

**NORTH DAVIS SEWER DISTRICT**  
**Minutes of Board Meeting held May 8, 2025**

Page | 1

Minutes of the regularly scheduled Board Meeting held at the District offices located at 4252 West 2200 South, Syracuse, UT 84075 on Thursday, May 8, 2025. The board meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Dave Maughan, Vice Chairman; Lance Hamblin; Karece Thompson; Dane Searle; Sophie Paul; David Hatch, District Manager; Jennifer Christensen, Board Clerk. Brian Vincent and Joy Petro were excused.

ALSO, PRESENT WERE: Myron Bachman, Plant Superintendent; Tyler Barfuss, Operations Manager; Jason Stansfield, Network Administrator; Angela Lupcho, Administrative Services Director; BJ Riggins C & L Water Solutions Azuria; Trent D'Ewart, Whitaker Construction; Samuel Christensen, public. Attending via Zoom: Kendal Linton, NDSD.

DECLARATION OF CONFLICTS OF INTEREST

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

OATH OF OFFICE-BOARD CLERK

- Jennifer Christensen was sworn in as Board Clerk by Vice Chair Maughan.

APPROVAL OF MINUTES OF THE MEETING HELD April 10, 2025

- The minutes of the meeting held April 10, 2025, were approved on motion by Mr. Scott Wiggill and seconded by Dane Searle. All were in favor.

PUBLIC COMMENTS

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

AWARD CONTRACT- DIGESTER HEAT EXCHANGER

**Myron Bachman (North Davis Sewer District) -**

- One Bid was received. The District was looking for a very specific spec/product. Any other bids would have caused NDSD to redo the area and add a larger cost to the District. The Digester heat exchangers have already been welded once, and that repair is holding but will not be able to be rewelded again. They need to be replaced. There was a discount for purchasing both at the same time. There is a 9 month wait time for the product.
- Mr. Wiggill motioned to approve Award Contract for two Digester Heat Exchangers, seconded by Lance Hamblin. Roll call vote was taken: Dave Maughan – yes; Lance Hamblin – yes; Dane Searle – yes; Sophie Paul – yes. Voting was unanimous.

6:08 pm- Karece Thompson arrived.



CMGC 2025 WO1 LINING UPDATE

**Mr. BJ Riggins (C&L Water Solutions Azuria) –**

- The 1st half of the liner has been installed the second half will be delivered next week. Continue installing liner on the 19<sup>th</sup>. 40% finished on manhole rehab project. Ahead of schedule on manhole rehab project.

CMGC FAIRFIELD ROAD SEWER REPLACEMENT UPDATE

**Mr. Trent D'Ewart (Whitaker Construction) –**

- 4 manholes have been installed so far on Fairfield Rd. A little over 1000 ft of pipe, 800 linear feet of asphalt that was laid earlier this week. Continue to install 20-inch pipe. There will be another mill and pave scheduled for the 3<sup>rd</sup> and 4<sup>th</sup> of June. Process should take the project just a little past Cherry Lane, then Whitaker will drop back to the bottom of the project and work on the intersection of Fairfield and Gordon. Whitaker is waiting for school to be out to help flow of traffic in area. This area will have an 8ft manhole. Traffic will be open but slower.

PRESENTATION & APPROVAL OF FIRST QUARTER 2025 FINANCIAL REPORT

**Angela Lupcho (NDSD)-**

- Cash and cash equivalents are \$11,155,911, 15%. Restricted cash & cash equivalents \$17,089,117, 24% Restricted investments \$43,725,851, 61%. March bond payments were made on time and in September the second payment will be due. Construction will start on approved projects and that will affect the cash flow. Things slow down in the winter months and are ramping up now.
- Net position has changed since the beginning of the year. It increased to \$2,410,825; This is reflected in our balance statements and that is where the net position comes from since we are a public entity. There was a decrease in assets and liabilities.
- Charges for service is 26% of budget at \$5,879,057, Property Tax Revenue is 5% with \$324,153 normal for this time of the year, Interest earned is 27% \$859,935, Capital Contributions or impact fees is 23% are within line with our estimates.
- Total Revenues are at 18% coming in at \$7,983,870. Total expenditure is 5%, zero is spent on land at this moment. 13% on equipment purchases are \$3,021,230 and 8% on capital projects.
- Expenses by category are at or below the 25% benchmark, except for repairs and maintenance is at 28%.
- Prior year comparison, Revenues are down 4% from last year. Impact fees are lower at this time of year. 3% increase in expenses is due to inflation. Personal expenses are down 10% from last year. We have had a couple of employees retire, a few new hires, and pay periods in quarter to represent the difference from last year.
- Mrs. Paul motioned to approve 1<sup>st</sup> Quarter 2025 Financial Report, seconded by Dane Searl. Roll call vote was taken: Dave Maughan – yes; Lance Hamblin – yes; Karece Thompson -yes; Dane Searle – yes; Sophie Paul – yes. Voting was unanimous.

PRESENTATION OF BIOSOLIDS LAND ACQUISITION

**David Hatch (District Manager, NDSD)-**

- Currently we use Marriott in West Weber County to haul our Biosolids to a pad for dispersing them to farmers to land apply biosolids to their land for nutrients. Marriott has a contract with NDSD until October 2029. We are looking at options for after our contract expires. Marriott mentioned doing a contract year to year for a little while past the 2029 deadline to other agencies that also land apply there, we will continue to use them for as long as we can.
- Wasatch Front Water Quality Council is looking at land in Puddle Valley, Tooele County. Central Valley is taking a lead on finding a regional solution for biosolids. This might require us to raise our biosolids from grade B to grade A. This could be a costly process change. Puddle Valley would just be a drop and go process. Without irrigation there would not be much crop production.





**NORTH DAVIS SEWER DISTRICT**  
**Minutes of Board Meeting held May 8, 2025**

Page | 3

They are looking to acquire 65,000 acres. This will require US congressional approval and is an 8 to 10 year process to potentially acquire this land either through purchasing or leasing the surface rights.

- David and Myron traveled to Poulsen Farms near Snowville, UT. They are selling 1,700 irrigated acres for \$10,750,000. This plot of land has already installed irrigation. This helps the biosolids to release the nutrients into the ground, to promote better growth of crops. Poulsen Farms grow alfalfa, barley, and wheat.
- The soil has been tested to see existing nutrients. This will give us a better picture of the land and where to apply our biosolids. After testing we would like to get an appraisal of the land and start the conversation about purchasing. Hauling costs are very comparative to the Puddle Valley location. Poulsen Farms give us the ability to manage our own land without restrictions. NDSD would also reach out to other Districts and see if they are also open to this land plot. The District only needs 800 acres for long term growth.
- The board discussed different options with Class A or Class B solids. The ROI on the different options and what works best for the District long term. The cost of different options with all the options available currently.
- The board was open to continuing the process of acquiring the land.

**MANAGER'S REVIEW**

**David Hatch (District Manager, NDSD)-**

- Working on the easement next to Versa dog park. The owner has gotten legal counsel to advise of desired needs/wants. She proposed an offer, NDSD came back with counteroffer and are waiting to hear if the offer has been accepted. If she is unhappy with counteroffer, we will investigate readjusting the current plans.
- Tyler Barfuss and David Hatch presented on emergency sewer mitigation for Layton City Cert. There were over 75 people in attendance.
- Syracuse Fire has completed their rescue training on the demolition property. NDSD will start the process of trash removal before handing the project over to the contractors to complete the demo.
- Administrative building is currently under construction. The contractor has notified us about the change of the truss design. There will be a change order for the additional changes due to those trusses.
- Currently we have the digester lid project, administrative building HVAC, and the solar panels and battery getting started. We have a switchgear that is 26 years old and have a proposal that is due on May 16<sup>th</sup>. Dane Searl and Mayor Dave Maughan said they would like to sit on the selection committee.
- WEAU just happened last week. We are proud of our operator's challenge team of Blake Powell, Shawn Bosen, Trevor Creamer, Joey Saiske, and Garrett Colwell. Brian Lamar won supervisor of the year. NDSD won best safety program. Tyler Weaver won, top analyst award.
- Lagoon Day is 21<sup>st</sup>. Dinner is from 6-7pm

**CONSIDERATION OF APPROVAL TO ALLOW DISTRICT MANAGER TO NEGOTIATE  
EASEMENT FOR TRAIL ACCESS ON SOUTH SIDE OF ANTELOPE DRIVE**

**Mayor Dave Maughan (Syracuse City)**

- Bike trail along Antelope Drive. District would like to keep ownership of land. District will need access to parts of this land and have reinforced sections over the pipe crossings. Board approval is needed for funding applications. This is a UDOT project. This area has an open ditch, and it would be covered during the process. The city will maintain the bike trail. The easement is going to be 8ft for the bike lane. Bike lanes will not be affected by the widening of the road in 2045. The bike lane would go on to the District property.



**NORTH DAVIS SEWER DISTRICT**  
**Minutes of Board Meeting held May 8, 2025**

Page | 4

- Karece Thompson motioned to approve the motion for allowing the District Manager to negotiate the Easement for Trail on south side of Antelope Drive and amendment for general letter of support, seconded by Scott Wiggill. Roll call vote was taken Dave Maughan – yes; Lance Hamblin – yes; Karece Thompson -yes; Dane Searle – yes; Sophie Paul – yes. Voting was unanimous.

**ADJOURNED**

Moved by Mr. Hamblin and seconded by Mr. Wiggill to adjourn at 6:52 p.m. All were in favor.

Approved  6-12-25  
Clerk of Board Date

