

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY SEWER DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE, UTAH 84047 ON AUGUST 13, 2025, AT THE TIME OF 12:00 PM, PURSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

**SONDRA SMITH – CHAIR
BLAKE ROEMMICH – VICE-CHAIR
RONALD SPERRY – TRUSTEE**

OTHERS PRESENT

**MARK BELL – ATTORNEY (VIRTUALLY)
JARED SYME – GENERAL MANAGER
BRENT CHRISTENSEN – CHIEF FINANCIAL OFFICER, DISTRICT CLERK
RICK CECALA – OPERATIONS SUPERVISOR
ZETH DOCTER – TREASURER**

The meeting was called to order at 12:01 PM by Chair Smith.

1. PUBLIC COMMENTS/CEREMONIES/PRESENTATION

No one was in attendance.

2. MINUTES – APPROVAL

Upon Motion made by Mr. Sperry, seconded by Mr. Roemmich, and passed unanimously, the Board accepted the June 11, 2025, minutes as written.

	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN/ABSENT</u>
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry	X		

3. ATTORNEY REPORT

a. Authority of the General Manager

Mr. Bell stated that he is in the final stages of drafting a resolution for the Authority of the General Manager and will have it complete for the meeting on September 10, 2025.

4. GENERAL MANAGER REPORT

a. DISTRICT BOUNDARY UPDATE

Mr. Syme stated that Murray City had their City Council meeting to reapprove their resolution and submit it to the Governor's office. He stated that the District and Murray City have a couple of areas to discuss and the District is working with Murray City to help finalize the boundaries. Mr. Syme stated that it should be completed by September, and he will have an update for the meeting in September.

b. 7500 SOUTH SEWER PROJECT

Mr. Syme stated that there were some complications in the intersection of 7500 South and State Street with other utilities in the project. He stated that Newman construction had to remove 50 feet of Midvale City's main water line to install new sewer pipe. He also stated that Newman Construction found a faulty water valve in the intersection that needed to be replaced. Mr. Syme stated that Midvale City will compensate the District for the new water valve that was installed.

Mr. Syme reported an incident that occurred on July 4, 2025. He stated that the bypass pumps failed and damaged four houses. He stated that Newman Construction quickly addressed the issue and Utah Disaster Cleanup was able to repair the damage. Mr. Syme stated that another incident occurred on June 28, 2025, during the sewer bypass pump testing setup. He stated that the District received a notice of claim for damages that occurred. He stated that the claim was immediately forwarded to Newman Construction, as the incident occurred under their scope of work. He also notified Steve Hansen, with Utah Local Government Trust and the District's legal counsel, Mark Bell. Mr. Syme stated that the matter is now being handled directly by Newman Construction's insurer and legal team.

c. TREASURER PROBATIONARY PERIOD

Mr. Syme stated that Mr. Docter has completed the 60-day probation period as the District’s Treasurer. Mr. Syme recommended that the Board terminate the probationary period for Mr. Docter and recognize him as the official and permanent District Treasurer of Midvalley Sewer District.

Upon Motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved to terminate the probationary period for Zeth Docter and confirm his permanent appointment as District Treasurer of Midvalley Sewer District, as originally authorized under Resolution No. 2025-01-15A

	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN/ABSENT</u>
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry	X		

d. RATIFICATION OF CIPP PROJECT AWARD

Mr. Syme stated that the 2025 Cured-In-Place Pipe (CIPP) Rehabilitation Project was publicly advertised and bid in accordance with the District’s procurement policies. He stated that the bids were received and opened on July 16, 2025.

Mr. Syme reported that the District received four bids from Insituform Technologies LLC, Inliner Solutions LLC, Vortex Services, and Iron Horse. He stated that Insituform Technologies LLC submitted the lowest responsive and responsible bid. Mr. Syme stated that the District has worked with Insituform on previous CIPP projects, and their pricing was determined to be fair and competitive when compared to similar projects. Mr. Syme stated that due to the cancellation of the July Board meeting and the need to maintain the project schedule, the bid results and the engineer’s recommendation were emailed to all Board members on July 17,2025. He stated that all Board members responded affirmatively via email, authorizing staff to proceed with awarding the contract to Insituform Technologies LLC.

Upon Motion made by Mr. Roemmich, seconded by Mr. Sperry and passed unanimously, the Board approved the award of the 2025 CIPP Project to Insituform Technologies LLC in the amount of \$860,114.60, as previously

approved by all Board members via email, and authorize the General Manager to execute the necessary contract documents.

	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN/ABSENT</u>
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry	X		

5. SOUTH VALLEY WATER RECLAMATION FACILITY (SVWRF) (Information & Update)

Mr. Syme stated he has been working with SVWRF on the ownership of the C2 line (7200 South from the 700 West intersection to the siphon). He stated that Twin D was hired to perform cleaning and CCTV inspection of the C2 line. Mr. Syme stated that the next phase for SVWRF to take ownership involves Bowen & Collins reviewing the CCTV inspections and preparing an overview report summarizing their assessment and findings.

6. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

Upon Motion made by Mr. Sperry, seconded by Mr. Roemmich and passed unanimously, the Board approved the June 2025 cash disbursements for \$306,932.03 and July 2025 cash disbursements for \$1,015,139.77.

	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN/ABSENT</u>
Ms. Smith	X		
Mr. Roemmich	X		
Mr. Sperry	X		

7. OFFICE REPORT

a. COMMERCIAL BILLING UPDATE

Mr. Docter reported on the methodology of the District's current commercial billing. He stated that the District currently uses water usage data for each account. Mr. Docter noted that he has identified discrepancies in the billing of some commercial accounts that require attention. He explained that due to

past limitations in water meter data availability, the District was unable to obtain accurate data.

Mr. Docter further stated that he has acquired the current indoor water usage data (November-March) from the surrounding cities (Midvale City, Sandy City, Murray City, and Salt Lake City) and proposed that the District update the calculations for future billings on all commercial properties. He mentioned that the District will maintain the rate of \$33.80 per Equivalent Residential Unit (ERU) and calculate gallons per month into any additional ERUs. Mr. Docter emphasized that this methodology aligns the District with industry best practices, like those adopted by neighboring municipalities and districts, ensuring that commercial billing more accurately reflects actual wastewater contributions. Mr. Docter proposed holding a public hearing on September 10, 2025, at 6:00 PM to present the change and receive feedback. Ms. Smith, Mr. Roemmich, and Mr. Sperry agreed that it would be prudent to have a public hearing to gather any additional feedback.

8. CHIEF FINANCIAL OFFICER REPORT

Mr. Christensen stated that the Board Members should have already received the quarterly reports by email, and they were also hand delivered to their homes.

a. BALANCE SHEET REPORT FOR JUNE 30, 2025

Mr. Christensen reported on the Balance Sheet Report for June 30, 2025. Mr. Christensen stated the “Balance Sheet” shows everything that the District owns and everything that the District owes. Mr. Christensen stated that the savings account and investment account are up over the prior year as the District has not paid for about \$860,000 of the annual pipe and manhole rehabilitation project that is starting soon.

Mr. Christensen stated that the balance sheet numbers are in line with expectations. The investment account continues to grow faster than expected, which is good news. He noted that a portion of the savings account and a portion of the investment account will be needed to pay for the 7500 South Sewer Line Upgrade Project that will cost about \$1,775,000 to complete this year.

b. PROFIT & LOSS – COMPARISON TO PRIOR YEAR REPORT FOR 2ND QUARTER 2025

Mr. Christensen presented the Profit & Loss – Comparison to Prior Year Report for the 2nd Quarter 2025. Mr. Christensen briefly pointed out some expected fluctuations and some small differences.

Mr. Christensen stated that the only major fluctuation between years was the increase in the Gain or Loss on Sale of Asset account. The 2018 camera truck and the 2015 jet cleaning truck were both sold at significantly higher values than they were originally estimated to sell for when they were purchased.

c. PROFIT & LOSS – BUDGET VS ACTUAL REPORT FOR 2ND QUARTER 2025

Mr. Christensen presented the Profit & Loss – Budget to Actual report for the 2nd second quarter 2025. The District's revenues and expenses are in line with the budget with no unexpectedly large differences. The major item that exceeds the budget was the interest income, which is good as the District has some large construction costs and sewer line and manhole rehabilitation projects to pay for this Fall.

9. SUPERVISOR'S REPORT

CONSTRUCTION IN THE DISTRICT

Mr. Cecala reported that Woodhaven Estates (7635 S. 300 E.) and Trailside Reserve (6766 S. 300 E.) have some completed units, while other developments in the District remain vacant lots.

10. TRUSTEES

No updates at this time.

11. CLOSED MEETING– (if Necessary) – For the purpose(s) described in U.C.A. 52-4-205

No closed meeting.

12. ADJOURN

The meeting was adjourned at 1:02 PM and the next Board meeting will be on September 10, 2025, at 6:00 PM.