



Board Meeting February 15, 2018

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

Attending:

Kane Loader, Chairman - Midvale City	Dave Newton, Vice Chair – West Jordan City
Steve Siddoway – Draper City	Trace Robinson – Riverton City (until 9:45 a.m.)
Jason Rasmussen – South Jordan City (until 9:45 a.m.)	Mike Gladbach – Sandy City (until 8:55 a.m.)
Russ Kakala – Murray City	
Paul Browning – Sandy City (until 8:55 a.m.)	

Jaren Scott – Treasurer & Deputy Director	Brenda Bingham - Secretary
---	----------------------------

Also Attending:

Mark Hooyer, Executive Director	Jordan Hensley, TJ Accountant (arrived at 8:45 a.m.)
Jim Childs, JRCA (until 8:55 a.m.)	Annette Coleman, JRCA (until 8:55 a.m.)
Teresa Gray, SLCoHD	

Absent

Craig Hall, Counsel

1 & 2 Welcome & Roll Call

Kane Loader called the meeting to order at 7:40 a.m. and welcomed all in attendance. A verbal roll call was taken and those in attendance are listed above.

3. Public Comment

Kane opened the meeting to public comment. Teresa Gray from SLCoHD spoke about the Climate Change Conference that will be held in Salt Lake City, a link will be forwarded to the Board.

4. Approval of January 2018 Meeting Minutes

Kane asked for discussion on the January 2018 meeting minutes or motion to approve. No discussion was requested.

Dave Newton made a motion to approve the January 2018 Meeting Minutes and *Steve Siddoway* seconded the motion. The motion passed unanimously.

5. Building Remodel Discussion

Mark Hooyer reviewed the issues that prompted the remodel project, and explained how the bids came in much higher than the architect's estimator had predicted. Mark turned the floor over to Jim Childs from JRCA Architects to speak about the difference in the estimated cost and the higher than expected bid results. Jim explained that the estimate did not anticipate the changes in the construction industry. The labor shortage in the construction market is driving up costs, in addition contractors are busy with large projects so remodels are being charged a premium. This situation is similar to what is happening with the City of Pleasant Grove. They have been postponing a project for three years and now they are getting 70% less of a building because the cost increased so much in that time. A slowdown in the market is not anticipated for the next few years. Jason Rasmussen noted that he spoke with South Jordan's construction manager about the current building

41 environment and his opinion was similar to what Jim Child's explained. Jason commented that his construction
42 manager was not surprised by the Trans-Jordan bids and thought them to be in-line with the scope, considering
43 what the architect just said. Many of the board members explained that they are finding the same challenges in
44 their cities. The board spoke about concerns with having the co-ed locker room. Discussion was held regarding
45 the concerns and trends of the locker room concept. Dave spoke about the possibility of saving money by being
46 our own general contractor or rebidding to see if we can find a more affordable option. Mike Gladbach
47 reminded the board of the negative aspects of re-bidding a project; primarily that we would get a substandard
48 contractor the 2nd time around. The board spoke about the climate that we are in and that it would be hard to
49 find subcontractors if we tried to take the project on ourselves. Another concern was the procurement rules
50 that would complicate breaking the project into pieces. Dave noted that he is not against the project but has
51 concerns with the cost. Discussion was held regarding the bids. The low bidder has left out items that were
52 clearly addressed in the bid documents, which causes great concern. The contractor that we would like to
53 award the bid is Keller Construction. Keller comes recommended by our architects and we have received several
54 positive references. In addition, Mark spoke about the budget and where we can find some cost savings to
55 make the difference between the budget and the bid.

56 *Jason Rasmussen* made a motion to make additional appropriation to \$1 Million for the building remodel project
57 and to hire Keller Construction as the contractor. *Trace Robinson* seconded the motion.

58 Roll Call Vote:

59 Midvale City -	Yes
60 South Jordan City –	Yes
61 Riverton City –	Yes
62 Murray City –	Yes
63 Draper City –	Yes
64 West Jordan City --	No
65 Sandy City –	Yes

66 The motion passed with a majority votes.

67 Jason thanked Dave for his time and efforts trying to save money, and to Steve for his comments as well. Dave
68 said he would like to award the bid and then look at changes. Jason recommended the architect look at options.

69 Jim Childs and Annette Coleman were excused. Representatives for Sandy City were excused at 8:55 a.m.

70 **6. Treasurer's Report**

71 Jaren Scott reported on the following:

72 *Financial Reports* – Jaren reviewed the financials with the board. Revenue was up again in January in
73 comparison to the previous year. We will need to do a budget opening to increase the budget for the building
74 remodel. No specific questions were asked.

75 **7. Legal Report**

76 The legal report was postponed as Craig Hall was excused from this meeting.

77 **8. Board Education – Disposal of Titled Vehicles**

78 Jaren spoke about the disposal of titled vehicles and items. This issue has been a challenge at every landfill he
79 has managed. We have been taking titled vehicles for disposal if a title was supplied. In the past we took the
80 item apart and sent it to the metal recycler. The last item that we took to the metal recycler was rejected as
81 they do not accept this material anymore due to violations received from the DMV. Jaren spoke to Phil Arnold
82 who is over the enforcement division of the DMV and is the one who issued the violations to the metal recyclers.
83 Anything that has a VIN number needs to be taken to a licensed dismantler for disposal. There are 65 licensed

84 dismantlers in the state so there are plenty of options. This type of disposal falls under Utah Title Code 41. We
85 will be updating our website and we will no longer accept these items for disposal.

86 **9. Executive Director's Report**

87 Mark Hooyer reported on the following:

88 **Operations Report** – Mark turned the floor over to Jaren Scott for the Operations Report.

- 89 • *Excavator* – Jaren spoke about the larger excavator (Cat 349) that we have on trial from Wheeler
90 Machinery. With this larger excavator we have been able to haul 25 more loads each day. We need a
91 new excavator and Jaren would like to purchase a larger one than we currently own. Jaren will return
92 with data regarding how this machine will aid in the excavation of cell 6.
- 93 • *Operator Swap* – We are working with Wasatch Integrated with an Operator Swap. Jaren and Preston
94 Lee (Wasatch Integrated Landfill Manager) have been working out details so we can trade operators for
95 a few days. The goal is that we can learn from each other and look at ways to enhance our operations.
96 We have talked with WCF and each employee will be under their own company's policy regardless of
97 where they are working. The board showed support for the program.
- 98 • *SWANA Symposium – Springdale* – Jaren Reminded the board that they are invited to come to the
99 SWANA Symposium in Springdale if they have not already expressed interested in doing so.

100 **5 Year Pro-forma Discussion** -- Mark spoke about the 5 Year Pro-forma that was emailed to the board. The pro-
101 forma includes a \$2 per ton fee increase for the member cities. Kane asked if we included new growth, and
102 Mark noted that we have built in growth on each line item. Jason supports a \$1 increase each year for the next
103 two years rather than a \$2 increase. Mark would like to have \$2 increase this year and then take off a year and
104 then another \$2 increase. The board discussed the increase. Kane noted that even with the increases we will
105 probably not have enough to build a transfer station. Mark noted that he will help explain the increase to the
106 city councils and will start getting on agendas the end of March / first of April.

107 Trace Robinson and Jason Rasmussen were excused at 9:45 a.m.

108 **Recycling Update Meeting** – Mark spoke about the Recycling Update Meeting that was sponsored by Trans-
109 Jordan as a follow-up to last year's meeting regarding contamination. Those that attended the meeting gave
110 feedback. Mark firmly believes that education is part of our mission even though we are not recyclers because it
111 all comes back to solid waste.

112 **NUERA Update** – Mark noted that Dave Newton is now the Chair of the NUERA Board. Dave is attending O&M
113 Meetings and has brought a good vitality and has been a real help. Rodger is getting ready to send waste to
114 Bayview beginning July 1st so we are making sure that things are staffed and ready to go. Mark reviewed major
115 purchases that are needed such as a new wheels on a compactor and a new dozer. Dave noted that some on
116 North Pointe's board are wondering if we should manage Bayview ourselves or if we should have a private
117 company take over. Dave still believes that we should continue managing Bayview ourselves.

118 **Legislative Update -**

- 119 • *HB373 (HB115)* – HB115, DEQ Fee Increase has been reworked and is now HB373. Mark has not had a
120 chance to do a complete review on the new bill yet but will do so soon.
- 121 • *Plastic Bag Bill* – The plastic bag bill hasn't been filed yet because the Senator sponsoring the bill does
122 not believe she can get it through committee this year.

123 No other business was discussed.

124 *Steve Siddoway* made a motion to adjourn and *Dave Newton* seconded the motion. The meeting adjourned at
125 10:17 a.m.