

SOUTH DAVIS SEWER DISTRICT  
BOARD OF TRUSTEES  
REGULAR MEETING  
21 August 2025

The Board of Trustees of the South Davis Sewer District, Davis and Salt Lake Counties, met in regular session at 5:00 p.m. at the District Office located at 1800 West 1200 North, West Bountiful, Utah, with the following members present:

Howard Burningham	Chair
Mark Preece	Vice-Chair
Len Arave	Trustee
Gina Hirst	Trustee
Brian Horrocks	Trustee
Kendalyn Harris	Trustee
Ryan Westergard	Trustee

Others meeting with the Board:

Matt Myers	General Manager/Treasurer
Lanese Hendrickson	Assistant General Manager
Susanne Monsen	Administrative Asst/Asst Clerk
Candice Venn	Assistant Accounting Manager
Gary Davis	Resident, Bountiful
Scott Laneri	Resident, Bountiful
Darren Lowe	Jacobs Engineering Group
Jordan Hughes	Project Manager, WRR

1. OPEN MEETING:

The Chair called the meeting to order at 5:01 p.m.

2. PUBLIC COMMENTS:

A. LATERAL LINING COMMENTS ON RENTAL PROPERTY.

Scott Laneri resided in his former home in Bountiful for seven years then moved to a different home, also in Bountiful, a year ago. He kept the former home as an investment and it is now a rental. Recently the rental home experienced a problem with the sewer lateral. A plumber cleared the line, but told Mr. Laneri the sewer lateral needed to be lined at a cost of \$9,000.00. He recommended Mr. Laneri contact the District to see if he was eligible for our lateral lining program. In accordance with District Resolution No. 110, commercial properties, including rented single-family residences, are not eligible. Mr. Laneri did not feel this was fair and asked for an exception to the District's policy. While the Board was sympathetic to his request, they noted that there have been many other property owners who were not eligible for this program.

B. WEBSITE UPDATES.

Gary Davis expressed his thanks for the service provided by the District. He inquired about construction updates on the District's website. Lanese Hendrickson noted staff had acted on his previous comments and the District's website had gone through a complete overhaul with construction activities updated. Staff and the Board expressed thanks for public comments and suggestions to help us keep everyone better informed.

3. APPROVAL OF MINUTES:

The Chair asked for comments of the regular Board Meeting held 17 July 2025. After consideration motion was made by Gina Hirst seconded by Mark Preece to accept the Minutes as presented. Motion carried with Trustees Burningham, Hirst, Preece, Horrocks, Harris and Westergard voting "aye". Len Arave abstained as he was not in attendance at the last meeting.

4. BUDGET REPORT:

A. SOUTH DAVIS SEWER DISTRICT.

The Budget Report ending July/2025 was presented for review. The combined Revenue Budget has received 80% in revenues. The Collection System is 49% expended; Treatment Plants are 49% expended; Industrial Pretreatment is 53% expended; Capital Expansion is 30% expended; Water Quality Group (JR/FB) is 31% expended; OU2 Remediation is 40% expended; Water Quality Group (UT LK) is 34% expended; and General & Admin is 45% expended. The budget ratio to calendar months is 58%.

5. INVESTMENT REPORT:

Current investments (July/2025) are maintained by Zions Bank, Public Treasurers Investment Fund (PTIF) and Moreton Asset Management. Zions Trust held approximately \$12.5 million at an interest rate of 4.4692% (funds are with PTIF); PTIF held approximately \$14.4 million at an interest rate of 4.4692%; and Moreton held approximately \$2.0 million at an interest rate of 4.0106%.

6. APPROVAL OF DISBURSEMENTS:

Trustees reviewed Zions Bank check numbers 36518, 36549, 36559, 36566, 36574 and EFT 99882. After further consideration motion was made by Ryan Westergard seconded by Len Arave to accept the Disbursements as presented. Motion carried unanimously with Trustees Burningham, Arave, Hirst, Preece, Horrocks, Harris and Westergard voting "aye".

7. APPROVAL OF SEWER LINE DEEDS:

A. PHELAN LIGHT INDUSTRIAL SUBDIVISION - PROJECT NO. 1-22.

The Deed for Phelan Light Industrial Subdivision, located at 1376 West 2600 South in Woods Cross, has been received. The total sewer costs for this development are \$183,989.00.

B. WESTERN FAB HANGARS - PROJECT NO. 2-23.

The Deed the Western Fab Hangars, located at 2125 South Redwood Road in Woods Cross, has been received. The total sewer costs for this development are \$153,432.00

C. THE BROOKS PUD - PROJECT NO. 4-23.

The Deed for The Brooks PUD, located at 220 North Main in Bountiful, has been received. The total sewer costs for this development are \$71,500.00.

D. CLIFTON PLACE NORTH PUD PHASE 2 - PROJECT NO. 4-25.

The Deed for Clifton Place North PUD Phase, located at 1200 N Ivywell Lane in North Salt Lake, has been received. The total sewer costs for this development are \$75,000.00.

Motion was made by Mark Preece seconded by Kendalyn Harris to accept the Deeds for Phelan Light Industrial Subdivision, Western Fab Hangars, The Brooks PUD and Clifton Place North PUD Phase 2. Motion carried unanimously with Trustees Burningham, Hirst, Preece, Horrocks, Harris and Westergard voting "aye".

8. CONSIDER JACOBS' CONSOLIDATION STUDY PROPOSAL :

Matt Myers reviewed the purpose of this study, which is to provide a framework for long-range planning that will guide decision-making regarding future maintenance, rehabilitation and upgrades. We anticipate it will be referenced in the next Facility Plan update. The study will probably take approximately one year to complete. The Proposal for the Treatment Plant Consolidation Feasibility Study was reviewed by the Board. Darren Lowe noted that the District already has a contract with Aqua, and Jacobs will leverage Aqua's established knowledge base to streamline the project. Gina Hirst emphasized that, while the cost is high, proposals were evaluated based on qualifications rather than price. She had several questions regarding contributions from experienced staff, emphasizing that quality is priority in this effort. This work will be time and materials based with quarterly updates to the Board. This is a pivotal project that will establish a framework we can rely on moving forward.

Motion was made by Gina Hirst seconded by Brian Horrocks to approve the Consolidation Study Proposal at a cost not to exceed \$290,669.82. Motion carried unanimously with Trustees Burningham, Arave, Hirst, Preece, Horrocks, Harris and Westergard voting "aye."

9. CONSIDER CURED-IN-PLACE-PIPE (CIPP) CHANGE ORDER NO. 2:

This Change Order adds lining of five sections of 24-inch pipe from 400 North to 1200 North in West Bountiful for \$298,500.00 and extends the date of substantial completion to 11/15/26. The contractor's unit price for 24-inch pipe is lower than all other bids for 21-inch pipe, even after including mobilization and traffic control/barricading, so we don't expect better pricing by rebidding. Len Arave asked staff to see if the contractor can complete the work this fall with the remainder of the trunkline work originally included in the bid and negotiate a reduction in mobilization costs.

Motion was made by Len Arave seconded by Brian Horrocks to approve the CIPP Change Order No. 2 as presented. Motion carried unanimously with Trustees Burningham, Hirst, Preece, Horrocks, Harris and Westergard voting "aye."

10. NORTH PLANT REHABILITATION AND NUTRIENT REMOVAL PROJECT - REPORT:

Lanese Hendrickson reviewed the progress of the upgrades and noted the new administration building should be completed by the end of the year, but move-in would probably not take place until February to accommodate January billing as well as IT concerns.

- July's pay request from Alder totaled just over \$4.7M, the largest to date compared to prior requests, which have generally been around \$2M. It includes major items such as site electrical gear, dewatering screws, headworks screens, and chemical pumps, much of which is stored at Alder's warehouse. We reviewed our builder's risk insurance limits for offsite storage with Alder, and Alder confirmed their warehouse and office insurance also covers stored items.

11. STANDARD & POOR'S - REVISED BOND RATING:

S&P Global Ratings raised its rating to "A" from "BBB+" on the District's 2017A taxable combined utility system revenue bonds.

At the same time, S&P Global Ratings raised its rating to "BBB" from "BBB-" on the 2017 taxable ALPRO SD LLC resource recovery revenue bonds.

The outlook is stable.

The rating action reflects the S&P view of the reduced counterparty risk and improved operational outlook for the Wasatch Resource Recovery Project (WRR), a public-private partnership jointly owned by the District and Wasatch RNG, an affiliate of OPAL Fuels, LLC, following its acquisition of all outstanding ownership interests in ALPRO SD, LLC. We are optimistic that these actions will put us in a better position for the next round of financing for our North Plant Upgrade project.

12. INSURANCE DISCUSSION:

Several months ago the Board reviewed the District's insurance requirements and felt like it may be time to request bids. The District has been with Olympus Insurance Agency since 2012 and has received excellent service from them. One of the challenges with bidding at this time is our Builders' Risk Coverage which needs to stay in place until the North Plant upgrades are complete. The Board was in favor of waiting until construction was complete at the North Plant.

13. WASATCH RESOURCE RECOVERY (WRR) PROJECT - REPORT:

Opal has been heavily investing in the planning of process and facility improvements, including installation of new depackaging equipment along with new piping and valves to improve efficiency and provide operational flexibility in handling and processing food waste. Further study has determined the hydrolysis tank is beyond repair. Opal has hired Jordan Hughes as a project manager over construction and has released budget for engineering of a smaller transfer tank to replace the hydrolysis tank. Upgrades and repairs at the facility are ongoing.

14. ODOR UPDATE:

A. CONSIDER PURCHASE OF ECOBLOC MATERIAL FOR BIOFILTER REHABILITATION.

Staff has been working on how to deploy the \$2M allocated for odor improvements. Planned replacement of the hydrolysis tank is anticipated to provide significant odor reduction and, with Opal taking the lead on that project, we would like to focus on rehabilitation of the biofilter, which is no longer working effectively. We have received a quote from RainHarvest Systems for EcoBloc and associated materials to replace the existing perforated branches that make up the base of the biofilter. Since no comparable alternative to EcoBloc has been identified and both Jacobs and PlanET have reviewed the option, we recommend moving forward with purchase of EcoBloc.

Motion was made by Gina Hirst seconded by Brian Horrocks to purchase the EcoBloc system in the amount of \$126,82.80 as presented. Motion carried unanimously with Trustees Burningham, Arave, Hirst, Preece, Horrocks, Harris and Westergard voting "aye."

15. EFFECTIVE UTILITY MANAGEMENT EXERCISE (EUM):

The purpose of this exercise is to review and establish District priorities as determined by the Board. The Board submittals will be summarized and reviewed by Management to ensure staff is better understanding District requirements and to better communicate District programs to the Board.

16. GENERAL MANAGER'S REPORT:

A. MEETING WITH DESERET NEWS AND KSL EDITORIAL BOARD.

Matt Myers reported that managers from local wastewater treatment plants recently met with the Deseret News and KSL Editorial Board and hope to meet with the Tribune Board in the future. Unlike the Utah Division of Water Quality (DWQ), wastewater treatment plants have a direct connection to rate payers and want to address cost implications of regulatory requirements driving treatment plant upgrades.

17. NEXT MEETING SCHEDULED:

The next regular meeting has been scheduled for Thursday, 18 September 2025, 5:00 p.m.

18. DISMISSAL:

The Chair declared the meeting adjourned at 7:08 p.m.



Assistant Clerk

  
Chair, Board of Trustees