

MINUTES OF THE MEETING OF THE TRUSTEES
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (CWSID)
HELD MONDAY, MAY 18, 2026, AT 5:00 PM, AT THE DISTRICT OFFICE
LOCATED AT 2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH.

Trustees Present: Mark Allen, Ryan Barker, Sheri Bingham, Bob Blind, Gage Froerer, Steve Gibson, Rich Hyer, Ben Nadolski, Russ Porter, Ken Richey, Roger Shuman, Les Syme, Rob Vanderwood, and Rod Westbroek.

Trustee Excused: Braden Mitchell.

Others Present: Kevin Hall, Camille Cook, James Dixon, Mark Anderson, Shawn Wilson, Paige Spencer, Clay Marriott, Willy Kent (Carollo Engineers), Rob Sant (Pleasant View City), Matt Dugdale (Stifel) and Trek Loveridge (Holland Group).

Call to Order

Chairman Allen called the meeting to order at 5:00 p.m.

The pledge of allegiance was led by Trustee Gibson.

The invocation was offered by Trustee Froerer.

Public Comment

There were no public comments.

Minutes of April 20, 2026 Board Meeting Approval

It was moved by Trustee Hyer and seconded by Trustee Bingham as follows:

That the April 20, 2026, Board meeting minutes be approved as presented.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Syme, Vanderwood, and Westbroek.

Ratification of Vouchers

Camille Cook presented an overview of the voucher ratification process for the new Trustees. Ms. Cook reminded the Trustees about vouchers that previously were approved by the Board prior to payment, and recommended ratification of the April 2026 Check Register, which is an itemized list of all payments made by the District during April, in the total amount of \$2,720,771.24.

It was moved by Trustee Richey and seconded by Trustee Porter as follows:

That the April 2026 Check Register be ratified and approved as presented in the total amount of \$2,720,771.24.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Syme, Vanderwood, and Westbrook.

Review and Consideration of Resolution 2026-02: Interlocal Agreement with Pleasant View City Redevelopment Agency, Rise Community Reinvestment Area: Pleasant View City

Trustee Shuman and Mark Anderson arrived.

Kevin Hall introduced Rob Sant, who represents the Pleasant View City Redevelopment Agency. Mr. Hall reminded the Trustees of the Board-approved Tax Increment Financing Policy (the "Policy"). A summary of the Policy was included in the Board packet.

Mr. Sant reviewed the redevelopment project. He explained that the footings and foundation have been started, but what will be within the walls has yet to be determined. The purpose of the Rise Community Reinvestment Area (CRA) is to build a production line expansion for Rise Bakery, rather than a storage/warehouse facility. If the CRA is approved, it could create 170 new jobs in Weber County. Mr. Sant asked the District to participate for 10 years at 50%, as provided in the District Policy.

Several Trustees commented concerning progress that has been made on the building with no interlocal agreement in place. "But-for" arguments were discussed, as were the other taxing entities that have agreed to participate to partially cover CRA Project costs.

Trustee Gibson spoke in favor of participation and asked if he should recuse himself from voting, since he is the Mayor of Pleasant View City. Chairman Allen advised Trustee Gibson that it was appropriate for him to disclose that information, but he was not required to recuse himself from voting.

The Trustees liked the new jobs that could result from the CRA, but advised that the Project should also benefit the District. Trustees also asked about the cost to the District. Chairman Allen expressed concern regarding the statutory requirements. Mr. Hall explained that the cost to the District could not be estimated accurately even though Rise Bakery was able to provide a wastewater flow estimate because the Bakery could not provide information about the expected concentrations of wastewater constituents. Based on flows alone, the cost to treat the Rise Bakery wastewater was estimated to total more than \$100,000 over the 10 year participation period.

Mark Anderson commented on the Interlocal Agreement and suggested that Section 8, regarding property tax increases, be revised or deleted to maintain tax increases for the benefit of the District. The Trustees agreed that property tax increases approved by the Board should not automatically go to the CRA.

Trustee Syme suggested that the District's participation should be contingent on the realization of 170 new jobs. Mr. Sant responded that the Interlocal Agreement could be modified to accommodate that request.

Trustee Nadolski suggested that Resolution 2026-02 be tabled until June 22, 2026 to allow more time for a legal review of the Interlocal Agreement as discussed and for validation of the "but-for" argument.

It was moved by Trustee Porter and seconded by Trustee Hyer as follows:

That consideration of Resolution 2026-02 be tabled until June 22, 2026, to provide more time for a legal review of the Interlocal Agreement, including edits to or deletion of Section 8 regarding property tax increases, the possible inclusion of a job creation requirement, and to give Pleasant View City more time to provide additional details regarding the “but-for” argument.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek.

Project Updates of Major Capital Projects

James Dixon updated the Trustees regarding Ames Construction’s work on the 1900 West Pipeline Upgrade Project; the Gerber Construction Contract for the Phase 2 Expansion & Ultraviolet (UV) Disinfection Project; and the VanCon Dewatering HVAC Replacement Project.

In response to a question from Trustee Porter, Mr. Dixon explained that the “percent complete” column shows how much money has been spent so far on a given Project.

Certification of Annexation/Withdrawal Petitions

Mr. Hall presented one Annexation Petition to be certified by the Board. The owner of a 26-acre development in unincorporated Weber County, known as “Harper Estates”, petitioned for annexation into the District. CWSID staff has verified that the petitioner owns the development and that the Petition is in order.

Mr. Hall introduced Trek Loveridge, who was present representing the landowner to answer questions regarding the Petition. None of the Trustees having any questions, it was moved by Trustee Froerer and seconded by Trustee Porter as follows:

That the Annexation Petition for Harper Estates be certified.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek.

Review and Consideration of FY 2027 Tentative Budget

Trustee Westbroek left the meeting.

Ms. Cook thanked everyone for their collaborative efforts to review budgetary needs and projections for the District. She introduced the District’s Municipal Financial Advisor, Matt Dugdale with Stifel, who presented a financial credit rating update. The District recently completed a surveillance process with Fitch Ratings. The District is maintaining its AAA bond rating. Ms. Cook expressed appreciation to Mr. Dugdale and to the Trustees for prioritizing the District’s financial stability and fiscal sustainability.

Ms. Cook reviewed FY (Fiscal Year) 2027 Budget details, including 37 full-time equivalent employees, capital budget projections, operating revenues that include an 8% service fee increase, no property tax increase, and a septic hauler rate increase. Additionally, Ms. Cook

reviewed the operating budgets and debt service projections. She reminded the Board of the timeline to approve the FY 2027 Budget.

It was moved by Trustee Hyer and seconded by Trustee Porter as follows:

That the FY 2027 Tentative Budget be tentatively adopted as presented.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Shuman, Syme, and Vanderwood.

Set a Public Hearing to Consider Approval of the FY 2027 Tentative Budget

Ms. Cook recommended that a public hearing be scheduled to consider approval of the FY 2027 Budget and service fee and septic hauler rate increases on June 22, 2026, at 6:00 p.m. in the District Board room.

It was moved by Trustee Hyer and seconded by Trustee Richey as follows:

That a public hearing be scheduled to be held on June 22, 2026 at 6:00 p.m. at the District office to consider approval of the FY 2027 Budget and proposed service fee and rate increases.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Shuman, Syme, and Vanderwood.

Consideration of Property and Liability Insurance Renewal

Ms. Cook advised the Trustees that the Utah Local Governments Trust (ULGT) has provided liability and property insurance rates for inclusion in the District's FY 2027 Tentative Budget. The new coverage will begin on July 1, 2026 and end on June 30, 2027. ULGT has insured the District for the past six years.

Ms. Cook reviewed the various insurance policies and premium renewals with an approximately 3% overall premium increase for FY 2027. District staff recommended approval of the renewals and praised the stability of the ULGT and the training resources that are provided by the ULGT.

Ms. Cook noted that the FY 2027 proposed budget for liability insurance is \$500,000. She explained that the budgeted amount is much higher than the renewal premium due to the Phase 2 Expansion and UV Disinfection Project that will be completed sometime during FY 2027. The exact amount of insurance premiums to cover the new capital improvements will be determined upon completion of the Project.

It was moved by Trustee Richey and seconded by Trustee Hyer as follows:

That the Utah Local Governments Trust automobile, property, and liability insurance premium renewal quotes, totaling \$350,689, be approved as presented.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Shuman, Syme, and Vanderwood.

Possible Closed Meeting Concerning Pending & Threatened Litigation, Purchase or Sale of Real Property, Deployment of Security Personnel, Devices, or Systems and/or

Character, Professional Competence, or Physical or Mental Health of One or More Individuals

There was no need to close the meeting.

General Manager

Mr. Hall reminded the Trustees that the next Board meeting will be held on June 22nd, due to the Juneteenth Holiday.

Attorney

Mark Anderson had no additional business to present.

Other Business

There was no other business to discuss.

Adjournment

There being no further business to come before the Board, it was moved by Trustee Nadolski and seconded by Trustee Hyer as follows:

That the Board meeting be adjourned.

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Froerer, Gibson, Hyer, Nadolski, Porter, Richey, Shuman, Syme, and Vanderwood.

Chairman Allen declared the meeting to be adjourned at 6:08 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 22nd day of June 2026.

Mark C. Allen, Chairman

ATTEST:

Camille Cook, Clerk