



MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY SEWER DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE, UTAH 84047 ON SEPTEMBER 9, 2026, AT THE TIME OF 5:00 PM, PURSUANT TO NOTICE.

BOARD OF TRUSTEES PRESENT

BLAKE ROEMMICH – CHAIR

RON SPERRY – VICE-CHAIR

ALEX HANSEN – TRUSTEE

OTHERS PRESENT

JARED SYME – GENERAL MANAGER

BRENT CHRISTENSEN – CHIEF FINANCIAL OFFICER, DISTRICT CLERK

RICK CECALA – OPERATIONS SUPERVISOR

ZETH DOCTER – TREASURER

RYAN RICHARDS – ATTORNEY

1. CALL TO ORDER

The meeting was called to order at 5:03 PM by Chair Roemmich.

2. PUBLIC COMMENTS/CEREMONIES/PRESENTATION

No one was in attendance.

3. MINUTES – APPROVAL

a. August 12, 2026, minutes

Upon Motion made by Mr. Sperry, seconded by Mr. Hansen, and passed unanimously, the Board accepted August 12, 2026, minutes as written.

	YEA	NAY	ABSTAIN/ABSENT
Mr. Roemmich	X		
Mr. Sperry	X		
Mr. Hansen	X		

4. ATTORNEY REPORT

a. Update and Discussion of Pending Legal Matters

Mr. Richards provided the Board with an update on the North Interceptor project. He reported that the South Valley Water Reclamation Facility is in the process of finalizing the Interlocal Agreement involving West Jordan, Midvale City, and Midvalley Sewer District. Mr. Richards indicated that Interlocal Agreement expires at the end of 2026 and plans on having a draft finalized to present it in an upcoming meeting.

Mr. Richards stated that he has been working with Mr. Syme on updating the District's policy manual. Mr. Richards stated that he plans on having a draft finalized by the meeting in December.

5. GENERAL MANAGER REPORT

a. District Bond Policy

Mr. Syme provided an update on development of comprehensive Developer Improvement Assurance and Warranty Policy for new development infrastructure. He stated that the policy would establish consistent procedures for financial assurances from plan approval through construction completion and final warranty release. Mr. Syme stated that it would address completion and warranty security, cash deposits and interest, irrevocable letters of credit, inspections and testing, closeout documentation, releases, defaults, warranty inspections, and final acceptance.

Mr. Syme explained that the District's two-year warranty period would begin on the date identified in the written Preliminary Construction Approval and construction release, rather than being tied to development occupancy. Existing financial assurances would remain subject to the agreements, policies, procedures, and laws in effect when accepted unless lawfully modified.

Mr. Syme stated that the draft will be reviewed by District legal counsel. He stated that he expects to present the final policy and an adopting resolution for Board consideration at the October 2026 meeting.

b. IFFP, IFP & Master Plan

Mr. Syme presented a proposal from Bowen Collins & Associates to update the District's Wastewater Master Plan, Impact Fee Facilities Plan, Impact Fee Analysis, and Rate Study. He stated that the work will assess current and projected sewer-system capacity, higher-density redevelopment, capital improvement needs, impact fees, and sewer rates. The proposed nine-month study has a not-to-exceed cost of \$106,000, with findings and any recommended fee or rate changes expected to be returned to the Board during 2027.

Upon Motion made by Mr. Roemmich, seconded by Mr. Sperry, and passed unanimously, the Board approved the proposal from Bowen Collins & Associates to complete the Wastewater Master Plan, Impact Fee Facilities Plan, Impact Fee Analysis, and Rate Study for an amount not to exceed \$106,000, and authorize the General Manager to execute the necessary agreement and related documents.

	YEA	NAY	ABSTAIN/ABSENT
Mr. Roemmich	X		
Mr. Sperry	X		
Mr. Hansen	X		

c. 8000 South Sewer Replacement Project

Mr. Syme stated that the operations department has identified approximately 2,300 linear feet of existing concrete sanitary sewer pipes along 8000 South in Sandy City, from approximately 150 East to 300 East, as a priority for potential replacement in 2027.

Mr. Syme stated that this section includes aging infrastructure and known capacity deficiencies. He also noted that there is potential development that could increase future flows through this portion of the system.

Mr. Syme stated that the anticipated project would replace the existing concrete sewer lines with new PVC pipe, upsize the line as appropriate based on engineering analysis, and replace the existing manholes within the project area. He noted that District staff also believes there may be an opportunity to eliminate or consolidate some existing manholes as part of the redesign, depending on final alignment, grades, and system requirements.

Mr. Syme stated that he sent a project-specific request to the engineering firms already qualified and appointed to the District's approved engineering pool. He stated that the request asks each firm to provide a proposed scope, schedule, and engineering cost for design and construction-related services.

Mr. Syme noted that once an engineer is selected and the project design is completed, the construction work would be competitively bid in accordance with District procurement requirements. The construction contract and recommended bidder would then be brought back to the Board for consideration and approval.

Mr. Syme stated that the current goal is to complete design and preparation work in advance of construction in 2027.

d. 2026 Facility Maintenance and Improvement Projects

Mr. Syme presented a proposal for maintenance and improvement projects for the District's facilities. He noted the projects will include exterior painting, parking lot maintenance, gutter and snow-retention work, and replacement of the Board meeting room table and chairs.



Mr. Syme presented four proposals for exterior building painting; ProCom Painting, Platinum Painting, Man Power Painting, and The Hive Painting.

Mr. Syme stated that ProCom Painting submitted the lowest price but their proposal did not contain sufficient scope, preparation, coating, exclusion, or warranty detail.

Mr. Syme stated that District staff recommends Platinum Painting, including an upgrade to Sherwin-Williams Duration exterior paint. He also noted that the proposal included painting the back side of the North building. Mr. Syme stated that he contacted UTOPIA, and that building will also be painted. He stated that the price to paint the UTOPIA building will be priced separately and paid by UTOPIA.

Mr. Syme presented three proposals for parking lot maintenance and striping; Beehive Blacktop, Eckles Paving, and Under Pressure. He stated that District staff recommends Beehive Blacktop for crack sealing, two coats of sealcoat, and restriping.

Mr. Syme reported that two of three contractors contacted submitted proposals for rain gutters and snow retention: Preferred Roofing & Exteriors and B&D Architectural Metals. He stated that the third contractor did not submit a bid. Staff recommended Preferred Roofing & Exteriors for gutter, downspout, drainage, and snow-retention improvements.

Upon Motion made by Mr. Sperry, seconded by Mr. Hansen, and passed unanimously, the Board approved the District facility maintenance projects as presented, including Platinum Painting in the amount of \$23,396.15, Beehive Blacktop in the amount of \$9,454.85, and Preferred Roofing & Exteriors in the amount of \$12,728.00, for a total amount of \$45,579.00.

	YEA	NAY	ABSTAIN/ABSENT
Mr. Roemmich	X		
Mr. Sperry	X		
Mr. Hansen	X		

Mr. Syme presented a proposal to update the existing Board meeting room table and chairs. He noted that the existing Board table is estimated to have been in service for approximately 40 years or more, and staff believes replacement is appropriate.

Mr. Syme stated that Commercial Contract Group (CCG) has prepared a design package and several furniture alternatives available through State contract pricing.



Mr. Syme stated that District staff recommends the Equilibrium table and Zody LX chairs.

Upon Motion made by Mr. Roemmich, seconded by Mr. Sperry, and passed unanimously, the Board approved the replacement of the Board meeting room table and chairs through Commercial Contract Group, selecting the Equilibrium table and Zody LX chairs, including applicable shipping, delivery, and installation costs.

	YEA	NAY	ABSTAIN/ABSENT
Mr. Roemmich	X		
Mr. Sperry	X		
Mr. Hansen	X		

e. Update on Pending Matters

No report currently.

6. SOUTH VALLEY WATER RECLAMATION FACILITY (SVWRF) (Information & Update)

a. North Trunk Line – Conveyance of District Interest to South Valley Water Reclamation Facility

Mr. Syme presented Resolution 2026-09-08A to the Board. He stated that the District would retain ownership of its underlying easements and grant SVWRF perpetual, nonexclusive access rights to operate, maintain, repair, rehabilitate, improve, replace, and administer the line.

Mr. Syme stated that the conveyance would become effective after the other participating member entities complete corresponding actions. The District would remain responsible for its proportional share of future costs, allocated using historical flow-and-load data.

District staff and legal counsel recommended approval of Resolution 2026-09-08A

Upon Motion made by Mr. Roemmich, seconded by Mr. Sperry, and passed unanimously, the Board approved Resolution No. 2026-09-08A, conveying Midvalley Sewer District’s interest in the North Trunk Line to South Valley Water Reclamation Facility, retaining the District’s underlying easement interests, granting South Valley Water Reclamation Facility the necessary perpetual access rights, and authorizing the Board Chair and General Manager to execute the documents necessary to complete the conveyance.

	YEA	NAY	ABSTAIN/ABSENT
Mr. Roemmich	X		
Mr. Sperry	X		
Mr. Hansen	X		

7. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

a. August 2026

Upon Motion made by Mr. Sperry, seconded by Mr. Hansen and passed unanimously, the Board approved June 2026 cash disbursements for \$368,862.13.

	YEA	NAY	ABSTAIN/ABSENT
Mr. Roemmich	X		
Mr. Sperry	X		
Mr. Hansen	X		

8. OFFICE REPORT

a. Card Processing Fees

Mr. Docter presented a proposal to the Board of PathPoint services. He stated that the District currently absorbs the cost for all card processing fees. Mr. Docter stated that customers paying by credit or debit card through PathPoint would be charged a 3.5% processing fee, while ACH and check payment options would remain available without the fee.

Mr. Docter stated that the District will not be responsible for the card processing fee and this would be a separate option available if the customer chooses this type of payment.

Mr. Docter also noted that implementing a processing fee could encourage more ACH or check payments for the customers.

9. CHIEF FINANCIAL OFFICER REPORT

a. Financial and Accounting Matter.

No report currently.

10. SUPERVISOR'S REPORT

Mr. Cecala stated that development in the District is steady. He stated that he anticipates some of the development to be completed in the next couple of months.

11. TRUSTEES

No report currently.

12. CLOSED MEETING– (if Necessary) – For the purpose(s) described in U.C.A. 52-4-205

No closed meeting currently.

13. ADJOURN

The meeting was adjourned at 6:16PM and the next Board meeting will be on October 14, 2026, at 5:00 PM.