



CITY COUNCIL

MEMBERS:

JOY GLAD
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
IRVIN JONES
RAY DEWOLFE
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
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SSLC.GOV

South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, October 28, 2026** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Chair Bynum

Matters for Discussion:

- | | |
|---|------------------------------|
| 1. Central Valley Water Reclamation Facility Presentation | Central Valley Team, 20 min |
| 2. Intro to Wonderbloom Nature Playschool at the Tracy Aviary Nature Center | Jonathan Weidenhamer, 10 min |
| 3. Chinatown Overlay Localized Alternative District | Jonathan Weidenhamer, 15 min |
| 4. Council Rules Discussion | Josh Collins, 15 min |

Adjourn

Posted October 23, 2026

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

CVWRF 2026 UPDATE for SOUTH SALT LAKE CITY

- Plant Upgrades
- Project Timeline
- Benefits Achieved
- Coming Soon
- Closing Comments



EXECUTIVE TEAM - CENTRAL VALLEY WRF



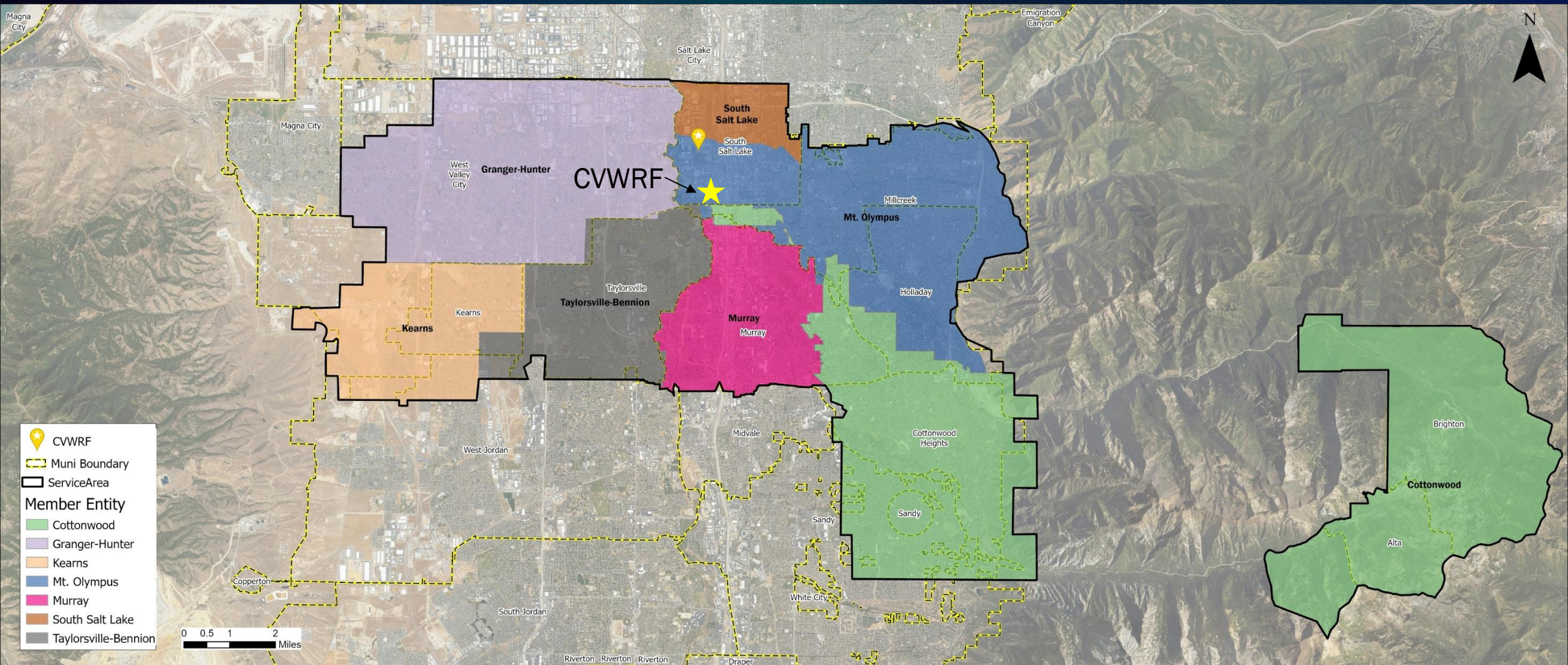
Phil Heck, Ph.D., P.E.
General Manager
- 39 years industry experience
- 12 years w/ Central Valley WRF



Brandon Heidelberg, P.E.
Asst. General Manager
- 27 years industry experience
- 7 years w/ Central Valley WRF



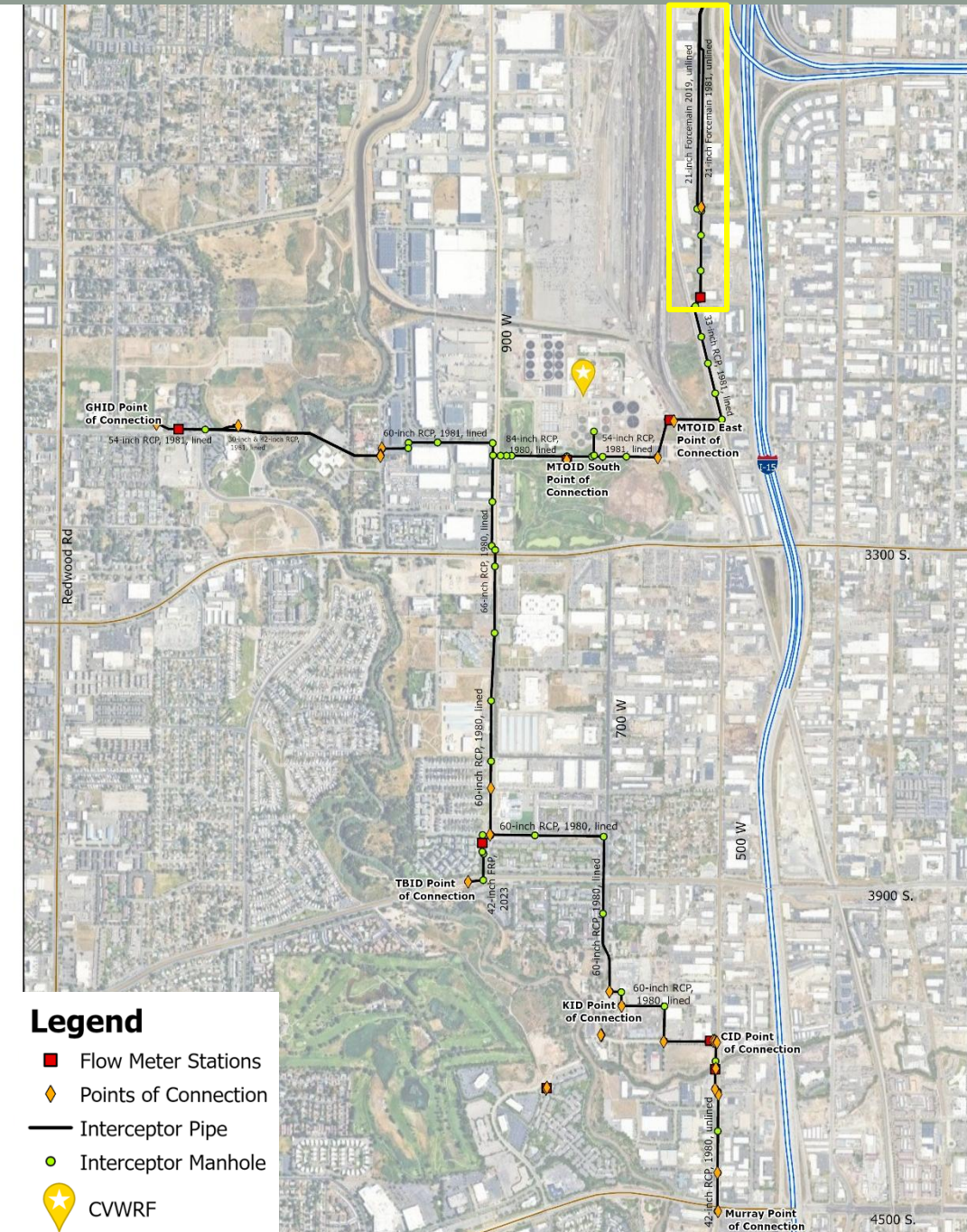
Justin Zollinger, CPA
Chief Financial Officer
- 26 years industry experience
- 10 years w/ Central Valley WRF



CENTRAL VALLEY WATER RECLAMATION FACILITY SERVICE AREA

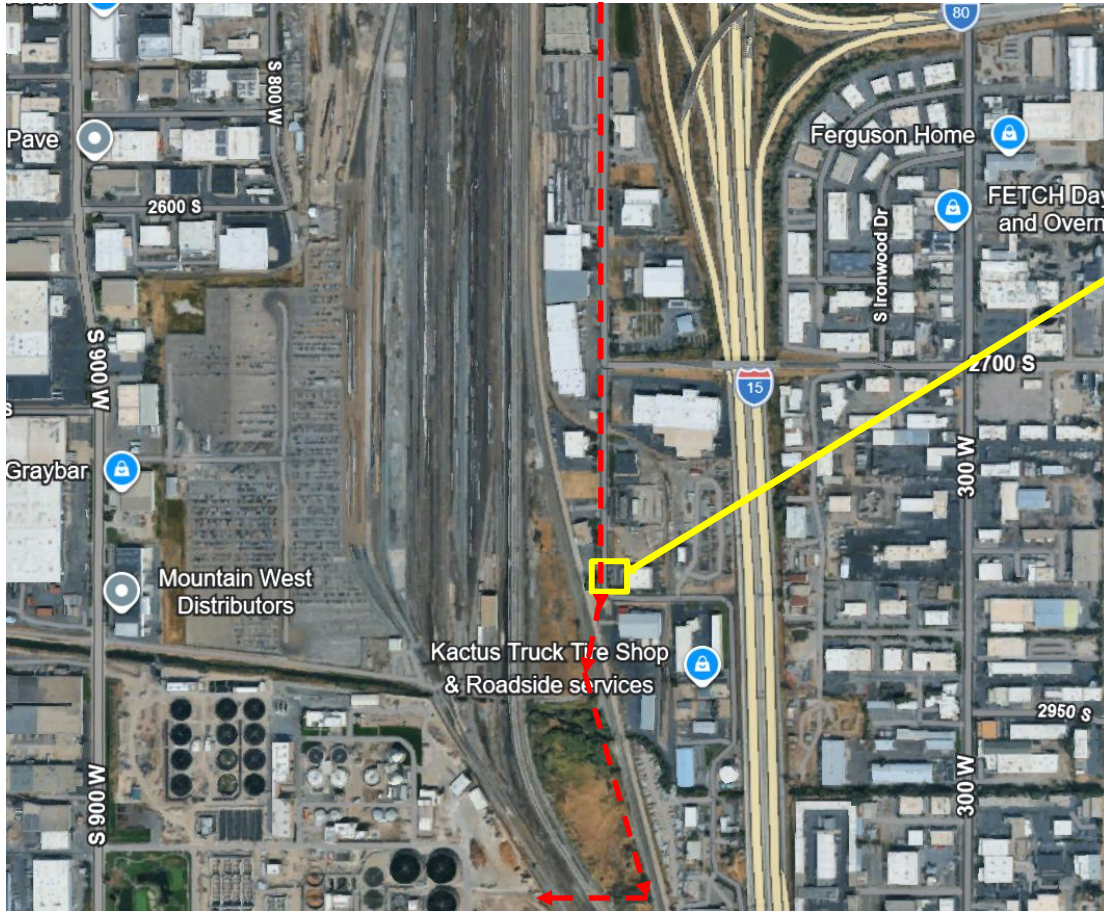
Interceptor System

- 7 miles of large diameter sewer (30-inch to 84-inch)
- 150 manholes
- Two siphons (Big Cottonwood and Jordan River)
- Two parallel force mains (16-inch) serving SSLC



South Salt Lake City

33-inch Diameter Pipe - Flow Meter Vault (radar velocity, Flo-Dar)



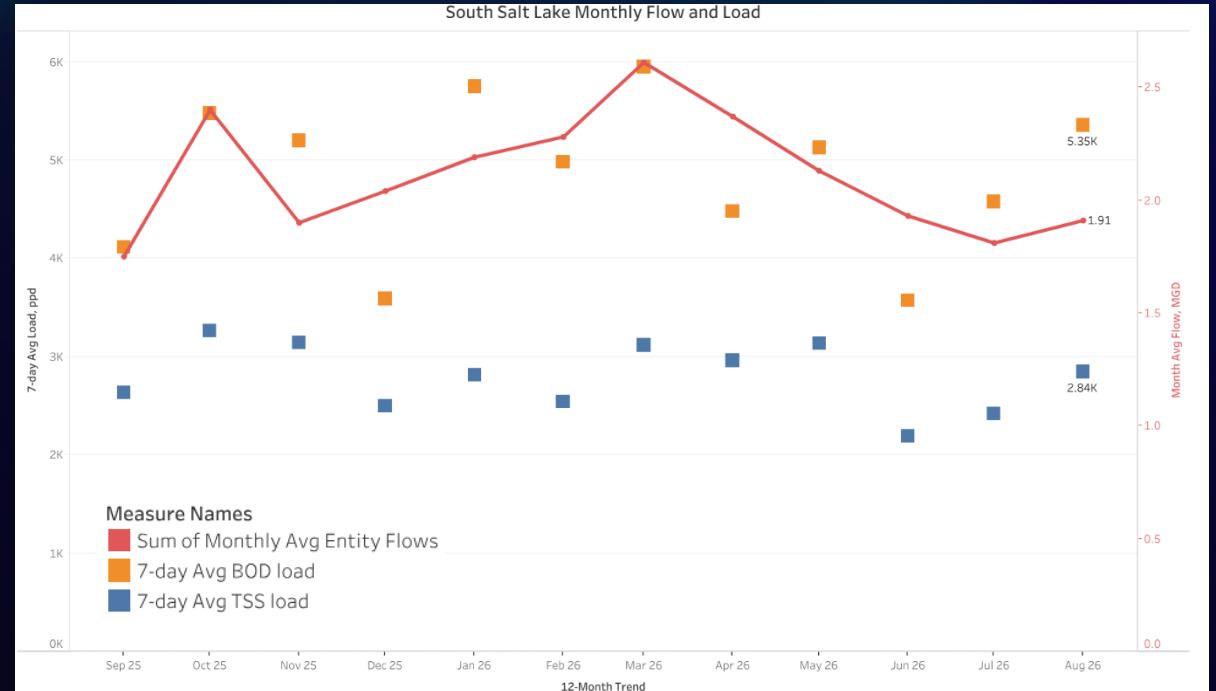
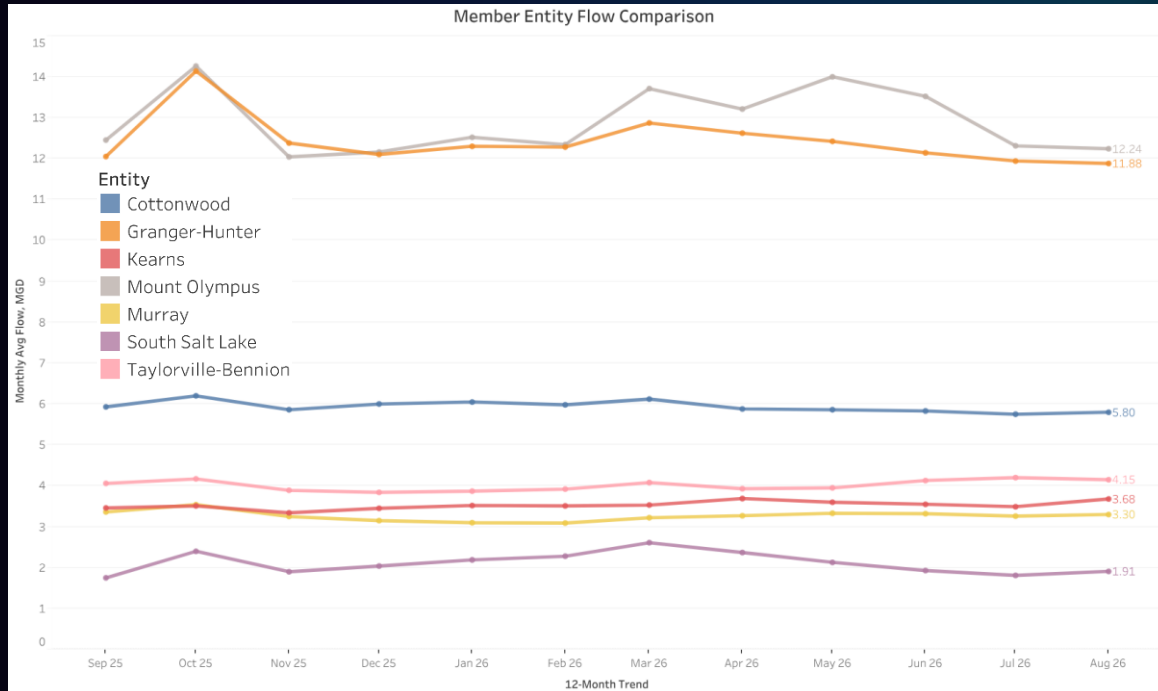
SSLC Meter Vault
2890 South 600 West

CVWRF METRICS



- Population Served: 615,000
- Rated Flow Capacity: 84 MGD
- Current Average Day Flow: 45 - 65 MGD
- BOD and Solids Load: 110,000 lbs/day
- Ammonia Load: 11,000 lbs/day
- TSS Limit: 25 mg/L
- CBOD Limit: 16.0 mg/L
- NH₃ Limit: 3.7 mg/L
- TP Limit: 4 mg/L (**1 mg/L starting Jan 1, 2027**)
- E. Coli Limit: 126 organisms/100 mL

SSLC METRICS



Measured/Sampled at SSLC Meter

- Monthly Avg. Flow = 1.91 MGD
- 7- Day Avg. BOD Loading = 5.35K lbs/day
- 7- Day Avg. TSS Loading = 2.84K lbs/day
- Avg. Total Phosphorus = 74 lbs/day
- Avg. Total Kjeldahl Nitrogen (TKN) = 505 lbs/day

Formula Overview

$$\text{Total O\&M Cost} = \frac{23.50\%}{\text{FLOW}} + \frac{33.51}{\text{BOD}} + \frac{42.99}{\text{TSS}} = 100\%$$



$$\text{Total O\&M Cost} = \text{FLOW} + \text{BOD} + \text{TSS} + \text{Ammonia} + \text{Phosphorus} = 100\%$$

Review and Update 2026-2028, Implement 2029

Entities Share of Cost

ENTITY	% Based on Flow (%)	% Based on BOD (%)	% Based on TSS (%)	Total % of O&M Cost (%)
COTTONWOOD	3.1593	4.4135	7.0573	14.6301
MOUNT OLYMPUS	6.8603	8.2372	10.5505	25.6480
GRANGER-HUNTER	6.6095	9.3565	11.1853	27.1513
KEARNS	1.8764	4.4268	5.7277	12.0309
MURRAY	1.7372	2.3309	3.0290	7.0970
SOUTH SALT LAKE	1.1221	1.6243	1.5137	4.2602
TAYLORSVILLE-BENNION	2.1362	3.1219	3.9243	9.1825
TOTALS	23.5011	33.5111	42.9879	100.0000

ADDITIONAL SERVICES for MEMBER ENTITIES and OUR COMMUNITIES

Interceptors/entity flow metering and sampling

Pretreatment Program

- Local limits

- Permitting

- Industry sampling, monitoring, and enforcement

- Dental amalgam program

- Special investigations

Laboratory Testing

- Drinking water quality (TBID, Murray, GHID)

- High strength testing (BOD, TSS, O&G)

- Investigative testing (spills, discharges)

- Special projects (construction and industrial waste)

Septage (porta-potty waste) receiving

Vac truck receiving (lift station wet well and sewer main cleaning)

Composting (public pickup and delivery)

Equipment training/seminars (AWWA, WEF/WEAU, ACEC, AGC)

Food waste receiving (coming soon!)

Plant tours/education

New Roots Community Garden, annual Blood Drive and Charity events



CVWRF Nutrient Program Timeline

2015-2026

2015

Utah Adopts TBPEL (Phosphorus) Rule

2016-17

Investigation of Treatment Alternatives

Conducted Bench Scale Testing and Evaluated Funding Alternatives

Conducted Pilot Testing of Selected Process (BNR)

2018-19

Started Preliminary and Final Design

Received Regulatory Approvals

Construction Started on Secondary Clarifiers 11 & 12, Blower Building, 3W Building

2020

Groundbreaking March 2020

Construction on BNR Project Started

Airprex sidestream phosphorus (SSP)/struvite removal

2021-22

Anitamox sidestream nitrogen (SSN) and ammonia removal from filtrate (annamox bacteria)

Thickening and Straining Facility

3W Building Start-up Q2 2022

2023-24

Dewatering Bldg. Upgrades Construction Started

SSN and SSP Start-up Q4 2023

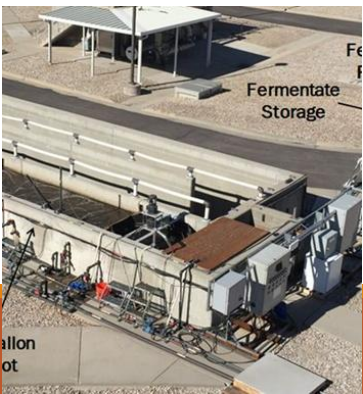
2024-27

Clean-up Package Design/Bid

Blower Building Start-up planned for Q3 2025

BNR Start-up Q4 2025 – Q2 2026

TBPEL Compliance Jan 1, 2027



CVWRF is on track
to meet Utah's new
TBPEL by
2027



Process removes
conventional
pollutants by
>99%



Process reduces
phosphorus
discharge to Mill
Creek and the
Jordan River by
85%



Provides capacity
improvements for
the next
20 years

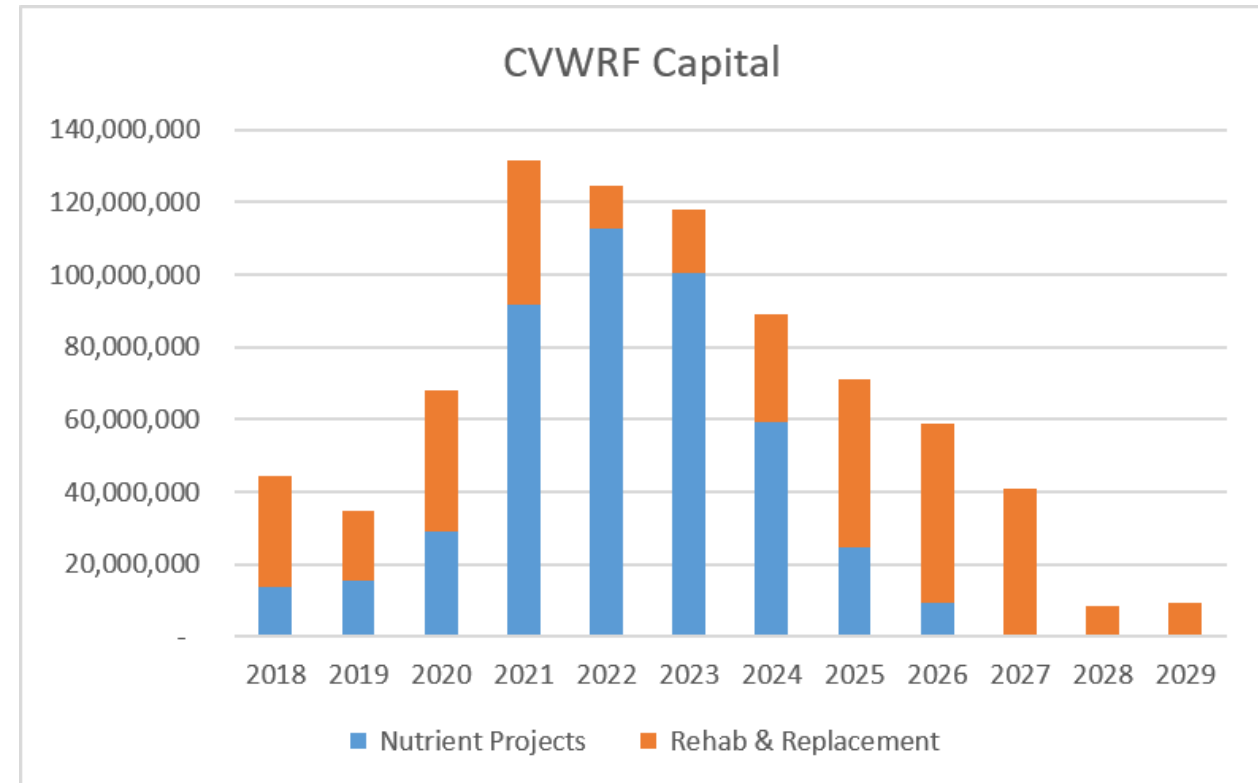
CVWRF BNR Plant Upgrades

- Ongoing eight-year project to upgrade the treatment facility to BNR and complete asset management improvements.
- Start-up and commissioning activities on BNR process underway.
- Approx. **\$540 M** in construction planned.
- Currently, **\$430 M** spent/completed.
 - Approximately 50,000 cubic yards (10 M gallons) of concrete poured (BNR).
 - Over 4,200 tons (8.4 M pounds) of rebar have been installed.
 - Over 1,700 Contractors (employee badges) issued from 2019.



Project Funding

- Pay-As-You-Go: ~ \$8.5 M/year
- Cash: Several Entities using cash reserves
- Bonding Schedule:
 - 2017 - \$28.5 M
 - 2019 - \$38.5 M
 - 2020 - \$65.0 M (State Revolving Fund Loan)
 - 2021 - \$25.0 M (Series A, Private Placement)
— \$150.8 M (Series B and C)
 - 2024 - \$85.0 M Sewer Revenue
 - South Salt Lake City: \$9 M State Loan, \$2 M Grant





BEFORE (Groundbreaking Ceremony, June 2020) and AFTER (Photo Taken July 2026)

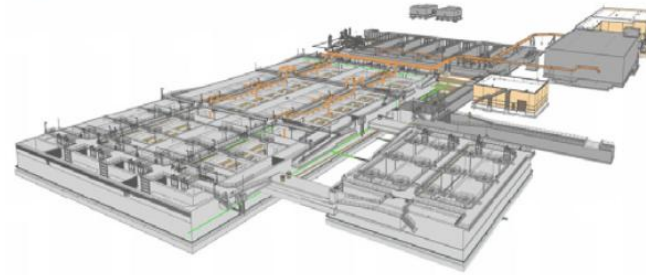


RIBBON CUTTING

(APRIL 29, 2027)



you're invited



Central Valley Water Reclamation Facility
Nutrient Removal Program
RIBBON CUTTING CEREMONY

April 29, 2027 from 2:00 to 5:00 pm



- Program overview
(General Manager, Phil Heck, and
Board Chair, Debra Armstrong)
- Snacks and refreshments

Please respond to



Central Valley Water
Reclamation Facility
800 W Central Valley Rd
Salt Lake City, UT 84119

BENEFITS ACHIEVED

Mission Statement

Central Valley Water Reclamation Facility's Mission is to improve the Utah environment by treating wastewater and recovering resources safely, efficiently, and sustainably.

Effluent Results

Parameter	May 2025 Removal Percent	May 2026 Removal Percent
Total BOD	94.4	99.2
Carbonaceous BOD	96.8	98.9
Total Suspended Solids	93.6	99.3
Ammonia	86.6	99.7
Total Inorganic Nitrogen	27.4	70.4
Total Phosphorus	40.8	58.3

Parameter	May 2026 Influent Lbs/day	May 2026 Effluent Lbs/day	May 2025 Influent Lbs/day	May 2025 Effluent Lbs/day
Total BOD	109,082	896	127,478	7,423
Carbonaceous BOD	73,261	774	76,336	2,699
Total Suspended Solids	90,531	613	99,050	6,721
Ammonia	11,416	30	12,354	1,191
Total Inorganic Nitrogen	11,557	3,418	12,467	10,011
Total Phosphorus	2,248	935	2,316	1,282

Over 220,000 lbs of pollutants removed per day!



MILLCREEK AND JORDAN RIVER CONFLUENCE
(JULY 2026)

COMING SOON

- BNR - BIO P STARTUP
- DIGESTER IMPROVEMENTS (FOR INCREASED CAPACITY AND GAS/ENERGY PRODUCTION)
- SEPTAGE AND FOOD WASTE RECEIVING IMPROVEMENTS
- INTERCEPTOR SYSTEM REHABILITATION – MANHOLES/VAULTS
- BIOSOLIDS LAND APPLICATION SITE ALTERNATIVES



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Thank You!





Chinatown Overlay District

Zoning Ordinance Overview

What is the Overlay District?

Updated zoning code to create a “**Chinatown Overlay District.**”

This code would outline the **purpose**, **boundaries**, and **applicability** of the district by creating “**Localized Alternative Districts.**”

Why have an Overlay District?

To catalyze future, high-quality development in the Chinatown district. This framework will be:

flexible

specialized

focused

enforceable



Overlay District Initial Boundary Lines



Localized Alternative Districts



Development Agreement

Development District

Parking District

Sign District

Planning Commission review and approval of the elements

Planning Commission recommendations of the Development Agreement to the City Council.

City Council review and approval of the required Development Agreement

- Overall plan for each Localized Alternative District
- Phasing
- Enforcement provisions

two-step approval process

Overlay District Targeted Provisions

landscape • development requirements • parking • identity & signage • events

Elements:

Landscaping & Design Development Standards

- Flexibility in location and total amount of landscaping to create a unique, cohesive district incorporating a consistent theme through paving, planting materials, light fixtures, benches, etc.
- Flexibility in setbacks and build to lines

Elements:

Parking

- Allowance for off-site parking when parcels incorporated into District
- Required parking calculated for the district as a whole based on a parking study by a licensed traffic engineer
- Information signage to be consistent with Localized Alternative Sign District
- Pedestrian connections from offsite parking to the primary district shall reflect the district-wide theme and urban design elements

Elements:

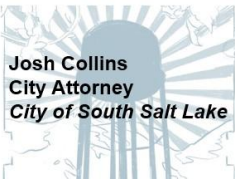
Signage & Sculptural Elements

- Flexibility in the total area of signage
- Flexibility in the placement of signs
- Provisions of 17.08 Article 1 always apply (location of safety provisions)
- Flexibility in height of rooftop signs

Elements:

Special Events

- Flexibility in the total area of signage
- Flexibility in the placement of signs
- Provisions of 17.08 Article 1 always apply (location of safety provisions)
- Flexibility in height of rooftop signs



220 E. Morris Ave., Suite 200
South Salt Lake City, Utah 84115
Phone: (801) 483-6068
cityattorney@sslc.gov

COUNCIL RULES UPDATE STAFF REPORT

October 28, 2026, Council Meeting

City Council Members,

In an ongoing effort to ensure that the Council can operate its meetings as efficiently and transparently as possible, and to ensure that we as staff are providing the best service we can, we regularly review the Council Rules to seek discussion on whether certain aspects of the Rules can be improved. During a recent review of Council Rules, I believe there are certain aspects of Council Rule 7 that can be amended to meet the goals stated above. Below you will see an outline of those changes. I have also attached a redline and clean version of the specific language that I am suggesting.

South Salt Lake City Council Rule 7

Rule 7 of the Council Rules covers how City Council meetings are conducted and defines agenda items. Part 4 of Rule 7 covers Action Items – items on which the Council can take official action by either voting to deny, voting to approve, or voting to move the item to another meeting (tabling the item). Various types of Action Items are listed in the subparts of Part 4, to include: Consent Agenda; Appointments by the Mayor; Unfinished Council Business; and New Council Business. The suggested edits to the Council Rules do two things –

- 1) Add a new subpart to the Action Items listed in Part 4 of Rule 7 of the Council Rules for recurring annual reports that require council action in the form of acceptance or acknowledgement only; and
 - 2) Amend the process and requirements for Appointments by the Mayor.
- Both of these changes are discussed in more detail below.

Addition of new Action Item to Rule 7 – Reports.

Each year the Council is asked to consider multiple reports or other similar items that only require the Council to acknowledge that the report was provided, or accept the report and require it to be published by City Staff. Examples of these reports are:

- 1) The newly required Annual TUF report;
- 2) The Fraud Risk Assessment required as part of the City's Annual Financial Audit;
- 3) The City's Annual End of Year Financial Audit; and
- 4) Other similarly required annual reports from various departments.

As part of the attempt by City Staff to help the Council operate more efficiently and to enhance transparency, items listed in this Subpart of Rule 7 should be approved by Resolution. Asking the Council to approve a resolution for these items assists City Staff by presenting the Resolution as evidence that required reports were provided to and acknowledged and/or accepted by the City Council. And that the Council heard them timely. These Resolutions will also create a clearer record for the Council's actions. A clearer record provides more transparency to the public, which in turn will hopefully increase the trust between the City and the Public.

Adopting this new subpart will also reduce the number of times the Council will be required to hear these types of reports, as it will allow the Council to take action after one reading if they so choose. It also maintains the ability of the Council to move it to another meeting if more information on the report is desired or needed. Staff believes the change to this part of Rule 7 will significantly improve the Council's ability to act transparently and efficiently on required reports going forward.

Amendment of Rule Governing Appointments by the Mayor

In addition to the creation of a new action item subpart, City Staff is recommending an amendment to the part of Rule 7 that governs Appointments by the Mayor. Currently Rule 7 part 4, subpart (b) requires that all Mayoral appointments be discussed at a work meeting and then at a regular meeting. It appears the intent of this was to allow the Council time to interview the candidates for appointment in a work meeting and then take action in a subsequent regular meeting. However, upon review, it appears that no candidate for appointment to the Planning Commission or the Civilian Review Board, and very few appointments to City Staff positions in the last 8 years have been asked a single question by the Council.

In reviewing the Rule to determine how to maintain the Council's ability to interview candidates for appointment but also to reduce the amount of time a candidate is required to spend at a council meeting Staff recommends removing the requirement for a candidate to appear at a work meeting. The suggested change does not remove the Council's ability to interview a candidate for appointment. Likewise, if the Council has further questions and is not ready to act on the appointment, it can move the appointment to a future meeting. Removing the work meeting requirement allows flexibility for the Council and will likely result in reducing the amount of time a candidate for Mayoral appointment spends quietly waiting at a council meeting. Like the previous item, this suggested amendment will improve both efficiency and maintain the flexibility of the council, while also maintaining the appropriate level of transparency needed.

Like the previous amendment, Staff recommends that all appointments be approved through a resolution. Staff understands that this will increase its workload slightly, however, it will also increase transparency and clarity in the Council record as detailed more fully in the previous section.

Conclusion

In conclusion, City Staff believes that both amendments will assist the Council in creating a more clear and transparent record, while maintaining flexibility to take the actions it believes are necessary. Additionally, Staff believes the efficiency created through these amendments will not jeopardize or inhibit transparency or trust, but will maintain and enhance these values.

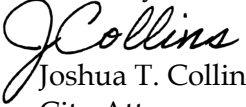
Sincerely,

Joshua T. Collins
City Attorney
City of South Salt Lake

EXHIBIT A

Suggested Amendments to South Salt Lake City Council Rules of Procedure Rule 7

REDLINE VERSION

Rule 7: Conducting of Meetings and Agenda Definitions

4. Action Items. The Conducting Council Member will ask for a motion on any items listed under this section of the Agenda after discussion, as needed, has concluded.

(a) Consent Agenda. As a courtesy, the Conducting Council Member should ask if there are any questions concerning the "Consent" items. The Conducting Council Member should identify and briefly explain the items on the Consent Agenda to all those present at the meeting. The Consent Agenda, generally, shall consist of matters which require no further discussion or which are routine in nature. Usually, all items on the Consent Agenda shall be adopted by a single motion, second and vote. However, prior to the motion to adopt the Consent Agenda, a Council Member may have an item removed from the Consent Agenda without a motion to Unfinished Council Business for further discussion. Items moved to the Unfinished Council Business agenda will be addressed in that section of the agenda ahead of agenda items listed for discussion.

A motion, second, and vote will be called for the adoption of items remaining on the Consent Agenda.

(b) Appointments by the Mayor. Individuals subject to Mayoral appointment shall initially be introduced to the Council by The Mayor, or a designee, in a work ~~or regular~~ meeting. The Council shall be provided with the resume of any candidate who is subject to appointment prior to the ~~work~~ meeting in which the candidate is introduced. The Council may pose questions to the candidate or request further information from the administration at the ~~work~~ meeting. The conducting Council Member may elect to poll the

Council members during the work meeting to determine whether there is Council support for a candidate's appointment. The matter may then be referred to a future work meeting or regular meeting for further action by the Council. Advice and consent of the Council requires a majority vote. The Council's advice and consent for a Mayoral appointment should be given through a resolution. However, in the absence of a prepared resolution, the Council may give its advice and consent by a roll call vote without a resolution.

—
(c) Reports. When a report is required to be presented to and approved, acknowledged, and/or accepted by the City Council it may be voted on in the same meeting at which the first reading of that report is received. The City Council's acceptance, acknowledgment, and/or approval of a report should be given through a resolution. Examples of reports include, but are not limited to any annual report required by law to be provided to the City Council, a fraud risk assessment, the annual financial audit, or similar items.

(~~de~~) Unfinished Council Business. The Unfinished Council Business section shall consist of those items which have received a first reading in a prior regular Council meeting or a work meeting. All items on Unfinished Council Business are subject to further discussion. After discussion, any Council Member may make a motion to vote, such motion to be seconded and a vote taken on these items.

The purpose of the Unfinished Council Business portion of the agenda is to finish the items that appear thereon.

(~~ed~~) New Council Business. The New Council Business section is defined as the introduction or first reading of items on the Council's agenda. New Council Business items shall have a Council Member, Mayor, staff, or presenter's name listed next to each item as the sponsor of the item. Items are dealt with individually.

Matters before the Council, which require decision of the Council, will first be presented to and discussed by the Council. No New Council Business item shall receive Council action unless, at the discretion of the Council Chairperson, the item is deemed an emergency, or if immediate action is desirable, and the Council chooses to vote on the item. (See Rule 17, Suspension of the Rules.) Any Council Member can request deferral of an item on the New Council Business section.

After discussion, all New Council Business items not designated emergency shall be referred by a motion and a second to a work meeting or to a future Council agenda for further action.

CLEAN VERSION (NO REDLINE EDITS)

Rule 7: Conducting of Meetings and Agenda Definitions

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