



Board Meeting April 21, 2022

Meeting Anchor Location: Trans-Jordan Landfill

Attending:

Kane Loader, Chairman – Midvale City

Tim Peters – West Jordan City

Danny Astill – Murray City

Troy McDougal – Riverton city

Mike Gladbach – Sandy City

Ray Garrison – South Jordan City

Steve Siddoway – Draper City

Trace Robinson – Riverton City

Glen Kennedy – Midvale City

Jordan Hensley – Treasurer

Also Attending:

Jaren Scott – Executive Director

Craig Hall - Counsel

Hazel Dunsmore – Draper City

Janet Best – Trans-Jordan Cities

Jason Turville – Trans-Jordan Cities

Jill Fletcher – Trans-Jordan Cities

Olivia Resendez – Trans-Jordan Cities

Jon Bronson – Zions Finance (left after Resolution 22-04 discussion)

Ryan Bjerke – Chapman and Cutler (left after Resolution 22-04 discussion)

Absent

Brenda Bingham, Board Secretary

1. & 2. Welcome and Roll Call

Kane Loader called the meeting to order 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 February 2022 Meeting Minutes

The floor was open to comments or requested revisions to the February 2022 Minutes. No revisions were requested.

Steve Siddoway made a motion to approve the February 2022 Board Meeting Minutes and *Tim Peters* seconded the motion. The motion passed unanimously.

5. Zion's Bank Public Finance Presentation

The floor was turned over to Jon Bronson, SVP/Director of Public Finance at Zions Public Finance. Jon led the bond parameters discussion. The discussion included market information for financing, interest rate increases, and the status of the bond market. The parameters discussed was a \$20,000,000 bond with a 15-year repayment schedule. Kane asked if the figures presented for the repayment schedule include the increase in gate rates at the landfill. Jaren said that the rate increase schedule that the board agreed upon has been used to calculate future financial revenues and expenses.

39 Ryan Bjerke, Chapman and Cutler, was given the floor to discuss the Bond Resolution and Attachments.
40 Ryan explained that the resolution is an initial step in the bonding process, it does not obligate Trans-
41 Jordan Cities to the bond but it sets up the public hearing and other associated time lines so that the
42 process can proceed. The resolution also sets up the maximum bond parameters going forward, which are:
43 \$23,000,000 maximum amount; no more than 5% interest rate; term of repayment not to exceed 21 years.
44 Ryan also explained the attachments to the resolutions. The bond hearing is scheduled for May 19, 2022 at
45 8:00 a.m. Questions were asked if the bonds are callable and if we can lock the interest rate in prior to the
46 bond hearing. Ryan and Jon indicated that depending on the type of purchaser the bond could be callable.
47 Jon said that we cannot lock in any rates prior to the hearing. In addition, all the market rates are already
48 reflecting the increases that are anticipated.

49 Craig noted that he has reviewed the resolution and attachments and feels comfortable with what is being
50 presented. Jaren noted that we are proceeding now with the process in order to try and get the best rate
51 possible, as directed by the board, even though the money is not required for some time. Jon reviewed the
52 timeline calendar for the bond process through the closing of the bond on June 7, 2022. Kane asked if we
53 then have three years to complete the project. Jon said that is correct but there are also other timelines
54 that can be imposed depending on spending tests every six months. Jaren noted that we are planning on
55 breaking ground January 2023 and complete the project April 2024. The bond advisors will work with Jaren
56 regarding the timelines and spending requirements.

57 Jaren spoke about the initial cost estimate from Big-D which is what the bond amount is based upon.
58 Estimated costs and contingencies are detailed in the PowerPoint presentation for April 2022 which is
59 included in the attached file. Troy asked if the January 2023 ground breaking is Big-D's timeline or ours.
60 Jaren said that it is our timeline that works best with shutting down greenwaste and getting the facility up
61 and running with training for the transfer station. Troy also asked if the cost ends up being more than the
62 bond amount received will we need to go out for an additional bond. Jaren explained that we do have
63 money in reserve that can be used if the actual amount exceeds the bond amount so no additional bonds
64 would be necessary.

66 **6. Resolution 22-04 Approving Bond Parameters for the issuance of revenue bonds**

67 *Troy McDougal* made the motion to Approve Resolution 22-04, Bond Parameters for Issuance of Revenue
68 Bonds and *Ray Garrison* seconded the motion.

69
70 Roll Call:

71 Draper - Yes	Midvale – Yes	Murray – Yes	Riverton – Yes
72 Sandy – Yes	South Jordan – Yes	West Jordan - Yes	

74 **7. Treasurer's Report**

75 Jordan Hensley reported on the following:

76 **Financials** – Jordan reviewed the Financial Statements with the Board. The following items were discussed:

- 77 • The new compactor was paid for in March
- 78 • Our cash reserves are now \$9.5 million (built up from \$4.2 million after the purchase of the
79 Daybreak property)
- 80 • Reserve for Post Closure is at \$5.3 million in the event that the landfill would need to be closed
- 81 • There are other works in progress such as the PCC Expansion and the Auto Scale Kiosk,

- We are running about 1% less tonnage than we brought in last year but our visits to the landfill have reduced approximately 4%.
- We anticipate that we will outperform our budgeted revenue
- We received an additional insurance payment of \$500,000 for the burnt compactor
- Book loss on the burnt compactor is on the financial statements, this is a non-cash account

No questions were posed from the Board regarding the financial statements.

Budget FY 2022 – 2023 Preview – Jordan and Jaren spoke about the Preliminary Budget for FY 2022 – 2023.

The following was discussed:

- The tonnage rates for both Commercial (Gate Rate) and Member Cities will increase \$2.00 per ton beginning July 1, 2022. Kane asked if we know how our commercial rates compare to SLVSWMF. Jaren said that they are currently at \$33.50 per ton with an anticipated increase.
- Tire disposal rates will increase \$1.00 to cover the rising cost to recycle tires.
- Member City Revenues overall increases 9.74% which does include the 10% rate increase so the projection is conservative
- Revenues for the new fiscal year is budgeted at a 9.6% increase (excluding the bond)
- Estimated surplus equipment of \$300,000 which includes the sale of a compactor
- Requested Expenses for the new fiscal year is budgeted at a 5.20% increase
- Personnel Budget increase breakdown / discussion:
 - Additional FTE in operations. This would be an additional operator to help with the increased tonnage (2,000 tons per day) as well as training for the eventual operation of two tipping faces. When the transfer station is opened and the trash is hauled to the landfill, we will need to run two separate areas to handle the different trucks / trash tipper. No objections were made regarding the additional FTE.
 - 2.5% COLA and 3.5% Average Merit. We see that many local agencies are giving larger COLA's but we just had the large increase in December. The board said that the increase in December was meant to catch up with the market and said that we don't want to fall behind again. Jaren noted that we know that many member cities are proposing larger COLA's but since we received the 12% increase recently, he did not know how the Board regarded that amount and didn't want to seem ungrateful. In addition, Jaren said that we do market surveys every three years to ensure that we are up to date in our wages but right now if you look at the comparisons in Tech Net wages are continually changing right now.
 - The Board would like to see to budget numbers for an increase to 5% COLA. The numbers will be presented next board meeting.
 - 401(k) Match Requested Increase – Jaren talked about one of the retention tools that we have is our 401(k) match. A summary of what our NUERA partners are doing with their 401(k) matches was given. Kane said he would like to see us reach the 5% match which both Bayview and Wasatch Integrated give their employees. The board discussed that we can do that over two years or all at once. Jaren said it isn't a matter of what we can afford in the budget but what we want to do in the area.
 - The Board would like to see the budget numbers for a dollar for dollar 401(k) match up to 5%. The numbers will be presented next board meeting.

- Overall, the summary of the expense line items is very similar to the current year. The biggest increases are in Fuel Costs and a rental for another haul truck. The rental of an additional haul truck will go towards an eventual purchase of the unit.
- Capital Outlays are projected to be \$17 million. This includes the first bond payment as well as money used from the bond towards the building of the transfer station. A summary of the capital items is listed in the PowerPoint presentation.
- Litter vacuum example and purchase request. Jaren showed a video of a litter vacuum that will help with our litter pick up with fewer personnel.

15 Month Financial Forecast – Jordan reviewed a 15-month cash forecast. From July 2022 to June 2023 the numbers match what we are presenting now in the preliminary budget. The overall change is that we are dipping into our reserves around \$1 million to cover the capital projects and purchases that we are planning on for the next budget year. Jordan also discussed the update of the Lewis and Young model that was created two years ago. Now that we have more pieces of the puzzle we would like to have them come back and update that model in the FY 2024 timeline.

8. Legal Report

Craig Hall reported on the following:

Transfer Station Subdivision Plat – Moving ahead on the Subdivision Plat. Greenlaw met with the representatives with SSID and it appears that there has been progress on moving forward in that area.

NUERA Update – Craig and Jaren will be meeting with STILA to review some language in the agreement. Craig does not feel that it will be a problem going forward.

9. Board Training – Open and Public Meetings

Craig Hall conducted Open and Public Meetings training for the Board. The training information is detailed in the PowerPoint presentation attached in the file.

10. Executive Directors Report

Jaren Scott reported on the following:

Board Member Changes – Dave Newton has been moved to an Alternate Board Member position for West Jordan and Tim Peters is now the Primary Board Member. The position of Vice Chairman will be replaced in our June 2022 meeting. In addition, we will need to replace appointment on the NUERA Board. Trace Robinson has retired from Riverton City but is still on the board and is hoping to remain on the board going forward and help get backup trained.

Compactor Insurance Payment – We received an additional insurance payment of \$515,200.00 for a total reimbursement of \$1,081,650.00. The company that purchased the burnt unit did not have a need for the wheels/tips so we were able to purchase those wheels for \$10,000 which is over a \$60,000 value. We also salvaged some of the technology items and reinstalled on the new compactor.

SLCoHD HHW Facility Update – The RFP for the General Contractor for the HHW Facility closed on 4/7/2022. No other updates or information to give to the Board.

Sandy City Transfer Station Update – Jaren spoke about the Big-D cost estimate earlier in the presentation. The traffic flow and preliminary site placement of buildings was shown to the Board.

EDL Contract Negotiations – We are waiting to hear back from EDL on the contract updates. For this contract update we are researching future possibilities, including RNG.

Zipline Project Status – Zipline is starting test flights. The Board will be invited for a tour once test flights are completed and tours are available.

165 *PCC Project Update* – The PCC Update / Expansion is complete and we were able to use the new areas last
166 weekend.

167 *Auto Scale Kiosk Update* – Jaren explained the benefits of the new Auto Scale Kiosk. As part of the rollout
168 of the new system we are planning on Hauler Management Training in addition to one on one walk through
169 with the drivers who will be using the system. This kiosk is being used as an R&D for the new transfer
170 station as we will be using 3 of these units at the TS.

171 *SWANA Symposium Recap* – Jaren talked about the symposium and that he was able to make a few new
172 contacts. Trans-Jordan had good representation at the event and both Jaren and Craig both made
173 presentations.

174 *SOLAR Project Discussion* – As part of the symposium Jaren was put in touch with companies that are
175 interested in placing a solar farm on the top of the closed areas of the landfill. Jaren has already been in
176 talks with the project players including: Daybreak Solar, EDL, Rocky Mountain Power, Murray City Power,
177 and Trans-Jordan. Jaren noted that the timeline to get on Rocky Mountain Power schedule is at least two
178 years. The Board gave direction for Jaren to continue pursuing this project.

179 *House Bill 394* – House Bill 394 passed which will affect the cities. It requires the recyclable haulers to
180 report recycling material tonnages (at least twice a year) to the political subdivision, whose billing collection
181 system the hauler uses such as tonnage hauled to a landfill and tonnage hauled to a recycling facility. The
182 political subdivision will need to publish the data in a newsletter and on a website operated by the
183 municipality.

184 *New Website* – Our old website crashed and went back to the 2020 version. We had been working on a
185 new website so when the website crashed we went live with the new version, earlier than planned. Jill has
186 been working with the cities to ensure that their websites are updated to refer to our website as we have
187 seen mis-information on sites about free e-waste disposal which was put on hold when COVID started.

188 **11. Executive Sessions**

189 No need for an Executive Session.

190 **12. Chairman's Issues**

191 Kane spoke about the next board meeting that is scheduled for May 19th where we will have a bond hearing
192 and review the tentative budget for FY 2022 – 2023.

193 **13. Adjourn**

194 *Steve Siddoway* made a motion to adjourn the meeting and *Troy McDougal* seconded the motion. The
195 motion passed unanimously.