

1 - Roueche
2 - ~~John~~ Thompson

Minutes Central Davis Sewer District Board Meeting

November 13, 2025

The Board of Trustees for Central Davis Sewer District met in regular session at 6:00 pm at the District office located at 2200 South Sunset Drive, Kaysville, Utah 84037.

Present: Attending the meeting were Chair Susan Holmes and Trustees, Carol Page, Mike Roueche, Mark Johnson and Craig Thompson. Staff members attending were District Manager Jill Jones and Assistant Manager Manjot Masson. Members of the public attending; Jeff Lund, Ali Overton and Michael Overton.

Minutes: The Board reviewed the minutes for October 9, 2025. Trustee Roueche moved to approve the minutes. Trustee Page seconded the motion, and all Trustees present voted aye.

Claims: Chair Holmes asked Manager Jones to review the claims with the Board. The Visa, CD and CR Journals and bank reconciliation were also reviewed. After review, Trustee Johnson moved to approve the claims as presented. Trustee Thompson seconded the motion, and all Trustees present voted aye.

Adjusting the Agenda: Chair Holmes asked if there were any objections to moving the Damage Claims item up for discussion. There were no objections.

Damage Claims: Chair Holmes invited Manager Jones to proceed. Ms. Jones explained staff has been working ^{with} Micheal and Ali Overton from Farmington, whose house was damaged from a backup caused by the record-breaking rain fall on October 4, 2025. ←

The clean-up costs, including furniture cleanup and packing out/ storage, is over \$28,000. This does not include any reconstruction.

Due to the length of time the water was in the basement, the restoration company removed the bottom two feet of sheetrock throughout the basement.

The Overton's are requesting Board approval to go above the \$25,000 in the 'No Fault' Good Neighbor Policy. The District Manager had committed to paying for the cleanup costs before realizing the extent of the damage and cost. The Overton's would like the reconstruction also paid for.

After discussion on the high cost of the cleanup company and unusual circumstances due to the rain fall, Trustee Roueche made the motion to pay the Overton's up to \$63,000 to help pay for the cleanup and restoration costs. Trustee Johnson seconded

the motion, and all Trustees voted aye. The Board asked staff to research putting something in City newsletters about back flow preventers.

2026 Tentative Budget – Proposed Public Notice: The proposed public notice for 2026 Budget Hearing was presented for Board consideration. After discussion Trustee Page made the motion to set the Budget Hearing and publish the proposed notice. Trustee Roueche seconded the motion, and all Trustees voted aye.

2026 Capital Budget Update: Chair Holmes invited Assistant Manager Masson to present the updated Capital Budget. Ms. Masson explained there were a few changes to the 2026 Capital Budget resulting in a total capital budget cost of \$7,520,000. Trustee Page made the motion to move forward with the capital budget for 2026. Trustee Roueche seconded the motion, and all Trustees voted aye.

2026 Tentative Budget: Chair Holmes asked Manager Jones to review the proposed Tentative Budget for 2026. Manager Jones presented information on the Tentative 2026 Budget, explaining the areas where staff felt an increase in the budget was needed. After discussion, Trustee Roueche made the motion to approve the Tentative Budget 2026 for discussion in December with the increases as discussed. Trustee Thompson seconded the motion, and all Trustees present voted aye.

Proposed Rate Increase: Chair Holmes asked Manager Jones to review the proposed rate increases. Manager Jones presented information used in the past few months showing a deficit in the revenue stream from inflated expenses, capital expenses and renewal and replacement costs. Ms. Jones presented information for either a \$5.00 increase or a \$3.00 increase to go into effect in July 2026. The Board discussed actions relating to pressures on user rates. The Board asked that the \$3.00 increase be included in the 2026 budget. Trustee Roueche moved to approve the \$3.00 a month rate increase. Trustee Johnson seconded the motion, and all Trustees voted aye.

Possible Rate Increase – Draft Public Notice: Manager Jones presented the Proposed Public Notice for a rate increase. Roueche moved to approve the notice for a \$3.00 a month rate increase beginning in July 2026. Trustee Johnson seconded the motion, and all Trustees voted aye.

Cost Recovery System Draft: Chair Holmes asked Assistant Manager Masson to review the Cost Recovery System. Ms. Masson reviewed the draft with the board with both the \$5.00 and \$3.00 increase. All Board members thanked Ms. Masson for her work. Trustee Johnson motioned to move forward with the Cost Recovery System with the \$3.00 rate increase for the December Budget Hearing. Trustee Thompson seconded the motion, and all Trustees voted aye.

Board Clerk Election: Chair Holmes reminded the Board that there was currently no Board Clerk and asked if anyone would like to volunteer. After discussion Trustee Roueche moved to nominate Trustee Mark Johnson as Board Clerk. Trustee Thompson seconded the nomination, and all Trustees voted aye. Trustee Johnson accepted the nomination and thanked the Board.

Procurement – Park Lane Pump Station Grinder: Chair Holmes asked Assistant Manager Masson to provide information on the pump station grinder. Ms. Masson explained the pump station was designed to accommodate three pumps and three grinders, however only two grinders are installed and there are no spare units available. It is recommended to purchase a new grinder compatible with existing configuration to provide a back up when needed. The cost of rebuilding a grinder is approximately 60% of the cost of a new unit. After discussion Trustee Page moved to approve the purchase of a new grinder as sole source to be compatible with the existing configuration, for \$28,104.29 to Advanced Pump & Equipment. Trustee Roueche seconded the motion, and all Trustees voted aye.

Health Insurance Renewal Options: Chair Holmes asked Manager Jones to go over the health insurance options. Ms. Jones presented information on the costs of the current plan along with renewal costs of the current plan and costs for various health insurance options. After discussion Trustee Johnson moved to stay with the current health plan. Trustee Thompson seconded the motion, and all Trustees voted aye.

Procurement – Rotating Assembly for 6-inch By-Pass Pump: Chair Holmes invited Assistant Manager Masson to proceed with the request. Ms. Masson explained that one of the 6-inch bypass pump's rotation assemblies has failed. Rendering the pump inoperable. The purchase of a new rotating assembly to restore the pump to service is requested. This pump is utilized during emergencies at the larger pumpstations and for routine maintenance activities around the plant site. The cost of the rotating assembly is \$9,174.86 from Coombs Hopkins. Trustee Roueche moved to approve the purchase of the rotating assembly. Trustee Thompson seconded the motion, and all Trustees voted aye.

Procurement – RAS 2 Pump Repair: Assistant Manager Masson provided an explanation on the multiple uses of the 19.6 HP Fairbank Morse pump. It is requested to repair one of the pumps to have as a spare for emergency use. The requested repair is \$13,922.88. Trustee Roueche moved to approve the repair through Rhino Pumps for \$13,992.88. Trustee Page seconded the motion, and all Trustees voted aye.

Sewer Rate Study: Chair Holmes asked Assistant Manager Masson to present the Sewer Study provided by Mr. Leland Myers. Ms. Masson pointed out sewer rates ranged from \$23.00 as the minimum, \$50.43 as an average, \$46.94 as the median and \$96.00 as the maximum sewer rates along the Wasatch Front. The Board thanked Ms. Masson and Mr. Myers for the information.

Workers Compensation Fund (WCF) Insurance: Chair Holmes thanked staff for including the costs from WCF Insurance for the past 5 years showing a decrease this past year.

South Farmington Pump Station Relocation Update, Construction Manager / General Contractor: Chair asked Manager Jones to provide the update. Manager Jones provided an update on the location of the pump station and estimated schedule.

Once the design is at 30% the Request For Proposal (RFP) will be published for the CM/GC as approved in the March 13, 2025, board meeting.

Christmas / Safety: Manager Jones requested approval to continue the tradition of presenting staff with a gift card for Christmas and a Safety award. Trustee Roueche moved to approve the gift card and safety awards. Trustee Johnson seconded the motion, and all Trustees voted aye.

Emergency Excavation: Manager Jones explained that staff had witnessed teenagers riding bikes on the dirt pile north of the round-about. They had built a significant jump on the dirt pile. Due to safety and liability concerns staff immediately attempted to use a loader to take down the jump and dirt pile. The pile was too large and high for the District's loader and Kaysville City asked us not to drive the excavator over the road, due to the metal tracks. Staff contacted Morely Construction, and a crew brought an excavator and used their transport trailer to transport the District's excavator to the site. With both excavators working, the pile was reduced and a fence with signs was put up a few hours later. The board thanked staff for working so quickly to take care of the issue.

Minor Items: The following minor items were reviewed with the Board:

1. Expended vs. Budget Report
2. Miscellaneous Articles of Interest
3. Appreciation Luncheon
4. Hights Creek Irrigation

Public Input: Mr. Jeff Lund commended the Board on helping the Overton's with the flooding event.

Trustee Roueche moved to adjourn the meeting. Trustee Page seconded the motion, and all Trustees voted aye.

The meeting adjourned around 7:30 p.m.

Next regular meeting: December 11, 2025.

District Manager