



Board Meeting April 15, 2021

Meeting Location: Trans-Jordan Cities' Landfill

Attending:

Kane Loader, Chair – Midvale City
Mike Gladbach – Sandy City
Russ Kakala – Murray City
Steve Siddoway – Draper City

Dave Newton, Vice Chair – West Jordan City
Troy McDougal – Riverton City
Jason Rasmussen – South Jordan City

Tim Peters – West Jordan City
Glen Kennedy – Midvale City

Ray Garrison – South Jordan City
Trace Robinson – Riverton City

Brenda Bingham – Secretary

Jordan Hensley – Treasurer

Also Attending:

Jaren Scott – Executive Director
Dwayne Woolley – TJ Consultant
Jason Turville – Trans-Jordan Cities

Craig Hall – Counsel
Jill Fletcher – Trans-Jordan Cities
Olivia Resendez – Trans-Jordan Cities

Absent

N/A

1 & 2 Welcome and Roll Call

Kane Loader called the meeting to order at 7:34 a.m. and welcomed all in attendance. Roll was taken and is listed above in the minutes for the record.

3. Public Comment

The floor was open for public comment. No comments were made.

4. Approval of February 2021 Meeting Minutes

Kane opened the floor for any comments or recommended changes to the February 2021 meeting minutes. No comments were made or changes requested.

Russ Kakala made a motion to approve the February 2021 Meeting Minutes and *Dave Newton* seconded the motion. The motion passed unanimously.

5. Treasurer's Report

Jordan Hensley reported on the following:

Financial Statements – The monthly financial statements were reviewed with the Board. Highlights from the report are listed below:

- In March (2021) we received 8.7% more tonnage vs March 2020.
- We continue to have new records in tonnage and visits each month.
- We are waiting for the final bill for the Flare and then the project will be completely paid.

- 38 • We are in the process of upgrading our alarm system. The current system runs on copper lines which
39 have been problematic for a while. The new system will be changing to a cellular line and will be slightly
40 cheaper than the current system.
- 41 • Dave asked what the Miscellaneous Revenue line comprises. Jordan explained that any rebates on
42 insurance, payments on claims from insurance, and any other money that is received that is not
43 budgeted on a specific revenue line item. Regulations prevent us from crediting any expense accounts
44 that the original payments were made from, i.e. health insurance rebates cannot be credited to the
45 group insurance expense line.

46 *Audit RFP* – An RFP for Audit Services is being prepared and will be published soon. Once the proposals have
47 been received the information will be given to the Board for a final decision.

48 **6. Legal Report**

49 Craig Hall reported on the following:

50 *Transfer Station Update* - A subdivision plat is required for the property. In our agreement with SSID it is our
51 responsibility to facilitate the subdivision process. Craig has reached out to counsel for SSID to set up a meeting.

52 *Tire Bill* – The Tire Bill has been signed by the Governor and is effective the first week of May. It is not a lot of
53 money for each entity but the overall yearly reimbursement amount for all landfills significant. Our estimated
54 yearly reimbursement for Trans-Jordan is \$25,000.

55 *NUERA Update* – The settlement with Henderson has been signed by all parties. The dismissal of the lawsuit was
56 sent to Henderson’s counsel for signature. NUERA is ready to send the settlement payment of \$225,000 to
57 Henderson.

58 *Bayview* – Bayview’s tonnage is up approximately 25% and they are still operating at slightly less than \$10 per
59 ton.

60 **7. Open Meetings Training**

61 Craig Hall conducted Open Meetings Training for the Board. The training presentation is attached in the file.

62 **8. Executive Director’s Report**

63 Jaren Scott reported on the following:

64 *COVID Mask Mandate* – The Board discussed face mask requirements at Trans-Jordan. The Board decided to
65 keep the mandate for employees to wear face masks around customers unless they are separated by plexiglass
66 (i.e. scale house operators).

67 *Sandy Transfer Station*

- 68 • Design RFP - Nick Patterson (Forsgren Associates) has been hired to help with the Transfer Station
69 Design RFP. The target is to have the RFP out this summer. Information will be brought back to the
70 Board for feedback. Going forward a subcommittee of Board Members can be formed for Transfer
71 Station design if the Board wishes.
- 72 • Property Entrance and Exit Conflict – There is an issue with the number of entrances/exits along 700
73 West for the Transfer Station and HHW Facility since there are already entrances from SSID and Sandy
74 Public Works in close proximity. Thankfully, Mike offered to reroute one of the Sandy City Public Works
75 entrances which will allow the plan design for the Transfer Station / HHW Facility to proceed.
76 Arrangements still need to be made with SSID regarding one of their entrances.

77 *SLCoHD HHW* – Jaren has been meeting with the SLCoHD HHW Facility Committee regarding the new facility that
78 will be adjacent to the Transfer Station. This involvement is crucial so that coordination can be done regarding
79 infrastructures and the ability to consolidate, when possible, to save cost.

80 *Intersection of 90th South and 700 West* – The application for additional funds to improve the intersection of 90th
81 South and 700 West came in a few million dollars short of what is needed for the project. The plan is to
82 resubmit the application in two more years. Jaren reminded the Board that Trans-Jordan agreed to partner with
83 Sandy City and Midvale City to fund part of the project. Currently we have \$85,000 in the budget to cover our
84 estimated portion. This money will be moved over into the next budget since the project will not happen in the
85 current timeframe.

86 *PCC Repair and Expansion* – Jaren explained that the PCC is in need of repair and we would like to expand to
87 accommodate additional vehicles. In addition, we need to improve the lighting at the PCC as it currently does
88 not meet OSHA requirements. We estimate that we will be able to increase the usable space by 30%. The
89 current engineer estimate is \$800,000. This project will be in the proposed budget for FY 2021 – 2022.

90 *Proposed Budget FY 2021 -2022 Preview* – Jaren and Jordan Hensley reviewed the following:

- 91 • *Public Hearing for Fee Increase and Proposed Budget.* Since we are proposing an increase in tipping
92 fees, we are required to hold a public hearing after 6:00 p.m. Jaren recommended combining the fee
93 hearing and budget hearing into one hearing, as we did last year. The decision was made to hold the
94 hearing at Trans-Jordan on June 3rd at 6:00 p.m.
- 95 • A PowerPoint presentation with the budget highlights is in the file for reference. The following is a
96 summary of the highlights of the presentation:
 - 97 ○ Tipping fee comparison. Jaren showed a summary of all the tipping fees for MSW facilities in
98 Utah. Increasing the tipping fee to the proposed \$35 per ton will place Trans-Jordan at the
99 median point for the state. This increase will place us above Salt Lake Valley Solid Waste
100 Facility; however, it accomplishes the Board’s wishes to slowly increase tipping fees over time so
101 we do not have one large jump.
 - 102 ○ Proposed revenue is a 15% increase from the current budget. Of that 15% increase 8% stems
103 from the proposed \$2.00 fee increase.
 - 104 ○ Purchase of a new compactor along with surplus of the oldest compactor.
 - 105 ○ All proposed updates to the Personnel line items constitute a 4.18% increase. This increase
106 includes a 1.5% COLA, 3.5% Average Merit Increase, and a 5% health insurance increase.
 - 107 ○ The training budget has been increased to cover a new program that we have been using from
108 Wheeler Machinery providing training to our Operators.
 - 109 ○ Professional Services has been increased by \$150,000 for costs being incurred for the new
110 transfer station, such as design services and other preparatory items. These costs can be
111 reimbursed by the bond that we get for the building of the transfer station.
 - 112 ○ Purchase of the 745 Haul Truck that we are currently leasing. The funds that we have spent thus
113 far on the lease will be applied to the purchase price.
 - 114 ○ Update and improve the auto scale software and function. This upgrade is essentially a new
115 system that will replace the current system that is over 15 years old. It will allow a significant
116 increase of large commercial trucks to use the unmanned scale improving efficiency in
117 processing these customers. The new system can also process credit card payments which will
118 allow us to explore even more possibilities. In addition to this system improving current flow at
119 the scale house, it is also a test of how things can be done at the transfer station. This new
120 system will cost approximately \$80,000.
 - 121 ○ Proposed overall expense increase of 4%. As the proposed budget is set up, next year
122 approximately \$400,000 will be placed in our unreserved bank account.

123 *Tipping Face Sign* – Jaren showed pictures of the new tipping face sign that has been placed in the cell to help
124 the confusion on where traffic should be headed. The sign splits the large vehicles in the cell from the smaller
125 vehicles and should help keep these customers separated for safety purposes.

126 *Landfill Gas to Energy Flare* – The final punch list meeting for the new Flare is today. The flare has been tested
127 and is working well. The three engines at EDL are running at full capacity and the flow of gas needs to be
128 monitored to decide when (or if) it is time to add a fourth unit. The new flare has a meter that can measure how
129 much gas has to be diverted to the flare when the engines are at capacity. In addition, our Title V permit
130 requires that all gas is destroyed which cannot always be accomplished by the energy plant. The flare provides
131 the necessary backup to the system that satisfies the requirement. The Division of Air Quality has signed off on
132 the new flare and we are working on a permit modification to show the old flare has been replaced with the
133 new system.

134 *City Waste Comparison* – All member cities have submitted their information for the City Waste Comparison
135 summary. Jaren is currently reviewing the compiled report and will have the information for the May meeting.

136 *South Valley Water Reclamation Update* – Jaren reminded the Board that Trans-Jordan is not taking any of the
137 bio-solid material that is being excavated at the South Valley site. We have agreed to take approximately 15,000
138 tons of non-hazardous (and non-biosolid) soil that has been tested and approved for disposal at Trans-Jordan.
139 Jaren spoke about the excavation of the bio-solid material and our concern regarding the odor that the process
140 will generate. The process has already generated many rumors that Trans-Jordan is processing bio-solid
141 compost again and that the odors are coming from our facility. A discussion regarding this public relations issue
142 was held. Jason Rasmussen indicated that any complaints that are received regarding odor should be directed
143 to South Jordan City. In addition, Jason said that Trans-Jordan can explain that the odor is coming from the
144 remediation process of the land south of the landfill that the land owner is doing. Jaren said that he would like
145 to pursue an education campaign with South Jordan City that is distributed to Daybreak property owners
146 explaining the situation. It is important that we stay ahead of any rumors and assumptions from the community
147 that the odor is coming from the landfill. Many people make the assumption and will not call to receive clarity.

148 *Bayview Update* – Trans-Jordan hosted a work session for Bayview to discuss and plan future projects. An RFP
149 for the gas system will be out soon, as well as an updated purchasing and personnel policy will be presented to
150 the Board for approval.

151 *West Jordan City Council Presentation* – Jaren presented to the West Jordan City Council regarding the landfill,
152 our future, and the status and future of the green waste program. Overall, the presentation went well.

153 *Zipline Proposal* – Zipline, a drone company, contacted Jaren regarding a proposal and LOI to use a portion of
154 the closed landfill cells for their medical delivery system. They would like to essentially lease 5-6 acres on cell
155 one to place a non-permanent structure that would send and receive drones that deliver medical supplies
156 around the valley. Jaren showed the Board a video explaining their company and showing a facility that is
157 already working to demonstrate what would be placed at Trans-Jordan. Zipline has already drafted a LOI for the
158 project and is offering Trans-Jordan \$7,000 per month for the use of the property. The company still needs to
159 obtain permits from South Jordan City before the project could begin. The Board is interested in learning more
160 about this opportunity and instructed Jaren and Craig to look into the LOI and details.

161 **9. & 10. Executive Sessions**

162 There was no need for an Executive Session.

163 **11. Chairman's Items**

164 Kane Loader reminded the Board that the next scheduled meeting will be held on May 20, 2021.

165 **12. Adjourn**

166 No other business was discussed.

167 *Dave Newton* made a motion to adjourn and *Steve Siddoway* seconded the motion. The meeting adjourned at

168 9:34 a.m.