

MINUTES OF THE MEETING OF THE TRUSTEES  
OF THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT (CWSID)  
HELD MONDAY, JANUARY 27, 2025 AT 5:00 PM, AT THE DISTRICT OFFICE  
LOCATED AT 2618 WEST PIONEER ROAD, MARRIOTT-SLATERVILLE, UTAH.

**Trustees Present:** Mark Allen, Neal Berube, Sheri Bingham, Bart Blair, Bob Blind, Leonard Call, Gage Froerer, Rich Hyer, Braden Mitchell, Ben Nadolski, Russ Porter, Michelle Tait, Scott VanLeeuwen, Rob Vanderwood, and Rod Westbroek.

**Others Present:** Kevin Hall, Camille Cook, James Dixon, Mark Anderson, Clay Marriott, Shawn Wilson, Paige Spencer, Ryan Bench (Carollo Engineers), John Price (Little Mountain Service Area), and Stephanie Russell (Weber County and Little Mountain Service Area).

**Call to Order**

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

The pledge of allegiance was led by Trustee VanLeeuwen.

The invocation was offered by Trustee Mitchell.

**Public Comment**

There were no public comments.

**Minutes of December 16, 2024, Board Meeting Approval**

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

**That the December 16, 2024 Board meeting minutes be approved as presented.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Bingham, Blair, Blind, Call, Froerer, Hyer, Mitchell, Nadolski, Porter, Tait, VanLeeuwen, 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 December 2024 Check Register, which is an itemized list of all payments made by the District during December, in the total amount of \$4,200,850.42.

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

**That the December 2024 Check Register be ratified and approved as presented in the total amount of \$4,200,850.42.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Bingham, Blair, Blind, Call, Froerer, Hyer, Mitchell, Nadolski, Porter, Tait, VanLeeuwen, Vanderwood, and Westbroek.

## **Project Updates of Major Capital Projects**

Mark Anderson arrived.

James Dixon reported that the Drying Bed Rehabilitation Project has been completed ahead of schedule and under budget. No change orders were needed, and the final project cost was approximately 77% of the total project budget. The final pay application has been issued and District staff is pleased with the contractor's work.

Mr. Dixon presented financial and construction updates on the Phase 2 Expansion and UV (ultraviolet light) Disinfection Project being undertaken by Gerber Construction. The work is approximately 71% complete, and is moving forward on schedule with an estimated completion date in the Spring of 2026. The pay application for December was less than previous months due to the holidays. District staff is happy with the quality of the work that has been completed.

Mr. Dixon reviewed the current capital projects timeline planned through 2033. In addition to the major capital projects that are already under construction, including the Phase 2 Expansion, Weber River Crossing Pipeline, and Dewatering HVAC Projects, the 1900 West Pipeline Replacement Project is expected to go out to bid in the next month and be presented to the Board for a contract award in March.

The 1900 West Pipeline Project includes two sections. In the northern section, the current pipeline will be replaced by new, larger diameter, pipe. The southern section will involve relining the existing sewer pipe. District staff is working with UDOT to coordinate the timing of the Project.

A number of other capital projects were presented, including Master Plan projects that primarily will consist of capacity upgrades, such as South Ogden Pipeline, 30th Street Force Main, 30th Street Pipeline, and Phase 3 Treatment Plant upgrades.

Chairman Allen noted that there will be traffic issues to deal with on the 1900 West Pipeline Project. Trustee Vanderwood asked how the District plans to announce the 1900 West Pipeline Project to the public. Mr. Dixon responded that the Project engineer has hired a sub-consultant that has already approached business owners in the Project area who may be affected by the construction. After work begins, the contractor will be responsible to notify the public and businesses during construction. Trustee Vanderwood asked if the pipeline is currently in the traffic lanes. Mr. Dixon responded that the existing pipeline is located in the west side of the road shoulder, and will have to be moved. In some portions of the Project, it will be necessary to place the pipeline under the lanes of traffic to avoid other conflicts but, wherever possible, the pipeline will be placed outside of the traffic lanes.

Trustee Blind asked if this Project will affect the work to resurface 1900 West from 12<sup>th</sup> Street to 1800 South that has been announced by UDOT. Mr. Dixon responded that the District is currently working with UDOT to tie the District's Project in with any UDOT projects in the same area. Mr. Dixon does not expect the District's work to interfere with any UDOT project, but the construction timelines may dovetail together in some areas. The District has included flexibility in the Project timeline, and will work with UDOT on details regarding the railroad tracks at the Midland Drive intersection.

In response to a question from Trustee Hyer, Mr. Dixon explained that the northern portion of the Project will include 10 inch to 30 inch diameter pipes, all of which will be larger than the pipe that

is being replaced. The southern portion of the Project will involve relining an existing 10 inch diameter sewer line. Mr. Dixon stated that, overall, this will not be a difficult Project, but coordination, traffic control, and business impacts may present challenges.

### **Certification of Annexation/Withdrawal Petitions**

Kevin Hall presented two Annexation Petitions to be certified by the Board.

Lync Construction, the owner of a 31 acre residential development in unincorporated Weber County, petitioned for annexation into the District. CWSID staff has verified that the petitioner owns the development and that the Petition is in order.

The ownership of Brook View, a 40 acre residential development in unincorporated Weber County, has also 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 advised the Trustees that an Annexation Petition submitted by Galloway had been withdrawn and rescinded by the owner. The parcel in question is currently part of the North Davis Sewer District. Galloway still wishes to annex the property into Central Weber, but the property has not yet been withdrawn from the North Davis Sewer District. Mr. Hall advised the Trustees that there was nothing to consider for that annexation at this time.

Mr. Hall recommended that the Board certify the two remaining Annexation Petitions.

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

**That the Annexation Petition for the Lync Construction development and the Annexation Petition for the Brook View development both be certified.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Bingham, Blair, Blind, Call, Froerer, Hyer, Mitchell, Nadolski, Porter, Tait, VanLeeuwen, Vanderwood, and Westbroek.

### **Presentation of Little Mountain Service Area Plans**

Stephanie Russell, who works for Weber County but is also the Project Manager and Board Manager for the Little Mountain Service Area (LMSA), explained that the Weber County Commission passed a resolution stating that the County would no longer manage or operate wastewater transmission lines located west of the Weber River. This creates a void for an entity to take over responsibility for the sanitary sewer service expansion that is taking place within the West Weber Corridor.

The LMSA Board is entertaining the idea of LMSA becoming a retail service provider that will own and operate the sewer lines, with treatment to be provided by either LMSA or CWSID. LMSA currently operates sewer lagoons that are being updated and that could provide some treatment services. LMSA is in the initial planning phase but, if the LMSA Board decides to move forward primarily as a wastewater collection district, LMSA would propose an interlocal agreement with CWSID pursuant to which CWSID would provide wastewater treatment services to accommodate anticipated growth in the area.

LMSA is working with Weber County and the Inland Port Authority to develop infrastructure standards and a strategic way to have a smooth transition and cohesive process for developers or public infrastructure districts (PIDs) to install the right pipe size from the beginning of the project. Ms. Russell stated that, if LMSA moves forward with this proposal, LMSA would likely accept responsibility for both the lift station and the sewer line located west of the Weber River that are currently being designed by the developer, BlackPine. Ms. Russell stated that, within the next few months, LMSA expects to present a new Interlocal Cooperation Agreement for the Central Weber Board to consider.

John Price noted that LMSA currently has a contract with CWSID for services that LMSA does not have the capability to perform. LMSA is in the process of re-writing its contract with CWSID to remove unnecessary CWSID liabilities. Mr. Price stated that LMSA values its relationship with CWSID. He then expanded on the updates provided by Ms. Russell, and stated that LMSA is looking at transition options to send more wastewater to CWSID for treatment, with LMSA taking on more of a wastewater collection role in the near future. LMSA views this as the most logical and viable solution.

Trustee Hyer stated that this is a new direction, compared to what Weber County has presented in the past. He noted that master planning will be required, and the CWSID Long-Range Planning Committee should be involved. Ms. Russell responded that LMSA plans to begin a study, starting in February, and welcomes the involvement of CWSID.

Mr. Price stated that LMSA's current lagoon system doesn't look viable going forward. LMSA currently serves six customers, but the new growth that is coming will be significant. The current lagoons are not a long-term solution. Ms. Russell reminded the Trustees that significant growth is projected in western Weber County. The area is expected to grow into the equivalent of a medium-sized city over the next 25 years. LMSA is currently planning to rehabilitate the lagoon system and has allocated funding for that project. State representatives have notified LMSA that the State does not plan to renew the lease for the lagoons when it expires in 2033. Ms. Russell emphasized that partnerships between CWSID, Weber Basin Water Conservancy District, and LMSA are critical to the success of development in the area. LMSA is being proactive, and is working to have sewer lines installed now that are sized to accommodate the projected growth.

Trustee Froerer notified the other Trustees that, earlier that day, the Weber Basin Water Conservancy District Board of Trustees approved a \$450,000,000 project that will include a 10 million gallons per day (MGD) water treatment plant. Construction of phase one of the Weber Basin project is estimated to be completed in 2029 or 2030. Trustee Froerer mentioned that water is coming to the area, and it will need to be determined whether another wastewater treatment plant is needed, or if the wastewater can be transported to the CWSID sewage treatment plant for treatment.

Mr. Hall notified the Trustees that CWSID's current contract to provide services to LMSA expires in April.

### **Review of Committee Assignments**

Chairman Allen presented committee assignment changes to the Trustees. Rather than having the entire Finance Committee serve as the Audit Committee, a different, smaller, Audit Committee

has been proposed that will consist of Trustee Berube as chair and Trustees Call, Westbrook, and Blind as committee members.

Chairman Allen thanked the Trustees for serving on committees and said he would appreciate it if they will accept committee assignments as proposed.

### **Review and Consideration of December Financial Statement**

Ms. Cook presented the December Financial Statement and reported that the first half of the 2025 Fiscal Year is now complete.

Ms. Cook reviewed the individual reports that make up the Financial Statement and noted that, as of the end of December, approximately \$400,000 of the 2023 Bond proceeds remained to be spent. She noted that, as of the Board meeting date, the remaining bond funds had been expended and the District will start using cash on hand to cover remaining capital project costs.

The District is 50% through the current budget year. Operating revenues are at 61%, with the majority of the 2024 property taxes having been collected in November. Payroll and benefits are at 42%, year-to-date. Utilities and services are at 41% of the budgeted amounts. The major cost items in this category are natural gas and electrical power, and those invoices are billed a month after the energy is used, so most line items in the utilities category only report five months of expenses.

The operations and maintenance budget is at 34% and pretreatment is currently at 46% of the annual budgeted amounts. Total operating expenses are at 44.8% of budgeted amounts, through the end of December.

At 115%, sewer impact fees are tracking well above budgeted projections. Ms. Cook noted that YaYa Foods paid its impact fees during the 2<sup>nd</sup> Quarter. Interest earnings continue to grow due to a rise in interest rates. Ms. Cook reminded the Trustees that these revenues are subject to market volatility and may not increase consistently in the future. Interest earnings currently are more than 100% of the budgeted amount for the entire 2024-2025 fiscal year.

Ms. Cook reviewed the bond interest payments and the capital projects budgets, and reminded the Trustees that the Nutrient Removal Project is the largest line item in the capital projects portion of the current fiscal year Budget.

Ms. Cook notified the Trustees that District staff plans to meet with the Finance Committee within the next month to review the District's updated financial plan.

Trustee Mitchell asked why the chlorine expenses were lower than the budgeted amount, and if chlorine prices have decreased. Mr. Hall responded that the District budgeted for higher chlorine costs due to the transition to UV (ultraviolet light) disinfection and the need to cover both additional utility costs and chlorine costs during the transition period. He also noted that this has been a fairly low wastewater flow year, and less chlorine has been needed in the sewage treatment process. Trustee Porter asked questions regarding the utilities and services budget and if District management anticipates individual line items going over budget. Ms. Cook responded that legal fees depend on the needs of the District throughout the year and the independent audit has been

completed and fully paid for. Mr. Hall mentioned that the bio-monitoring line item may go over budget for Fiscal Year 2025.

Trustee Berube requested that District staff prepare a projection of impact fees that are expected to be collected in the future as the District prepares for anticipated growth, and present the information to the Finance Committee during its next meeting.

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

**That the December Financial Statement be approved as presented.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Bingham, Blair, Blind, Call, Froerer, Hyer, Mitchell, Nadolski, Porter, Tait, VanLeeuwen, Vanderwood, and Westbroek.

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

There was no need to close the meeting.

**General Manager**

Mr. Hall reminded the Trustees that the next Board meeting is scheduled on February 24th, which is in the fourth week of the month.

**Attorney**

Mr. Anderson had no additional business to present, but noted that the first week of the 2025 Legislative Session is complete. Almost 200 Bills have already been released in the Senate, and more than 300 House Bills have already been made public.

**Other Business**

None.

**Adjournment**

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

**That the Board meeting be adjourned.**

The motion carried by the affirmative vote of Trustees Allen, Berube, Bingham, Blair, Blind, Call, Froerer, Hyer, Mitchell, Nadolski, Porter, Tait, VanLeeuwen, Vanderwood, and Westbroek.

Chairman Allen declared the meeting to be adjourned at 5:45 p.m.

Approved by the Board of Trustees of the Central Weber Sewer Improvement District on the 24th day of February, 2025.

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Mark C. Allen, Chairman

ATTEST:

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Camille Cook, Clerk