

MINUTES OF THE MEETING OF THE TRUSTEES
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (CWSID)
HELD MONDAY, FEBRUARY 23, 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, Braden Mitchell, Ben Nadolski, Russ Porter, Ken Richey, Roger Shuman, Les Syme, Rob Vanderwood, and Rod Westbroek.

Others Present: Kevin Hall, Camille Cook, James Dixon, Mark Anderson, Shawn Wilson, Paige Spencer, Clay Marriott, Brent Packer (Bowen Collins & Associates), Chris Kemper (Bowen Collins & Associates), and Willy Kent.

Call to Order

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

The pledge of allegiance was led by Trustee Vanderwood.

The invocation was offered by Trustee Westbroek.

Public Comment

There were no public comments.

Minutes of January 26, 2026, Board Meeting Approval

Trustee Richey arrived.

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

That the January 26, 2026, Board meeting minutes be approved as presented.

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

Ratification of Vouchers

Camille Cook reminded the Trustees about vouchers that previously were approved by the Board prior to payment, and recommended ratification of the January 2026 Check Register, which is an itemized list of all payments made by the District during January, in the total amount of \$2,498,864.40.

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

That the January 2026 Check Register be ratified and approved as presented in the total amount of \$2,498,864.40.

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

Project Updates of Major Capital Projects

James Dixon presented financial and construction updates on the Phase 2 Expansion and UV (ultraviolet light) Disinfection Project that is being undertaken by Gerber Construction. The Project is moving forward on schedule and is expected to be substantially completed by late spring. Construction work is slowing down as Gerber Construction focuses on commissioning and programming the various systems.

Mr. Dixon reported that VanCon, the contractor for the Dewatering HVAC Replacement Project, has received notice that the HVAC equipment has been shipped. They are still waiting on the electrical equipment and will be delayed until they receive that equipment.

Mr. Dixon advised the Board that work on the 1900 West Pipeline Upgrade Project has run into some issues. He reminded the Trustees that last month there wasn't any billable work submitted to the District, however the work is beginning to move forward again.

Consideration of Purchases, Capital Projects, and Expenditures – Consideration of Change Orders for 1900 West Pipeline Project Contract

Trustees Barker and Gibson arrived along with Mark Anderson.

Mr. Dixon advised the Board that this consideration is related to a change order. The amount being requested is exceeding the amount of the contract by an amount larger than District staff has authority to approve. This project was identified in the District's master plan. There was limited capacity in the 1900 West pipeline when this project started, and the line is now out of capacity to support growth. Along with the Ames contract to build the pipeline, a separate contract was approved to relocate a Verizon line. The relocation was necessary to proceed with the pipe work. Mr. Dixon advised the Board that Brent Packer of Bowen Collins & Associates will go into more detail on this subject and Brent, or District staff would be happy to answer any questions.

Brent Packer introduced himself to the Board. He is the project manager who managed the team that did the design for the upsizing of the 1900 West Pipeline Project. He also manages the contractor working on this project. Mr. Packer and his team have worked on two projects with Central Weber; the North Area Relief Sewer Project, and the Birch Creek Project.

Mr. Packer advised the Board that there are two issues that have come up concerning the upsizing of the pipe to 24" and relining with a fiberglass liner. The Verizon fiber optic line is located on the west side of the street and is on top of the pipeline. Bowen Collins & Associates had coordinated with Verizon/MCI during design and MCI estimated completion by July 2025. The relocation of the fiber optic line wasn't completed until February 9, 2026. This delay has had a huge impact on Ames' construction schedule.

This project requires the contractor to tunnel under the canal and the railroad. There are three trenchless canal crossings included in this project, Hooper, Layton, and Wilson. The canal companies require that construction take place in the wintertime when there is no water in the canal. UDOT requires the work be done in the summer. During design, UDOT was approached and asked if there was anything that could be done to work through the conflicting requirements. UDOT requested a separate permit for winter work and provided specific requirements regarding asphalt for completing this winter work. This request was specified in the contract documents, during bidding. When Ames requested the winter work permit, it was denied by UDOT. Additional coordination was attempted with UDOT, but the winter work was ultimately denied.

These two problems have added significant time to the project and changed the sequencing to perform that work. Ames Construction suggested that multiple crews be added to the project. One on the north end of the pipeline and one on the south end to enable Ames to complete the work in one season. Because of these delays, the project will require two additional construction seasons rather than one as originally estimated. This impact reflects a 7% inflation rate to materials, equipment and labor for two additional seasons. The combination of sequencing changes and inflationary increases are included in the change order that is being requested.

Trustee Syme asked if Bowen Collins & Associates had verified the costs and are they in line with industry standards. Mr. Packer responded yes, they have seen this escalation cost in other companies across the industry.

Trustee Mitchell said that Riverdale City had a similar problem with UDOT. Riverdale City had success in sharing the increased costs with UDOT. Trustee Mitchell inquired if Bowen Collins & Associates had contacted UDOT to ask for help with the costs. Mr. Packer responded that they have not approached UDOT to ask about costs. They have approached UDOT about the issue of miscommunication. UDOT responded that they reserve the right to make amendments and adjustments as needed.

Trustee Porter asked if Verizon could be accountable for any of this. Mr. Dixon told the Board that the Verizon agreement states that the dates are tentative, and that changes can be made as needed on their side. Mark Anderson also reviewed this contract, but the District had no way to expect the Verizon agreement would delay the project this much.

Trustee Nadolski stated that Ogden City has also had fiber problems. He inquired if it was a normal practice to put the communication lines directly above the sewer pipe. Mr. Packer stated that in some cases other utilities follow the sewer lines.

Trustee Bingham asked when this project will be completed, if the change order is approved, and will the canals be affected by these changes Mr. Packer confirmed that the canals will not be impacted, and the project completion will be delayed to the fall of 2027.

Trustee Hyer asked for clarification on the trenchless crossing issue. Mr. Packer explained that while tunneling underneath the canal, there is a possibility of settlement and/or breaks and a risk of losing water out of the canal and affecting the farmers. The Hooper canal crossing is a higher risk because of the limited clearance, the other two canals have more clearance between the canals and the pipeline. Mr. Packer explained that the contractor would be liable for any damage to the canal. Working in the winter would minimize those risks.

Trustee Blind asked if there will be new cost estimates throughout the project. Mr. Dixon stated that this cost estimate will cover through the end of the project. Trustee Blind inquired how much was the originally contingency approved for this project. Ms. Cook responded that the Board had previously approved a \$2 Million contingency.

Trustee Syme asked what size of sewer pipeline is used in the tunneling. Mr. Packer responded that it is a 24" pipe. Mr. Packer stated that they have never had any damage when tunneling underneath a canal. He explained the process for boring under the canal with a tunneling machine and pushing casing underneath for the pipe and mentioned there is still a risk with this process. Trustee Syme commented that the cost was shocking. Mr. Packer responded that it is the escalation cost of everything.

Trustee Porter asked where the money is coming from to pay for this change order. Ms. Cook responded that the District always includes a contingency for every capital project to cover this type of issue. There have been issues with contracts coming back higher than projected, and that is why Central Weber has a contingency plan. The District had budgeted a contingency for the Phase 2 project, and that project is expected to be substantially completed in the spring. District staff does not anticipate needing the contingency on that project and would carry forward the contingency funds to the 1900 West project. That would allow the District to have the cash flow and budget to cover the proposed change order.

Chairman Allen Asked Mr. Packer to expand on conversations with UDOT. Mr. Packer stated that there were conflicting requirements between UDOT and the canal companies. During design, the Engineer asked UDOT how to make this construction project possible. UDOT responded that the contractor could be allowed to install casing and pipe under the canals in the winter, install temporary asphalt, maintain the temporary asphalt until spring, and then replace the temporary asphalt with permanent asphalt. There was nothing mentioned that work would only be permitted in late fall or early spring. Mr. Packer suggested that the District could approach UDOT again. Trustee Hyer commented that he thought meeting with UDOT again was a good idea.

Kevin Hall reminded the Board that the District still needs to finish this project and maintain a relationship with UDOT. He inquired as to what course of action the Board was requesting to pursue assistance from UDOT. Mr. Hall asked the board and Trustee Mitchell for more information about what course of action they took to pursue assistance from UDOT.

Mr. Parker notified the Board that UDOT had stated a willingness to accept an exception request. Ames prepared a winter work plan that was submitted to UDOT, and UDOT denied it.

Chairman Allen again commented that the District must complete the project.

Trustee Hyer asked Mark Anderson if it weakens the District's position with UDOT to approve the change order in advance of requesting funds from UDOT. Mr. Anderson responded that he had no reservations asking the engineer to contact UDOT to see if they would be willing to help with the costs that have incurred. He advised that in communicating with UDOT, District staff should mention that they had relied on the information in the original email from UDOT and ask if UDOT can help bridge the financial gap that has been created. Mr. Anderson reiterated there is still concern about the relationship with UDOT.

Trustee Mitchell commented that that was exactly what Riverdale City did. Riverdale City expressed the frustration to UDOT and said they would meet UDOT halfway. UDOT was responsive once everything was presented.

Chairman Allen told the Board that if they approve the change order and then go to UDOT, UDOT may respond that the change order has already been approved.

Trustee Vanderwood asked if there was a detailed accounting of the \$3.5 Million change order for the Trustees to review. Mr. Packer stated that there is a comprehensive spreadsheet that is broken down by high level categories that include escalation costs. The change order also addresses the change from one construction season to three.

Trustee Vanderwood commented that concrete and other materials are more expensive at certain times of the year but still feels that we need an accounting with more detail. Mr. Packer agreed that Bowen Collins & Associates could complete a more detailed analysis.

Trustee Nadolski asked what the impact would be if the Board delayed the decision for another month. Mr. Dixon responded that the Board could delay a decision for a month without affecting the project.

Trustee Syme commented that the Trustees must approve the spending of public money. He would like more details without causing too much of a delay to the project. Mr. Packer said that he would provide a more detailed report to the Board.

Trustee Vanderwood asked if it would be possible to present information to the Board next month, with more details and updates if UDOT is willing to help with costs.

Trustee Froerer asked Mr. Packer who the Engineer had been working with at UDOT. Mr. Packer replied that the meetings had been with Region 1. Trustee Froerer recommend that the District go directly to the UDOT Director and offered to contact Carlos Bracer's office and ask for a meeting with the District. Trustee Froerer suggested that the District request a UDOT review committee. Trustee, Froerer suggested that Trustees add to the motion that the District contact the UDOT Directors office and not Region 1.

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

That the change order be tabled allowing District staff to contact the UDOT Director's office and try to get help with the cost for the change order and get a more detailed report from the engineers on the costs that are expected.

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

Chairman Allen thanked Mr. Packer for his presentation to the Board. Chairman Allen also commented that Verizon would not budge on their contract and there were no other competitors, which has caused a lot of the problems.

Certification of Annexation/Withdrawal Petitions

There were none.

Review of Municipal Wastewater Planning Program Annual Report

Mr. Hall stated that the Utah Department of Water Quality (DWQ) manages a Municipal Wastewater Planning Program for all wastewater systems in Utah. Each facility is required to submit an annual report and present this to their "council" each year. Mr. Hall provided the following summary of the report:

1. Sewer revenues are maintained in a dedicated purpose enterprise/district account.
2. Sewer revenues consist of service fees, property taxes, and impact fees.
3. The District has sufficient qualified staff to maintain the system.
4. District staff are certified at the appropriate level of Grade IV for both collections and treatment and the District provides training to the staff to maintain certification.
5. Planned reserve funds and projected revenues are insufficient to meet the needs of the Capital Improvement Program thus future bonding will be required.
6. The District maintains approximately 56 miles of large diameter (up to 60-inch) collection pipe with 8 lift stations. The oldest pipe was constructed in 1909.
7. The estimated replacement cost of District facilities is \$402,000,000.

8. No bypasses, or permit violating events occurred in 2025 at the treatment plant. The District reported one sanitary sewer overflow in 2025 due to a blockage.
9. Approximately 77,100 equivalent residential units (ERUs) were served with an estimated population of 226,500.
10. 2025 average flow was 32.1 million gallons per day (MGD) with a Biochemical Oxygen Demand (BOD) load of 35,700 pounds per day and a total suspended solids (TSS) load of 47,500 pounds per day of TSS.

Trustee Hyer inquired about biochemical oxygen demand. Mr. Hall advised the Trustees that it is a measure of how much oxygen the wastewater would consume if it were discharged to a natural water body. If the BOD is too high, then all the oxygen would be consumed by the wastewater and the fish would die.

Possible Closed Meeting Concerning Pending & Threatened Litigation, Purchase or Sale of Real Property and/or Personnel Issues

There was none.

General Manager

Mr. Hall mentioned that there is a Finance Committee meeting scheduled and thanked those involved.

Attorney

Mr. Anderson said he is looking forward to two weeks from today when the legislative session will end. He advised the Board that Mr. Hall has been attending the weekly Legislative Committee meetings of the Utah Association of Special Districts. A lot of the bills that impact CWSID will also impact municipalities and the county. They are working on the most critical.

Mr. Anderson reviewed two bills with the Trustees. HB 236 is designed to include more transparency in the Truth in Taxation process. This bill would require a fiscal year taxing entity to approve a budget and place the proposed tax increase into a restricted account and not release it until after the Truth in Taxation process is complete.

Mr. Anderson reviewed SB 245 regarding impact fees. He indicated that the bill is motivated by a lawsuit against Salt Lake City. This bill modifies the requirements for impact fee service areas and restricts where and when a local political subdivision may expend the revenue generated by impact fees.

Mr. Hall asked Mark Anderson to summarize HB 501. This bill would require water providers to collect a fee and remit it to the state in a revolving fund for future projects. Individual projects may not be approved, even though providers are required to contribute to the fund. Trustee Froerer commented that Weber Basin Water Conservancy District is taking an opposition position on this bill. Mr. Anderson commented that the effect of this bill could be to significantly increase water rates.

Other Business

Trustee Syme notified Mr. Hall that a meeting with Weber Basin Water Conservancy District would be taking place at Marriott-Slaterville City and invited Mr. Hall to attend. Mr. Hall said that he was not aware of the meeting but would be in attendance.

Adjournment

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

That the Board meeting be adjourned.

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

Chairman Allen declared the meeting to be adjourned at 6:02 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 16th day of March 2026.

Mark C. Allen, Chairman

ATTEST:

Camille Cook, Clerk