

**NORTH DAVIS SEWER DISTRICT**  
**Minutes of Board Meeting held October 9, 2025**  
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Minutes of the specially scheduled Board Meeting held at the District offices located at 4252 West 2200 South, Syracuse, UT 84075, on Thursday, October 9, 2025. The board meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Joy Petro, Board Chair; Lance Hamblin; Karece Thompson; Brian Vincent; Dane Searle; Sophie Paul; David Maughan; David Hatch, District Manager; Jennifer Christensen, Board Clerk. Scott Wiggill was excused.

ALSO, PRESENT WERE: Angela Lupcho, Administrative Services Director; Jason Stansfield, IT Director NDSD; Tyler Barfuss, Operations Manager NDSD; Myron Bachman, NDSD; Pablo; Trent D'Ewart, Whitaker; Jordan Hansen, Moreton; Dennis Poulsen, Poulsen Farms; Sky Root; Darren Lowe, Jacobs: Attending via Zoom: Tyler Weaver, NDSD Brian Lamar, NDSD Perrin Nieman, Jacobs

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 September 11, 2025

- The minutes of the meeting held on September 11, 2025, were approved on motion by Mr. Searle 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.

6:06 pm Karece Thompson arrived.

INTRODUCTION OF DISTRICT BIOSOLIDS LAND APPLICATION PARTNERSHIP

**Dennis Poulsen-Poulsen Farms**

- Dennis Poulsen is the tenant for the lease on the biosolids land. He has been farming for over 50 years. This was a huge decision for him and is excited for the future.
- Poulsen used biosolids on his land in the past and the improvement to the soil was amazing. He offered his honey to the board.

DISTRICT INVESTMENT UPDATE

**Jordan Hansen-Moreton Asset Management**

- NDSD portfolio has an annual yield of 4.625 for the overall portfolio. Interest rates are on a downward trend. There are many factors in the interest rate and because of the Government shut down they are not getting the information they need in a timely manner.
- The 2025 net income is \$1,922,690.22

CMGC FAIRFIELD ROAD SEWER REPLACEMENT UPDATE

**Trent D'Ewartt – Whitaker**

- Halfway through the Weaver Property. Layton City line up through Cherry Lane. The asphalt is laid. They are on a temporary bypass.
- The weather has slowed down the progress of the project.
- 12 Manholes complete 20-inch FRP is completely installed.



**PRESENTATION AND DISCUSSION OF DISTRICT COLLECTION SYSTEM HYDRAULIC MODEL**

**Perrin Niemann- Jacobs**

- David Hatch gave a short history on the hydraulic model. We've been working with the cities to update their model to be incorporated into our system. This helps us put our financial model together. This model will help us project where there are issues and with incoming infrastructure and new buildings, we must be prepared to accept that additional water levels.
- The biggest change to the model is to address the design storm. This uses a 24-hour rain event to look at the map and see if there are areas that need to be updated. The old model was using a 2.02-inch system wide, that is on the low end and needed to be updated.

**PRESENTATION AND APPROVAL OF RESOLUTION 2025-10 RESOLUTION AMENDING & RESTATING THE NORTH DAVIS SEWER DISTRICT ORDINANCES**

**Angela Lupcho- NDSD**

- The Ordinances needed to be updated. Some of those changes include updating board members and the current officers, the title changes that have occurred needed to be added, impacted facilities plans and analysis, and the impact fees were updated to reflect the current fees.
- A replacement of the employee's handbook and the management operation manual took place in 2023. We used some old references, and we have made the corrections.
- We updated the purchasing threshold. It was updated to \$75,000 for sealed bids.
- Resolution 2025-10 Resolution amending and restating the NDSD ordinances were motion by Mr. Thompson and seconded by Mr. Hamblin All were in favor.

**PRESENTATION OF CITY CONNECTION AUDITS**

**Angela Lupcho-NDSD**

- The city audits were conducted and concluded with a total of \$216,293.75, being owed to NDSD. Each City has been notified of the audit findings. They have been great to work with, and we continue to value their help with District matters.

**MANAGER'S REVIEW**

**David Hatch District Manager, NDSD**

- Solar project- There was a delay with electrical wiring. Battery arrival is going to be at the end of December. The battery will have a small transformer that was not in the original plans.
- Blower project- It was available for us to see on the showroom floor in Chicago. We are waiting for the VFD to ship the blower to the manufacturer so they can do all the factory testing. That should be arriving at the end of November.
- Digester lid- Just waiting for the second construction trailer to arrive.
- Administration Expansion- The project is almost complete. There is a punch list walk through. Then the project moves over to Jason to add all the audio and visual equipment.
- MSGR design has begun.
- NDSD received an award for water reuse. The water that we are releasing to the Great Salt Lake caught the eye of the competition.
- Canal Cleanup- This will be the tenant responsible for keeping the canal clean. If they do not accept this as part of their tenant agreement, we will clean it and pass the payment to them.
- The metal roof of the admin building has sprung a large leak. We are in the process of getting 3 bids and then will need to replace the roof before the weather gets bad.
- Black Island Farms has given the board tickets to enjoy the activities.
- Just a reminder the work meeting starts at 6:00 p.m. on November 13, 2025, and the regular meeting will start after the work meeting is adjourned.



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- There will be some new technologies that we will be looking at in the year 2026 to help with the dewatering process.
- The Holiday season is coming up, and I just want to remind you of the NDSD Christmas Party in December.

BOARD CHAIR REVIEW

**Board Chair Joy Petro-**

- The Board meeting next month will take place in the new Board room in the Admin Building we are looking forward to the new room.

ADJOURNED

- Moved by Mr. Maughan and seconded by Mr. Thompson to adjourn at 7:30 p.m. All were in favor.

Approved

  
Clerk of Board

10/10/25  
Date



