

MINUTES OF THE MEETING OF THE TRUSTEES
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (CWSID)
HELD MONDAY, JANUARY 26, 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, Braden Mitchell, Russ Porter, Ken Richey, Roger Shuman, Les Syme, Rob Vanderwood, and Rod Westbroek.

Trustees Excused: Rich Hyer and Ben Nadolski.

Others Present: Kevin Hall, Camille Cook, James Dixon, Mark Anderson, Shawn Wilson, Paige Spencer, Ryan Bench (Carollo Engineers), Chris Williams (Elevantage Consulting), Vince Hamilton (Weber Basin Water Conservancy District), Jon Parry (Weber Basin Water Conservancy District), Shane McFarland (Weber Basin Water Conservancy District), Lyle Earl (Farr West City Planning Commission), and Lou Best (Farr West City Planning Commission).

Call to Order

Chairman Allen called the meeting to order at 5:01 p.m.

The pledge of allegiance was led by Trustee Mitchell.

The invocation was offered by Trustee Bingham.

Public Comment

There were no public comments.

Introduction and Oath of Office for New Board Members

Chairman Allen asked all of the Trustees to introduce themselves. Camille Cook, acting as the District Clerk, then administered the oath of office to Trustees Mark Allen, Steve Gibson, Braden Mitchell, Russ Porter, Roger Shuman, Les Syme, Rob Vanderwood, and Rod Westbroek.

Consideration of a Declaration of Midterm Vacancy

Ms. Cook advised the Board that District staff received a request from Ogden City to declare a midterm vacancy to fill the remaining term of Trustee Bart Blair through December 31, 2026 (in accordance with Utah Code § 17B-1-303(6)). Conditioned upon the midterm vacancy declaration, Ogden City appointed Ogden City Council Member Ken Richey to fill the vacancy. District staff recommended that the Board consider a motion declaring a midterm vacancy as requested.

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

That a midterm vacancy be declared as presented.

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

Oath of Office to New Board Member to Fill Midterm Vacancy

Ms. Cook swore Trustee Ken Richey into office.

Election of Board Chair and Vice-Chair

Chairman Allen advised the Board that, every two years, the Board Chair and Vice-Chair positions are up for election. Trustee Porter nominated Trustee Mark Allen as Chair and Trustee Rich Hyer as Vice Chair.

It was moved by Trustee Froerer and seconded by Trustee Gibson as follows:

That the nominations for Board Chair and Vice-Chair be closed.

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

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

That the position of Board Chairman continue to be filled by Mark Allen and that the position of Vice-Chairman continue to be filled by Rich Hyer.

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

Review of Committee Assignments

Chairman Allen reviewed the committee assignment list and asked for comments and suggestions. He advised the Trustees that committee meetings are held at the District office, usually during the lunch hour, at various times during the year, depending on the committee.

Minutes of December 15, 2025 Board Meeting Approval

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

That the December 15, 2025, Board meeting minutes be approved as presented.

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

Ratification of Vouchers

Ms. Cook presented an overview of the ratification process for the benefit of the new Trustees. She reminded the Trustees about vouchers that previously were approved by the Board prior to payment, and recommended ratification of the December 2025 Check Register, which is an itemized list of all payments made by the District during December, in the total amount of \$3,377,988.00.

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

That the December 2025 Check Register be ratified and approved as presented in the total amount of \$3,377,988.00.

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

Review of Marian Park Development

Kevin Hall introduced Chris Williams, who is working on a land development located immediately north of the CWSID sewage treatment plant. The District Board is not usually involved in the planning of individual developments, but Mr. Williams requested time to make a presentation to the Board because the development's location is so close to the District's sewage treatment plant.

Mr. Williams explained that the development includes approximately 93 acres located north of the District's drying beds. He is concerned about odor control and wants to minimize the effect of the sewer plant on the proposed development. The development will likely have a density of approximately six units to the acre consisting of cottages and small homes, at a total development cost of approximately \$200 million. All of the homes in the development are to be priced under \$600,000. There is to be a ten-acre park next to the river, with a buffer of trees and foliage to minimize the view of the District's drying beds. The design of the park is being worked on with the City.

Trustee Gibson stated that we are putting "lipstick on a pig". The sewer plant has been here for years, and these homes will be affected by its odors. Mr. Williams responded that they want to build quality homes, and they will include disclosure documents stating that each home is being built near a sewage treatment plant and there would be odors.

Trustee Shuman asked if the disclosure statement would include the entire housing development. Trustee Syme stated that the stench will come back to the cities and the plant as future residents complain. Marriott-Slaterville City has seen this many times before, and it is a huge problem. The District will take the heat, along with the City, and the disclosures will not be observed. Trustee Porter agreed. Mr. Williams suggested that if, anyone has ideas or suggestions, they should let him know.

Trustee Blind asked how buildable the area is where the park is planned. Mr. Williams suggested that there is only one area that is a wetland, but the remainder of the area is buildable. Trustee Blind also asked who would maintain the park. Mr. Williams responded that, hopefully, Farr West City will maintain the park.

Review of Weber West Water Campus

Trustee Barker arrived.

Mr. Hall reminded the Board that January 2024 was the last time this project was discussed. At that time, the Weber Basin Water Conservancy District (Weber Basin) asked for a letter of support from CWSID, but further coordination is necessary for Weber Basin to plan the connection to the District's facility.

Mr. Hall introduced Weber Basin representatives Jon Parry and Vince Hamilton. Mr. Parry expressed Weber Basin's appreciation for the collaboration on this project, as it has been a long effort. Weber Basin has pursued grant money for water reuse projects. Mr. Parry stated that Weber Basin is developing new facilities to develop water sources and manage water responsibly.

Weber Basin is the regional water supplier and is working to plan and promote local projects for local needs to add resiliency and efficiency, and to be proactive for the future.

Trustee Gibson suggested that the treated outflow from the District's sewage treatment plant is of higher quality than Pineview Reservoir water. He asked what percentage of the CWSID outflow Weber Basin's process would require. Mr. Hall responded that the District discharges approximately 30 million gallons per day (MGD). Mr. Parry stated that Weber Basin would take about 1/3 of the flow, or 10 MGD, seasonally in the winter.

Mr. Parry turned the discussion over to Vince Hamilton. Weber Basin has been working closely with the Utah Division of Water Quality and has considered options for further treatment. Weber Basin has determined to maintain a higher standard so as not to degrade the water quality in Willard Bay. Weber Basin is pursuing the treatment option to store water in Willard Bay. Additional processing using a tertiary treatment process will be necessary to achieve that standard. A combined campus is planned where there will be two treatment plants, including a drinking water plant treating water from the Weber River and another plant treating CWSID's discharge water before it is delivered into Willard Bay. This combined treatment campus evolved due to population growth and the need for culinary water. Weber Basin acquired property to build a renewal treatment plant (10 MGD, operating seasonally for around 120 days), and the Weber West Treatment plant as a water supply peaking plant for the next 10 to 20 years.

The intent is to blend the two treatment plants into the local architecture so they won't be an eyesore. Weber Basin is committed to make this happen and does not intend to impinge on the District. A connection to Central Weber's treatment facility would be made as shown in the presented drawing. A pump station is proposed to be located south of the treatment plant on land currently owned by Central Weber. Weber Basin has discussed options for gaining access to that land, including a purchase or a lease. A purchase is preferred by Weber Basin, and would likely include platting only what Weber Basin needs, so the District can maintain access to its pipes and facilities. An easement will also be needed to run the Weber Basin connection pipe to the CWSID facility.

Trustee Syme asked if the project will be federally funded. Mr. Hamilton responded that the Bureau of Reclamation offered some money at a 25% match. Weber Basin would have to cover at least 75% of the cost. Mr. Hamilton stated that, with the renewal plant, Weber Basin is trying to create a resilient flow, even during droughts. The other plant will treat Weber River water using Weber Basin's water rights. The lower Weber River is impaired and water from that source will require advanced treatment through a membrane plant. The two plants will be on the same site but will be operated separately.

Trustee Mitchell asked if CWSID's treated 30 MGD goes into the Weber River and then to the Great Salt Lake. Mr. Hall answered in the affirmative. Trustee Mitchell then inquired when the 10 MGD that is to be stored by Weber Basin in Willard Bay will go back into the canal or the Weber River. Mr. Parry responded that the Willard Canal flows both ways and, in the summer, water can be supplied out of Willard Bay.

Trustee Allen thanked the Weber Basin presenters for providing information about the project.

Project Updates of Major Capital Projects

Trustee Froerer left the meeting.

James Dixon advised the new Board members that the construction review is for informational purposes only and does not need to be approved. Mr. Dixon reported that work on the 1900 West Pipeline Upgrade Project has run into some issues. He noted conditions that are causing delays, such as UDOT permits preventing Ames from moving forward with work. He advised the Trustees that there wasn't a payment request in December due to work having been stopped. Work is expected to increase in January, as Ames is trying to wrap up the current work area in the next couple of weeks.

Mr. 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 approximately 94% complete. Construction work is slowing down as Gerber Construction focuses on commissioning and programming the various systems. District staff is working with Gerber Construction on start-up plans for the District to take control of systems as they are commissioned. Trustee Vanderwood asked if the District has completely transitioned to UV (ultraviolet light) disinfection. Mr. Dixon responded that progress is being made and the District plans to turn chlorine off in upcoming days and completely switch to UV disinfection.

Mr. Dixon reported that work is continuing on the Dewatering HVAC Replacement Project. The contractor, VanCon, is still waiting for equipment to arrive next summer. The upgrades will extend the life of the building's electrical system, coating, and painting.

Certification of Annexation/Withdrawal Petitions

There were no Petitions to be certified by the Board.

Review and Consideration of December Financial Statement:

Ms. Cook reviewed the December 2025 Financial Statement with the Trustees. She explained that the District's finances are in line with expectations for this point in the budget year. She informed the Trustees that revenues and expenses are close to the projected FY 2026 Budget numbers, noting that expenditures are being impacted by inflation and it costs more to maintain an aging sewage treatment plant. Ms. Cook advised the Trustees that a budget transfer had been approved to decrease the property tax revenue line item budget by \$1.3 million to match expected revenues and to increase the interest income and bond interest line items by the same amount. This change maintains budgeted revenue amounts as approved by the Board, but re-allocates them to meet current projections. Ms. Cook stated that the Budget will be carefully monitored as District staff identifies revenue sources and looks for expenditure savings to ensure a balanced budget.

Chair Allen advised the Board to reach out to Ms. Cook with any questions regarding the District's finances.

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

That the December Financial Statement be ratified and approved as presented.

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

Possible Closed Meeting Concerning Pending & Threatened Litigation, Purchase 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

Chairman Allen mentioned that Weber Basin talked about land lease or purchase options and asked if the Board should go into closed session to discuss this further. Mr. Hall recommended, if the Board wanted to discuss this matter in detail, that the meeting be closed. Attorney Mark Anderson confirmed that it would be appropriate to close the meeting if the Board wished to discuss the real estate matter. Trustee Porter suggested that the Board wait until a later date to discuss it, after more information has been provided by Weber Basin.

General Manager

Mr. Hall suggested that Mayor Ryan Barker be sworn in as a CWSID Trustee. Ms. Cook administered the oath of office to Trustee Ryan Barker.

Mr. Hall welcomed the new Board members and asked the Trustees to verify their public contact information. Mr. Hall mentioned that Ms. Cook is responsible for assigning the pledge and invocations for each Board meeting and asked the Trustees to notify her if there are any concerns about accepting either assignment.

Mr. Hall reminded the Trustees that the next Board meeting will be held on February 23rd, due to the President's Day Holiday.

Attorney

Mark Anderson, who also serves as general counsel of the Utah Association of Special Districts, provided an update on the timing of the 45 day Utah State Legislature Session that currently is underway. Mr. Anderson advised the Trustees that each Tuesday a USAD Legislative Committee meeting is held at the Utah Capital and invited all of the Trustees to attend the meetings. Mr. Anderson noted that Kevin Hall was elected to the UASD Board of Trustees and participates in this effort.

Chairman Allen mentioned that, if there is legislation that may significantly affect the District, Mr. Anderson will bring it to the District's attention.

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 Porter and seconded by Trustee Blind as follows:

That the Board meeting be adjourned.

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

Chairman Allen declared the meeting to be adjourned at 6:26 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 23rd day of February 2026.

Mark C. Allen, Chairman

ATTEST:

Camille Cook, Clerk