

NORTH DAVIS SEWER DISTRICT
Minutes of Board Meeting held July 10, 2024

Minutes of the re-scheduled Board Meeting held at the District offices located at 4252 West 2200 South, Syracuse, UT 84075 on Wednesday, July 10, 2024. The board meeting was called to order at 6:00 p.m. Work meeting to immediately follow board meeting.

MEMBERS PRESENT: Joe Paul, Chairman; Dave Maughan, Vice Chairman; Brian Vincent, Treasurer; Joy Petro; Lance Hamblin; Dane Searle; Karece Thompson; Scott Wiggill: David Hatch, District Manager; Angela Lupcho, Clerk.

ALSO PRESENT WERE: Tyler Barfuss, Collections Superintendent; Jason Stansfield, Network Administrator; Darren Lowe, Jacobs Engineering; Chuck Palmer CPA, Palmer & Associates; via Zoom: Kendall Linton, NDS; Brian Lamar, NDS.

ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED BOARD MEMBER FROM SUNSET CITY

- The Clerk, Ms. Lupcho, administered the oath of office to Mayor Scott Wiggill of Sunset City as the new Sunset City board of trustee.

DECLARATION OF CONFLICTS OF INTEREST

- Chairman Paul asked whether any board members had any potential conflicts of interest on any of the agenda items. David Maughan disclosed that he had a conflict of interest with item eight on the agenda pertaining to business item for Syracuse City. Chairman Paul noted the conflict and allowed discussion and voting.

MINUTES OF THE MEETING HELD June 13, 2024

- Minutes of the meeting held June 13, 2024, were approved on motion by Mayor Petro and seconded by Mayor Maughan. All were in favor.

PUBLIC COMMENTS

- Chairman Paul asked whether any member of the public would like to make comment. No public comment was made.

PRESENTATION OF THE 2023 AUDITED ANNUAL COMPREHENSIVE FINANCIAL REPORT

Mr. Chuck Palmer, Chuck Palmer and Associates-

- Chuck Palmer took over as Senior Auditor for Jeff Ambrose who retired. Thanks to Ms. Lupcho for having all the reports needed to prepare the audit. The auditor report starts on page 6. This is an unmodified opinion. Highest opinion that can be given. Materially correct and no findings. A summary of the financial statements was given. The State Auditor regulations require additional compliance testing and reporting where there were no findings. No opinion is given regarding Internal controls that are tested. There were no recommended adjustments or issues working with management.

Mr. Karece Thompson arrived at 6:08 pm.

PRESENTATION AND APPROVAL OF CONTINUING BOND DISCLOSURE DOCUMENTS

Ms. Angela Lupcho-

- Ms. Lupcho presented the annual document to accompany the audited CAFR required to be sent to bond issuers by SEC regulation.



- Moved by Mayor Maughan to approve Continuing Bond Disclosure Documents. It was seconded by Mr. Hamblin and all were in favor.

ENGINEERING AND CONSTRUCTION UPDATE

Mr. Darren Lowe, Jacobs Engineering-

- **Pipeline Project-**
Project has reached substantial completion. There is a small punch list with minor items on it. Seeding is still being worked on along the road. The Great Salt Lake is on the rise. The Great Salt Lake asked for corrosive protection on the fence.
- **Pump Station-**
Interior completion is at 99% and exterior completion is at 95%. Bollards and landscaping need to be completed. Myron and plant staff have been testing the pumps. Photos were shared of VFD & Master Control Panels.
- **Hill Field Road-**
Approximately 3150-ft of pipe in place. Twelve total manholes have been installed. Moving bypass caused a slowdown of work. Currently, 60-80 ft of pipe is being laid a day. They are approximately 50% complete and construction is on schedule.
- **Fairfield Road Sewer Replacement-**
60% design in progress. Survey work is done and the District is waiting for aerial. Geotech works under contract and on track. Delivery scheduled for mid-July.

PRESENTATION OF PROPOSED SYRACUSE WEST GATEWAY COMMUNITY REINVESTMENT PROJECT AREA

Mayor Dave Maughan, Syracuse City-

- The proposed area of the Syracuse West Gateway CRA is located at approximately 3000 W and Antelope Drive right off the new exit of West Davis Corridor with the intent to add regionally significant retail to this area.
- Syracuse City developed their master plan with a peninsula that remained in the county causing infrastructure to develop around site. Development will require new city managed sewer and storm water about .8 miles and an upgrade to existing roads with additional turn lanes, connections and modifications. Plans also include conversion of sidewalks to trails and connect to existing trails. Wetland related mitigations were discovered.
- The costs of the project have exceeded the original proposal and have now forced City to use a CRA. It was emphasized that this anchor retail development will not happen without CRA approval.
- CRA is not created to directly fund the infrastructure, CRA is created to bond against newly created Public Infrastructure District (PID). CRA request is 50% tax increment over 25 years from all taxing entities. The City will manage the setup of the PID using the City's bonding rate. PID is a specific high yield bond it will generate upfront money to be paid back over a 25-year period.
- That area currently generates an estimated annual tax amount of \$268. With addition of the early development in 2025, the tax benefit is estimated to increase to \$5626. In 2026, the first full year of property tax will increase by 50%. The projected 10-year build out would result in a property tax of \$50,509 for the District for the CRA area.



- Participation could end faster if tax is collected early. Infrastructure added would include two roads and a roundabout on 3000 West to help with the traffic increase from the developments.
- Discussions have taken place with other taxing entities including the Davis County School District, Davis County, mosquito board, and water conservation board. Syracuse City will cover the initial impact fees.

CONSIDERATION OF APPROVAL OF RESOLUTION NO. 2024-09

- It was moved by Mr. Thompson to approve Resolution 2024-09, “A Resolution of the North Davis Sewer District approving an interlocal agreement with the Syracuse City Redevelopment Agency for the proposed Syracuse West Gateway Community Reinvestment Project Area” and seconded by Mayor Wiggill. Roll call vote was taken: Joy Petro – yes; Joe Paul – yes; Dave Maughan – yes; Brian Vincent – yes; Lance Hamblin – yes; Dane Searle – yes; Karece Thompson- yes; Scott Wiggill – yes. Voting was unanimous.

MANAGER’S REVIEW

Mr. David Hatch -

- **CMGC 3000 West slip line -**
Project is near completion. Contractor pumping grit between the connection. Asphalt will start next week.
- **West Point 48” UV cured lining -**
Completed two sections of approximately 800 ft. Complete project is around 5600 ft. There is an elliptical section that is unique in this project and contractors will use Impreg liner instead of Saertex. This will allow the product to adhere to the pipe.
- Notice to proceed for administration building has been given. Waiting for permit from county. The construction should start next month. Next month, board meeting may be held in the lab.
- NDSO participated in their first State PFAS summit. This was an informational summit for all state entities. NDSO is sampling for PFAS currently which is not required by the state yet but to be prepared we are testing all of our outfalls and biosolids. We are low compared to other entities. We plan to sample industries and large significant users of the District to prepare an industry standard to regulate in our Pretreatment program.
- Lagoon day was a huge success for all that participated. There was a large attendance at dinner and games. Employees appreciated the event.
- Pump Station open house is scheduled for August 21st. Save the date emails have been sent out. Whitaker has offered to sponsor lunch for staff. Lunch will be from 12-1 with the open house beginning after until the end of the workday. This open house will celebrate the completion of this long-standing project.
- WEFTEC is October 6-9th. There was discussion about the benefits of board member attendance. No large equipment is planned for this next fiscal year.

CHAIRMAN’S REVIEW

Mr. Joe Paul-

- Thank you for the great experience at Lagoon amusement park. Thank the employees for their work and time.



ADJOURNED

Moved by Mayor Maughan and seconded by Mayor Petro to adjourn at 7:14 p.m. All were in favor.

Approved Angela Lycho 8/8/2024
Clerk of Board Date

