

SANDY SUBURBAN IMPROVEMENT DISTRICT
BOARD MEETING
8855 SOUTH 700 WEST, SANDY, UT
THURSDAY, SEPTEMBER 10TH 2026 AT 5:30 P.M.

PRESENT: Scott Harrington, Board Chairperson
Renee P. Christensen, Trustee
Katie Bradshaw, Trustee
Tracy Cowdell, General Manager
Darren Andersen, Chief Financial Officer
Jared Oldroyd, JWO Engineering
Caitlin Whetten, District Clerk

1. CALL TO ORDER

Mr. Harrington welcomed those in attendance to the Sandy Suburban Improvement District Board Meeting. The meeting was called to order at 5:30 p.m.

2. PUBLIC HEARING/CEREMONIES/PRESENTATION/PUBLIC COMMENTS

A. SOLAR REPORT – JARED OLDROYD

Mr. Oldroyd provided an update on the District's solar power utilization. Mr. Oldroyd reported that the recently installed solar system is performing well and that the District is realizing favorable energy production and value from the system.. A chart was included herein and made a part thereof.

B. RAIN STORM REPORT – JARED OLDROYD

Mr. Oldroyd reported on the large thunderstorm the Salt Lake County area experienced on August 13th 2026, which produced unusually heavy rainfall and localized flooding. This resulted in tripling the amount of flow to the treatment plant in a short amount of time due to rainstorm water flowing into the sewer through manhole lids. The treatment plant hit capacity, but was able to handle the massive influx. The event provided significant real-world stress test of the collection system under unusually high flow conditions. The District plans on purchasing additional flow monitors that will help acquire more flow data.

C. MANHOLE REHABILITATION REPORT – JARED OLDROYD

Mr. Oldroyd provided an update on the manhole rehabilitation project. It has gone out to bid and the administration has decided to work with a contractor out of Colorado. The work will begin September 28th 2026 and the work will be done primarily at night during the low-flow period of the system and to prevent too

much traffic disruption. Ten manholes will be done this cycle and they will have a ten-year warranty.

D. BRIDGE REHABILITATION REPORT – JARED OLDROYD

Mr. Oldroyd reported that the pedestrian walkway bridge at the front of the district building is needing repair. The recommendation is to replace it and preliminary numbers indicate that it could cost over \$100,000 so the project will go out to bid. The district has some flexibility in the timeline of the repair so it is probable that the bid will go out in the fall.

3. DISCUSSION AND/OR ACTION ITEMS

A. FALL 2026 NEWSLETTER

The board approved the Fall 2026 newsletter and it will be mailed out to customers. This edition provides an update regarding the District's ongoing efforts to safeguard customer information and highlights our expanding use of modern trenchless technologies to reduce costs and minimize impacts to the community.

B. CONVERSION TO COST BASED RATES

The administration presented a comprehensive report concerning whether the District should consider transitioning from its existing hybrid revenue structure to a cost based rate system. The administration reported that, at the direction of the Board, considerable administrative time and resources had been devoted to studying the issue. The analysis included extensive research regarding alternative rate structures and public finance practices, consultation with financial and legal professionals and other governmental entities, review of comparable practices, analysis of District financial and customer data, and consideration of the potential financial, legal, operational, distributional, transparency, and public policy implications of modifying the District's existing revenue structure.

The administration explained that the District currently operates under a hybrid revenue model in which property tax revenues and monthly sewer service charges constitute the two principal sources of operating revenue. The administration's analysis was intended to provide the Board with a comprehensive understanding of the existing system, the potential consequences of transitioning to a more exclusively cost based system, and the policy considerations associated with the available alternatives.

The Board engaged in considerable discussion regarding the administration's report and the various policy considerations identified therein. Board members expressed appreciation for the substantial work undertaken by the administration

and indicated that the comprehensive analysis provided the Board with sufficient information to understand the principal issues and alternatives. The Board also discussed the importance of continuing to improve public education and transparency concerning the District's property tax revenues, monthly service charges, overall revenue structure, and the relationship between District revenues and the cost of providing sewer service. The Board discussed providing additional information regarding these matters in future District newsletters and other public communications.

The Board further discussed the anticipated financial impact of future capital obligations associated with improvements to the treatment plant and recognized that adjustments to District rates may become necessary as the District is required to fund its proportionate share of those capital facilities and improvements.

Following discussion, the Board determined that no additional study or analysis of a potential cost based rate structure is necessary at this time. The Board concluded that the administration's comprehensive report and presentation adequately addressed the matter for present purposes. The Board may reconsider the District's revenue structure, including whether to commission a new rate study or undertake additional analysis, at a future meeting if changing financial circumstances, capital obligations, or other considerations warrant further review.

4. CONSENT ITEMS

A. MINUTES

A motion was made by Katie Bradshaw, seconded by Renee P. Christensen, and passed unanimously to approve the minutes of June 2026, as amended.

B. BILLS AND FINANCIALS

A motion was made by Katie Bradshaw, seconded by Renee P. Christensen, and passed unanimously to ratify the bills for June, July and August 2026.

5. OTHER BUSINESS

The District Christmas Party will be held on Thursday, December 3rd at 7:45 p.m.

The October and November meetings will start at 6:00 p.m.

6. NOTICE OF FUTURE PUBLIC MEETINGS

The next meeting will be held on Thursday, October 8th 2026 at 6:00 p.m.

7. ADJOURNMENT

There being no other business to come before the Trustees, Mr. Harrington motioned to adjourn at 7:18 p.m.


Chairperson