

NORTH DAVIS SEWER DISTRICT
Minutes of Board Meeting held January 09, 2025

Minutes of the regularly scheduled Board Meeting held at the District offices located at 4252 West 2200 South, Syracuse, UT 84075 on Thursday, January 09, 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; Sophie Paul; Lance Hamblin; Scott Wiggill; Dane Searle; Karece Thompson; David Hatch, District Manager; Aivale Lui, Board Clerk.

ALSO, PRESENT WERE: Tyler Barfuss, Collections Superintendent; Myron Bachman, Plant Superintendent; Jason Stansfield, Network Administrator; Tyler Weaver, Lab Director; Jeff Richards, Public; Bruce Fowles, Public; Lisa de Souza, Public. Attending via Zoom: Kendall Linton, NDSO; Brian Lamar, NDSO; Tyler Murri, NDSO; Dennis Byington, NDSO; Shawn Hangman, NDSO.

ADMINISTER OATH OF OFFICE TO REAPPOINT BOARD MEMBER

- The Oath of Office was given by Ms. Lui, the board clerk, to Karece Thompson with Clearfield City.

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 DECEMBER 12, 2024

- The minutes of the meeting held December 12, 2024, were approved on motion by Mr. Hamblin and seconded by Mr. 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.

SERVICE AWARD – ANGELA LUPCHO

- Board Chair Petro requested for item to be moved to next month's board meeting as Angela was not present.

DISCUSSION ON ANNEXATION OF IVY MEADOWS & ADJOINING PROPERTIES IN WEST POINT CONSISTING OF 38 SEPARATE PARCELS, TOTALING 264.84 ACRES

Mr. David Hatch -

- The District is initiating the annexation process for Ivy Meadows and adjoining properties in West Point.
- West Point has already passed a resolution for their own city to incorporate the unincorporated Davis County area into their boundaries.
- The District must request West Point to pass a resolution on behalf of the District to start the public hearing process.

CONSIDERATION OF APPROVAL FOR NEW SOLAR PANEL ARRAY CONTRACT WITH SOLAR FARMS

Mr. David Hatch –

- The District plans to install a solar panel system and a battery to reduce dependency on Rocky Mountain Power and lower energy costs.



- The project includes five acres of solar panels and a one-megawatt battery, with an expected annual savings on the electric bill of approximately \$222,000.
- The project aims to replace a 20-year-old engine that incurs high maintenance costs.
- The District is pursuing federal tax credits for the solar project, which are expected to be available until the year 2026.
- There have been no reported issues with obtaining tax credits for similar projects in the past.
- The anticipated timeline for completing the project is in 2025, with paperwork for tax credits to be submitted in April following the project's completion.
- Moved by Mr. Wiggill to approve the new Solar Panel Array Contract with Solar Farms and was seconded by Ms. Paul. Roll call was taken: Joy Petro – yes; Dave Maughan – yes; Brian Vincent – yes; Lance Hamblin – yes; Dane Searle – yes; Sophie Paul – yes; Scott Wiggill – yes; Karece Thompson – yes. Voting was unanimous.

CONSIDERATION OF APPROVAL FOR NEW BATTERY ENERGY STORAGE SYSTEM
CONTRACT WITH SOLAR FARMERS

Mr. David Hatch -

- The battery systems are sophisticated, housed in enclosures with built-in fire suppression systems to prevent fires.
- Lithium-ion batteries are heavy and designed to minimize fire risks, with a self-contained structure that allows for easy maintenance and monitoring.
- The warranty for the batteries is 100% replacement for the first 10 years, covering individual cells rather than the entire battery.
- Replacement times for batteries are generally a couple of weeks with warehouses nearby for quicker access.
- The projects qualify for ITC's under Section 48E, requiring strict adherence to prevailing wage requirements to secure tax credits.
- Maintenance of the solar field post-construction must also comply with prevailing wage requirements for a period of 5 years.
- The key takeaway is the importance of energy independence and the rising energy costs, prompting the need for project approval.
- Moved by Mr. Wiggill to approve the new Battery Energy Storage System Contract with Solar Farmers and was seconded by Mr. Hamblin. Roll call was taken: Joy Petro – yes; Dave Maughan – yes; Brian Vincent – yes; Lance Hamblin – yes; Dane Searle – yes; Sophie Paul – yes; Scott Wiggill – yes; Karece Thompson – yes. Voting was unanimous.

CONSIDERATION OF APPROVAL FOR NEW BLUE SKY MOU WITH ROCKY MOUNTAIN
POWER

Mr. David Hatch -

- The Blue Sky Program offers \$600,000 in incentives for the solar project, which includes a net metering agreement and remote monitoring of the battery system.
- Rocky Mountain Power requires two tours of the facility per year and a permanent sign displaying their branding.
- Moved by Mr. Wiggill to approve the new Blue Sky MOU with Rocky Mountain Power and was seconded by Mr. Vincent. All were in favor.



MANAGER'S REVIEW

Mr. David Hatch -

- There are concerns regarding delays in the boardroom expansion project due to contractor turnover and potential issues with project delivery.
- The Board discussed the importance of assessing the contractor's capabilities in an upcoming meeting and the possibility of having a board member present for support.
- A performance bond is in place to protect against contractor failure, but there are concerns about potential additional costs if a new contractor is needed.
- The Board plans to confirm the financial model and user fee increases at the next board meeting, with the public hearing scheduled for March.
- The Administration building's HVAC system is currently out to bid, with contracts expected to be awarded next week. Further updates on this will be provided in the next Board meeting.
- There was a discussion about whether to hold a separate work session or include it in the regular Board meeting, with a consensus to proceed with the latter.
- A working meeting will be held in conjunction with the February 13th board meeting. The start time is confirmed for 6 o'clock.

BOARD CHAIR'S REVIEW

Mayor Joy Petro -

- She expressed her gratitude for everyone's input and suggestions during the Board meeting.

CLOSED MEETING

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

ADJOURNED

Moved by Mr. Wiggill and seconded by Mr. Hamblin to adjourn at 8:06 p.m. All were in favor.

Approved Aivale Lui 02/10/25
Clerk of Board Date

