

155 Midvale City -	Yes	Riverton City -	Yes
156 South Jordan City -	Yes	Murray City -	Yes
157 Draper City -	Yes	West Jordan City -	Yes
158 Sandy City -	Yes		

159 **13. Approval of Resolution 20-08, Approval of Ground Lease and Purchase Agreement with Sandy Suburban**  
160 **District for Eventual Construction and Operation of a Municipal Solid Waste Transfer Station**

161 *Mike Gladbach* made a motion to Approve Resolution 20-07, Approval of Ground Lease and Purchase  
162 Agreement with Sandy Suburban District for Eventual Construction and Operation of a Municipal Solid Waste  
163 Transfer Station and *Russ Kakala* seconded the motion.

164 Roll Call Vote:

165 Midvale City -	Yes	Riverton City -	Yes
166 South Jordan City -	Yes	Murray City -	Yes
167 Draper City -	Yes	West Jordan City -	Yes
168 Sandy City -	Yes		

169 **14. Approval of Resolution 20-09, Official Intent to Reimburse Certain Capital Expenditures from Proceeds of**  
170 **Bonds for the Construction of a Municipal Solid Waste Transfer Station**

171 *Russ Kakala* made a motion to Approve Resolution 20-08, Official Intent to Reimburse Certain Capital  
172 Expenditures from Proceeds of Bonds for the Construction of a Municipal Solid Waste Transfer Station and *Steve*  
173 *Siddoway* seconded the motion.

174 Roll Call Vote:

175 Midvale City -	Yes	Riverton City -	Yes
176 South Jordan City -	Yes	Murray City -	Yes
177 Draper City -	Yes	West Jordan City -	Yes
178 Sandy City -	Yes		

179 **15. Executive Session – Not Needed, Update Give Outside Executive Session on NUERA Litigation**

180 *Craig Hall* explained that an Executive Session is not required as all the updates on the litigation for NUERA are a  
181 matter of public record. Documents have been filed for a scheduling order and disclosures have been given to  
182 opposing council.

183 **16. Chairman’s Items**

184 *August 2020 Meeting* – *Kane* reminded the Board that the next scheduled meeting will be held on August 20,  
185 2020.

186 *WASTECON* - *Kane* asked if there has been any news regarding *WASTECON* 2020. *Jaren* noted that the  
187 conference is scheduled for December 2020 but as of now no information has been given regarding any  
188 cancelation or change to on-line. *SWANApalooza* was moved to an online conference. If *WASTECON* is moved  
189 to on-line we can still sign Board Members up for this option.

190 *Rate Increase Schedule* – *Dave* noted that he made a presentation to the West Jordan City Council in March that  
191 a \$2.00 per ton increase amounts to a small \$.22 increase to each household. During his presentation *Dave*  
192 recommended that the \$2.00 increase be approved each year for the next 10 years rather than having larger  
193 jumps over longer intervals. The city council was very receptive of this concept. *Mike* noted that he is  
194 recommending the same plan to his city council. *Jaren* said that once things settle down with Coronavirus, he  
195 plans on making presentations to city councils to explain what we are doing and the need for the increases.

196 **17. Adjournment**

197 *Dave Newton* made a motion to adjourn and *Russ Kakala* seconded the motion. The meeting adjourned at 8:46  
198 a.m.