

1 Roueche
2- Thompson

Central Davis Sewer District Board Meeting

May 14, 2026

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.

At the beginning of the meeting, Chair Holmes adjusted the agenda moving 'Offer for 500 West Property' to the end.

Present: Chair Susan Holmes and Trustees Mark Johnson, Mike Roueche, and Craig Thompson with Trustee Carol Page arriving about 6:25. Staff members attending were District Manager Jill Jones and Assistant District Manager Manjot Masson. Corey Urie with Child, Richards CPA & Advisors was also in attendance. Members of the public attending; Greg Timothy, Jeff Lund and Matt Loveland arriving late.

Minutes: The Board reviewed the minutes for April 9, 2026. Trustee Johnson moved to approve the minutes. Trustee Roueche seconded the motion, and all Trustees present voted aye.

Claims: Chair Holmes asked Manager Jones to review the claims with the Board. Ms. Jones provided an explanation of all items over \$1,000 and an explanation of credit card purchases over \$500. The CD and CR journals, the Bank reconciliation and PTIF were also presented. After review, Trustee Thompson moved to approve the claims as presented. Trustee Roueche seconded the motion, and all Trustees present voted aye.

Public Input: (3-minute limit; Must sign up in person prior to meeting starting) No one had signed up at the time of the Public Input, therefore there was no public comment.

Financial Audit: Chair Holmes welcomed Corey Urie with Child, Richards CPA & Advisors and invited him to review the 2025 audit and findings with the Board of Trustees. Mr. Urie reported on the following items:

1. Report to Management Letter
2. Independent Auditor Letter
3. Statement of Revenue and Expenses and Changes in Net Position
4. Statement of Net Position

In summary, there were no deficiencies identified, and the report reflects fairly in all material aspects of the financial position of the District. The audit firm offered a clean opinion. After discussion with the Board Trustee Roueche made the motion to accept the report as presented. Trustee Johnson seconded the motion, and all Trustees

present voted aye. The Board thanked the staff and auditors for their work. Trustee Carol Page arrived at this time.

Interlocal Agreement Wasatch Front Water Quality Council (WFWQC): Chair Holmes reminded the Board the WFWQC did a lot of good with research. Manager Jones explained that it had been a few years since the agreement had been signed and the council requested an update since one member entity had changed names. Trustee Johnson moved to approve the agreement. Trustee Roueche seconded the motion, and all Trustees present voted aye.

South Farmington Pump Station and its Impacts: Chair Holmes invited Manager Jones to elaborate on the impacts of the pump station relocation. Ms. Jones explained the excavated soil from the pump station will be stored in the north field, formerly the sod field. Farmington City and UDOT are discussing what type of fencing is acceptable around the pump station. Farmington's water line has been relocated.

Procurement – South Farmington Pump Station Relocation: Chair Holmes asked Assistant Manager Masson to present the information. Ms. Masson presented an Agreement for Professional Services from J-U-B Engineers for inspection the sheet piling and excavation for the pump station for \$48,200. Trustee Roueche moved to approve the Agreement for Professional Services with J-U-B. Trustee Page seconded the motion, and all Trustees present voted aye.

Procurement – Request for Proposal for Electrical Building South End of Plant: Chair Holmes invited Assistant Manager Masson to explain. Ms. Masson presented a Request for Proposal (RFP) for the metal building to house the electrical equipment and components for the Electrical upgrade on the south end of the plant. Trustee Page moved to approve the RFP and send it out. Trustee Roueche seconded the motion, and all Trustees present voted aye.

Procurement – Engineering Design for Electrical Building South End of Plant: Chair Holmes asked Assistant Manager to explain. Ms. Masson provided the cost of \$39,000 for engineering design from JUB Engineers for the South End Power building. Trustee Johnson moved to approve JUB for the design of the South End Power Building for \$39,000. Trustee Thompson seconded the motion, and all Trustees present voted aye.

Entity Registration: Manager Jones explained the Entity Registration required by the State has been completed. Chair Holmes asked about the cost and thanked Ms. Jones. Ms. Jones explained the cost was \$25 to register.

Poster Contest Update: Chair Holmes remarked on the success of the poster contest with 14 schools participating and 386 posters submitted. Assistant Manager Masson explained the winning posters are framed and hanging on the wall of the conference room and all checks were delivered to the winners.

RV Impact Fees: Manager Jones provided information on how Impact Fees for a Recreational Vehicle (RV) Park were calculated for a recent developer in Farmington. The Board thanked the Manager for the information.

Sewer Rates and Impact Fee Discussion – Cities: Chair Holmes asked Manager Jones for an explanation. Ms. Jones explained that while looking at fees and with conversations with other sewer entities it was found that those sewer entities collect sewer fees from Cities and Counties. Ms. Jones added that Farmington City and Fruit Heights City pay for sewer service, but Kaysville City does not. Ms. Jones presented the opinion letter from Holland & Hart reiterating that that “sewer districts, set rates and charge users in a manner that is reasonable and equitable”. Although this is a decision for the Board of Trustees, they recommend charging all three cities for sewer service. Discussions on reasoning for charging and for not charging sewer fees were discussed. After the discussion Trustee Johnson moved to charge and collect sewer service fees from all three Cities. Trustee Roueche seconded the motion, and all Trustees present voted aye.

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

- i. Expended vs. Budget
- ii. Misc. articles

Kaysville Offer of Proposal for Property: Trustee Thompson motioned to move into closed session. Trustee Roueche seconded the motion and all Trustees voted aye. Trustee Roueche moved to end the closed session and go back into the open meeting. Trustee Thompson seconded the motion, and all Trustees voted aye.

The Board asked Management to provide a draft counteroffer to Kaysville for board and legal counsel review.

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

The meeting adjourned around 7:45 p.m.

Next regular meeting: June 11, 2026, at 6:00 pm

District Manager

