

NORTH DAVIS SEWER DISTRICT
Minutes of Board Meeting held April 10, 2025

Minutes of the regularly scheduled Board Meeting held at the District offices located at 4252 West 2200 South, Syracuse, UT 84075 on Thursday, April 10, 2025. The board meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Joy Petro, Board Chair; Dave Maughan, Vice Chairman; Brian Vincent, Treasurer; Lance Hamblin; Karece Thompson; Dane Searle; Sophie Paul; David Hatch, District Manager; Aivale Lui, Board Clerk. Scott Wiggill was excused.

ALSO, PRESENT WERE: Myron Bachman, Plant Superintendent; Tyler Barfuss, Operations Manager; Jason Stansfield, Network Administrator; Angela Lupcho, Administrative Services Director; Pablo Mendoza, C & L Water Solutions Azuria; Trent D'Ewart, Whitaker Construction. Attending via Zoom: None.

DECLARATION OF CONFLICTS OF INTEREST

- Board Chair Petro asked whether any board members had any potential conflicts of interest on any of the agenda items. None were disclosed.

APPROVAL OF MINUTES OF THE MEETING HELD March 13, 2025

- The minutes of the meeting held March 13, 2025, were approved on motion by Mr. Hamblin and seconded by Mayor Vincent. All were in favor.

PUBLIC COMMENTS

- Board Chair Petro asked whether any member of the public would like to make a comment. No public comment was made.

PUBLIC HEARING – USER FEE MANUAL

Mr. David Hatch NDSD/ Ms. Angela Lupcho NDSD –

- Moved by Mayor Maughan to go into public hearing for the user fee manual and was seconded by Mr. Searle.
- The board discussed the inclusion of Accessory Dwelling Unit (ADU) language and types of definitions of ADUs in the user fee manual.
- The addition aims to guide cities in assessing impact fees for ADUs, which were previously not addressed.
- Changes were made to align the manual with state statutes and update contact information.

Mr. David Hatch NDSD/Ms. Angela Lupcho NDSD –

- Board Chair Petro opened the public hearing for user fees. History of District lines. The need to keep updating old lines with proper protection and advancements. The District services, 7 Cities and has about 110 ft of sewer lines, we average about 20 million gallons of water.
- With the systems needing updating we are asking to raise our user fee. Currently users pay \$21.50 a month. With a 28% decrease in property taxes due to the retirement of the 2025 G.O. bond debt. July 2023, we updated impact fees to allow for different types of residences. We have been able to absorb the cost of current inflation, however, moving forward we need to evaluate current upcharges in contracted service, supplies, and chemicals to run the plant system. Total expenses in 2024 are up by 34%. Over the next 10 years we will have 130 million in collection lining projects and 80 million in treatment plant aging updates.
- The proposed raise in user fee is \$2.50 this year and another in \$2.50 in 2027. It will cover the aging infrastructure costs.



- Motion to close public hearing made by Mr. Thompson and seconded by Mayor Vincent.

CONSIDERATION OF APPROVAL OF RESOLUTION NO. 2025-02, "A RESOLUTION ADOPTING THE 2025 USER FEE MANUAL FOR NORTH DAVIS SEWER DISTRICT"

- Mr. Thompson motioned to approve Resolution No. 2025-02, seconded by Dane Searle. Roll call vote was taken: Joy Petro – yes; Dave Maughan – yes; Brian Vincent – yes; Lance Hamblin – yes; Dane Searle – yes; Karece Thompson- yes; Sophie Paul – yes. Voting was unanimous.

TNI REPORT FROM LAB ASSESSMENT

Mr. Tyler Weaver NDSD Lab –

- The laboratory processes approximately 12,000 samples annually and is certified for 23 analyses, undergoing audits every six months.
- The laboratory team consists of four employees: Lab director, a chemist and two lab technicians. They maintain rigorous standards for sample analysis.
- Recent audits revealed three minor findings, primarily related to pipette calibration practices.
- There were three audit findings that were discussed, including issues with electric desiccators, unlocked cells in Excel spreadsheets, and the need for data integrity training.
- The team has already addressed the desiccator display issue and is implementing a plan for quarterly checks on spreadsheet integrity, with a goal to certify compliance within 30 days.
- All findings have been addressed and sent to TNI to show compliance with the improvements.

Joy Petro left meeting 6:35pm

CMGC 2025 WO1 LINING UPDATE

Mr. Pablo Mendoza (C&L Water Solutions Azuria) –

- The 48-inch lining project on Gentile is on track, with the third liner scheduled to be installed soon.
- A bypass was completed last week, and the project is progressing as planned.

CMGC FAIRFIELD ROAD SEWER REPLACEMENT UPDATE

Mr. Trent D'Ewart (Whitaker Construction) –

- The project is on schedule, with two additional manholes laid and 577 feet of pipe installed since the last meeting.
- Crews are utilizing a leapfrog bypass method and are expected to begin milling and paving on the 28th and 29th.
- The Gordon intersection will be addressed after school is out to help with the flow of traffic.

CONSIDERATION OF APPROVAL OF RESOLUTION 2025-04: JOINT RESOLUTION OF CENTRAL WEBER SEWER IMPROVEMENT DISTRICT AND NORTH DAVIS SEWER DISTRICT APROVING TO THE BOUNDARIES OF THE DISTRICTS

Mr. David Hatch NDSD–

- This resolution follows a previous intent passed in December 2024.
- This would affect a small piece of 4000 South.
- Moved by Mayor Vincent to approve Resolution 2025-04 Joint Resolution of Central Weber Sewer Improvement District and was seconded by Mr. Hamblin. All were in favor.



MANAGER'S REVIEW

Mr. David Hatch NDSD–


- Negotiations with the last property owner on Fairfield Road and the dog training park area for a temporary easement have stalled leading to a redesign of the project to stay within existing easements. With the redesign, there could be a cost increase for the project.
- The internal Admin expansion starts on Monday so the next Board meetings for May and June will be held in the Lab. The internal project is expected to be completed by July board meeting.
- They are meeting with Syracuse City Fire on using the rental property to be demolished to use as a training center for the week.
- The team is preparing for the Operators Challenge and a district dinner for WEAU scheduled for April 22-25.
- An upcoming North Davis Family Lagoon Day is planned for June 21st.

BOARD CHAIR'S REVIEW

- A proposal was made by Mayor Maughan to consider granting an easement for a bike trail along Antelope Drive, which could improve safety. This project will be done by UDOT. They will be piping the ditch to help with phragmites issues. The board is encouraged to think about the potential benefits and implications of this easement for future planning.

ADJOURNED

Moved by Mr. Thompson and seconded by Mr. Hamblin to adjourn at 6:56 p.m. All were in favor.

Approved  Clerk of Board 5/8/2025 Date



