MINUTES OF THE MEETING OF THE TRUSTEES
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (CWSID)
HELD MONDAY, JUNE 22, 2026, AT 5:30 PM, AT THE DISTRICT OFFICE
LOCATED AT 2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH.

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

Trustees Excused: Gage Froerer and Ben Nadolski.

Others Present: Kevin Hall, Camille Cook, James Dixon, Mark Anderson, Shawn Wilson, Clay Marriott, Willie Kent (Carollo Engineers), Trek Loveridge (Holland Group), and Brent Packer (Bowen Collins & Associates).

Call to Order

Chairman Allen called the meeting to order at 5:30 p.m.

The pledge of allegiance was led by Trustee Westbroek.

The invocation was offered by Trustee Bingham.

Public Comment

There were no public comments.

Minutes of May 18, 2026 Board Meeting Approval

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

> **That the May 18, 2026, Board meeting minutes be approved as presented.**

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Gibson, Hyer, Mitchell, 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 May 2026 Check Register, which is an itemized list of all payments made by the District during May, in the total amount of $3,181,170.03.

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

> **That the May 2026 Check Register be ratified and approved as presented in the total amount of $3,181,170.03.**

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

Project Updates of Major Capital Projects

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

Mr. Dixon and Mr. Marriott updated the Board on the new Vac Truck that was purchased earlier this year. The Trustees and District staff discussed the Agreement between BlackPine Group and the District and the District's intent to take ownership of the Promontory Commerce Center Pump Station upon its installation, at no cost to the District.

Certification of Annexation/Withdrawal Petitions

There were no Petitions to be certified by the Board.

Consideration of Annexation Approvals

Kevin Hall presented Resolution 2026-03, an annexation approval Resolution for Harper Estates, a 26-acre development in unincorporated Weber County, for consideration by the Board:

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

> **That Resolution 2026-03 be adopted, thereby approving the annexation of the Harper Estates property into the District.**

The motion carried, by a roll call vote, with Trustees Allen, Barker, Bingham, Blind, Gibson, Hyer, Mitchell, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek each voting in the affirmative.

Consideration of the FY 2026 Fraud Risk Assessment

Ms. Cook presented the Fiscal Year 2026 Fraud Risk Assessment and explained that the purpose of the annual Assessment is to improve internal controls and incorporate the five principles of effective internal control framework into the organization. The District's FY 2026 score is 375 out of a possible 395, which puts the District in the "very low" risk category. Ms. Cook expects the high score to stay constant in future years. She thanked the Trustees for their support and for adopting policies and procedures that implement internal controls; and recommended that the Board approve the Fiscal Year 2026 Fraud Risk Assessment.

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

> **That the District's Fiscal Year 2026 Fraud Risk Assessment be approved as presented.**

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

FY 2027 Budget and Service Fee and Septic Hauler Rate Increases

a. **Motion to Open FY 2027 Budget and Service Fee and Septic Hauler Rate Increases Public Hearing**

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

> **That a public hearing to discuss the Fiscal Year 2027 Budget and proposed service fee and septic hauler rate increases be opened.**

The motion carried by the affirmative vote of Trustees Allen, Barker, Bingham, Blind, Gibson, Hyer, Mitchell, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek, and Chairman Allen declared the public hearing to be open at 6:04 p.m.

b. **Review FY 2027 Budget and Service Fee Increases**

Ms. Cook presented the FY (Fiscal Year) 2027 Budget for the Board's consideration. The FY 2026-2027 Tentative Budget includes 37 full-time equivalent employees. Employee retention continues to be a major focus for the District. Ms. Cook explained that various operation and maintenance budget line items have increased over the years due to increasing costs. FY 2027 will continue to be a year of transition for the District as the District places the new UV (ultraviolet light) disinfection process into service for the entire fiscal year. General inflation has contributed to cost increases in the operation budget, especially for utilities and chemicals. That, along with an aging sewage treatment plant and infrastructure, has contributed to the need for increased operation and maintenance spending to support the system.

Ms. Cook reminded the Trustees that, based on the Five-Year Financial Plan that previously was adopted by the Board and the Board's determination not to consider a property tax increase this year, property tax income in the FY 2027 Budget is based on the certified tax rate. Ms. Cook recommended that the Board adopt the 0.000527 certified tax rate.

Ms. Cook explained that an increase in service fees is the only way the District can capture "new growth" and receive sufficient revenue to fund the services that are provided. An 8% overall service fee increase was proposed to be allocated to the District's wholesale customers based on the formula outlined in the contracts between the District and each of the District's wholesale customers (municipalities, a special district, and a special service district). The increase will be assessed to each of the District's wholesale customers, and they can then determine whether and how the increase will be passed on to their retail customers.

Trustee Hyer inquired further regarding the purpose of the proposed fee increase as it relates to new growth and what residents will pay. Ms. Cook clarified that the 8% increase does not translate into an 8% increase for all residents. She explained that, as it applies to wholesale customers, it is an 8% increase to the budgeted line item that is then allocated among the wholesale customers. Depending upon factors such as growth, some wholesale customers may see an increase of more than 8% while others may see an increase of less than 8% or no increase.

Ms. Cook also reviewed the septic hauler rate and the service the District provides to septic haulers. Based on increased costs to provide that service, including treatment, disposal, and personnel costs, the proposed increase to septic hauler rates was 39%. Ms. Cook advised the Trustees that letters had been mailed to the septic haulers and no comments had been received by District staff from any of the septic haulers.

Ms. Cook recommended that the Board receive public input on the FY 2027 Tentative Budget and the proposed service fee and septic hauler rate increases and consider Resolution 2026-04 to adopt the FY 2027 Budget and the 2026 certified tax rate and Resolution 2026-05 to approve the proposed service fees and septic hauler rates to be effective on July 1, 2026.

Trustee Hyer asked how septic haulers are billed and noted his understanding that some haulers may dewater septic loads prior to discharging them at the District's facility, and asked whether the billing method is fair. Trustee Blind also requested clarification about benefits a septic hauler may receive by drying (dewatering) septic loads before delivery.

Staff clarified that the District's billing policies are similar to those of other sewage treatment service providers and that the proposed increase would help the septic hauler program pay for itself and not be subsidized by other District customers. The program was originally designed to include a subsidy to promote legal compliance by septic haulers.

Trustee Richey asked whether a septic hauler fee increase would discourage compliance and Trustee Gibson asked if other disposal options are available to the septic haulers. Ms. Cook responded that only a few other options are available to septic haulers in the area. The balance between compliance and the proposed fee increase was discussed by the Trustees and staff.

c. <u>Public Comment</u>

Chairman Allen called for public comments and there were none.

d. <u>Motion to Close Public Hearing & Reconvene the General Session</u>

There being no public comments, it was moved by Trustee Hyer and seconded by Trustee Porter as follows:

> **That the public hearing be closed.**

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

e. <u>Consideration of Resolution 2026-04 Adopting the FY 2027 Budget and Proposed Tax Rate</u>

Ms. Cook recommended that the Board adopt Resolution 2026-04, thereby approving the FY 2027 Budget, with an effective date of July 1, 2026, and the 2026 certified property tax rate, as presented.

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

> **That Resolution 2026-04 be adopted, thereby approving the District's FY 2027 Budget and the imposition of the 2026 certified tax rate as presented.**

The motion carried, by a roll call vote, with Trustees Allen, Barker, Bingham, Blind, Gibson, Hyer, Mitchell, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek each voting in the affirmative.

f. Consideration of Resolution 2026-05 Approving Service Fees and Septic Hauler Rates

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

> **That Resolution 2026-05 be adopted, thereby approving the District's service fees and septic hauler rates, effective July 1, 2026, as presented.**

The motion carried, by a roll call vote, with Trustees Allen, Barker, Bingham, Blind, Gibson, Hyer, Mitchell, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek each voting in the affirmative.

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 July 13th, due to the Pioneer Day Holiday celebration. Mr. Hall also notified the Trustees that the Pleasant View Rise Community Reinvestment Area participation request had been withdrawn from further consideration.

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 Hyer 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, Hyer, Mitchell, Porter, Richey, Shuman, Syme, Vanderwood, and Westbroek.

Chairman Allen declared the Board meeting to be adjourned at 6:24 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 13th day of July, 2026.

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Mark C. Allen, Chairman

ATTEST:

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Camille Cook, Clerk