MIDVALLEY SEWER DISTRICT

BOARD OF TRUSTEES MEETING AGENDA

Date: Wednesday, September 9, 2026
Time: 5:00 PM
Location: Midvalley Sewer District
160 East 7800 South
Midvale, Utah 84047

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1. Call to Order

2. Public Comments, Ceremonies, and Presentations

3. Approval of Minutes

a. Approval of August 12, 2026, Board Meeting Minutes

4. Attorney Report

a. Update and Discussion of Pending Legal Matters

5. General Manager Report

a. District Bond Policy – Discussion Only
b. IFFP, IFP & Master Plan Update – Discussion / Approval
c. 8000 South Sewer Replacement Project – 2027 Planning – Discussion Only
d. 2026 Facility Maintenance and Improvement Projects – Discussion / Approval
e. Update on Pending Matters

6. South Valley Water Reclamation Facility Report

a. North Trunk Line – Conveyance of District Interest to South Valley Water Reclamation Facility – Discussion / Approval Resolution 2026-09-08A
b. Update on Pending Matters

7. Review, Approval, and Ratification of Cash Disbursements

a. August 2026

8. Office Report

a. Card Processing Fees
b. Update on Pending Matters

9. Chief Financial Officer Report

a. Financial and Accounting Matters

10. Supervisor's Report

a. Construction Activities Within the District – Discussion Only
b. Update on Pending Matters

11. Trustee Reports

a. Trustee Updates and Discussion of Pending Matters

12. Closed Meeting (If Necessary)

The Board may convene in a Closed Meeting for purposes authorized under Utah Code Annotated § 52-4-205.

13. Adjourn

The order of agenda items may be changed at the discretion of the Board. Board members may participate electronically. In compliance with the Americans with Disabilities Act (ADA), individuals requiring special accommodations (including auxiliary communicative aids and services) during this meeting should notify Midvalley Sewer District at (801) 255-7321 at least three (3) working days prior to the meeting.

MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES, MIDVALLEY SEWER DISTRICT, HELD AT 160 EAST 7800 SOUTH, MIDVALE, UTAH 84047 ON AUGUST 12, 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 5:00 PM by Chair Roemmich.

2. **PUBLIC COMMENTS/CEREMONIES/PRESENTATION**
   No one was in attendance.

3. **MINUTES – APPROVAL**
   a. **June 10, 2026, minutes**
   Upon Motion made by Mr. Sperry, seconded by Mr. Hansen, and passed unanimously, the Board accepted June 10, 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 agreement involving West Jordan, Midvale City, and Midvalley Sewer District. Mr. Richards indicated that a draft document will be prepared for presentation at the next Board meeting.

5. **GENERAL MANAGER REPORT**
   a. **Ratify Server Purchase**
   Mr. Syme informed the Board about acquiring the Scale Computing server infrastructure. He explained that after requesting approval via email from all Board

members, he went ahead with the purchase. Mr. Syme now recommends the Board ratify this previously authorized purchase, totaling $56,779.70.

Upon Motion made by Mr. Sperry, seconded by Mr. Hansen, and passed unanimously, the Board approved the purchase of the Scale Computing server infrastructure in the total amount of $56,779.70, consisting of $36,979.70 for hardware and installation and $19,800.00 for the required five-year software licensing and warranty, as unanimously approved by the Board via email on July 17, 2026.

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

b. Fleet Update

Mr. Syme reported that the District has acquired a 2026 Toyota Tacoma and a 2026 Chevrolet Silverado 1500. He further indicated that the 2025 Chevrolet Silverado 1500 was sold after receiving a full bid offer. Mr. Syme confirmed that the District does not expect to make any additional vehicle acquisitions or place further orders for vehicles for the remainder of the 2026 calendar year.

c. District Boundary Update

Mr. Syme explained that, following four years of planning, research, and collaboration, the District has successfully completed its boundary correction project. He noted that the Utah Lieutenant Governor's Office issued an official Certificate of Approval confirming the adjustment.

Mr. Syme added that the District is now receiving property tax revenue from parcels that were previously assigned to the wrong taxing entity. Most affected parcels were corrected for the 2026 tax year, but a few could not be processed in time and will be updated starting with the 2027 tax year.

d. CUES Software Renewal

Mr. Syme explained that as the annual renewal approached, he was concerned about the quoted renewal price of $30,328.00, especially since Midvalley Sewer District operates only one camera truck. He reached out to CUES to discuss their situation and inquire about potential flexibility in pricing.

Mr. Syme stated that after multiple conversations, CUES agreed to lower the annual GraniteNet renewal price to $20,004.47, providing a savings of $10,323.53. Mr. Syme noted this represents a significant cost reduction for the District while allowing continued use of the software that best meets their operational needs.

e. Sewer Main Repair

Mr. Syme reported that a routine CCTV inspection by the District camera crew revealed a separated pipe joint in the sewer main at 430 E. 6815 S. which posed a risk of imminent collapse. To prevent potential failure and the need for emergency repairs, staff recommended a proactive spot repair as the most suitable solution. Mr. Syme further noted that the District was not obligated to engage its emergency on-call contractors and instead sought competitive bids in alignment with District policy. Quotes were received from WATTCO, Spade Excavation, and Cliff Johnson Excavation, with WATTCO submitting the lowest responsive bid of $21,904.73. He stated that given WATTCO's successful history of repair work for the District, their proposal was accepted. A formal construction contract, reviewed by District legal counsel Ryan Richards, was duly carried out by the contractor. Mr. Syme stated that all procurement requirements were met prior to commencement of the project.

f. Update Pending Matters

No report currently.

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

a. Update on pending matters

No report currently.

7. REVIEW, APPROVE AND RATIFY CASH DISBURSEMENTS

a. June 2026

Upon Motion made by Mr. Hansen, seconded by Mr. Sperry and passed unanimously, the Board approved June 2026 cash disbursements for $436,588.64.

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

b. July 2026

Upon Motion made by Mr. Hansen, seconded by Mr. Sperry and passed unanimously, the Board approved July 2026 cash disbursements for $384,324.54.

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

8. OFFICE REPORT

a. Card Processing Fees

No report currently.

9. CHIEF FINANCIAL OFFICER REPORT

Mr. Christensen stated that Board members had received the quarterly financial reports and the Certified Tax Rate information via email prior to the meeting for their review.

a. Certified Tax Rate

Mr. Christensen reported that during the Board meeting on June 10, 2026, the Salt Lake County Auditor's Office had not yet finalized the certified tax rate for the District for 2026. Accordingly, the Board adopted a resolution to authorize approval of the certified tax rate upon its calculation and publication by the County via the District's account at TaxRates.Utah.gov.

Mr. Christensen indicated that, as of June 22, 2026, the District submitted the approved certified tax rate of .000395 through its TaxRates.Utah.gov account and provided the County with documentation of the Board's resolution. The certified tax rate declined again this year, attributable to rising property values.

Mr. Christensen reviewed several graphs that illustrated the increase in property values within the District's boundaries and the decrease in the certified tax rate. He stated that over the past decade, as property values have increased, the certified tax rate has decreased. For individual residents, this means that as their property values increase, the District's portion of their property taxes generally remains the same.

b. Balance Sheet Report for June 30, 2026

Mr. Christensen presented the Balance Sheet Two-Year Comparison as of June 30, 2026. He indicated that most accounts remained consistent with the previous year, with no unforeseen variations. Mr. Christensen observed that the District's savings and investment account balances increased by over $800,000 compared to the prior year. This increase was primarily attributed to the absence of significant construction costs or pipe-lining project expenditures during the current fiscal year.

c. Profit & Loss -Comparison to Prior Year Report for 2nd Quarter 2026

Mr. Christensen reported on the Profit & Loss YTD Comparison to Prior Year report for January through June 2026. He reviewed the following significant changes between the current and prior years.

Mr. Christensen reported that sewer service fee revenue increased by 17.26%, attributing this growth to a 10% rate adjustment, ongoing development within the District over the past year, and updated water meter readings for all commercial accounts, which led to higher assessed fees. He further indicated that, following the recent fire at North Union Apartments, annual sewer service fee revenue is projected to decrease by approximately $100,000.

He also noted that depreciation expense is higher this year because the District began depreciating the 7500 South Sewer Line Project and $261,000 in contributed sewer lines in January.

Mr. Christensen explained that the $255,151 decrease in Gain or Loss on Sale of Assets was primarily due to the District recognizing significant gains in the prior year from the sale of the CCTV camera truck and the VACTOR jet cleaning truck. The current year's gain resulted from the sale of three pickup trucks.

d. Profit & Loss -Budget vs Actual Report for 2nd Quarter 2026

Mr. Christensen presented the Profit & Loss YTD – Budget vs. Actual report for the period from January through June 2026. Mr. Christensen stated that most accounts were generally in line with the budgeted amounts.

He noted that, as anticipated, two significant variances were observed in Impact Fee Income and Interest Income, both of which are inherently difficult to forecast. Mr. Christensen explained that the District takes a conservative approach when budgeting for interest income, given the uncertainty surrounding future interest rate fluctuations.

Mr. Christensen briefly reviewed several smaller variances between actual and budgeted amounts among various report line items. He noted that the District intentionally budgets higher amounts in certain expense categories as a conservative measure to ensure adequate funding is available for emergencies and unexpected costs.

e. Financial and Accounting Matter.

No report currently.

10. SUPERVISOR'S REPORT

Mr. Cecala stated that development in the District is steady. He stated that 9 single family units are planning on being developed at 886. E 7800 S.

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 5:48PM and the next Board meeting will be on September 9, 2026, at 5:00 PM.

BOARD MEETING
ISSUE SUMMARY

Date: 09-09-2026

MIDVALLEY SEWER DISTRICT

Subject: **Developer Improvement Assurance and Warranty Policy**

Background: During the District's recent review of developer construction bond releases and the treatment of interest associated with cash deposits, staff identified the need for a more comprehensive written policy establishing consistent procedures for administering developer financial assurances.

Staff has been working on a Developer Improvement Assurance and Warranty Policy that would establish requirements for financial security associated with developer-installed sewer infrastructure from the time plans are approved through construction completion and final warranty release.

The proposed policy is intended to address items such as completion assurances, warranty security, cash deposits, irrevocable letters of credit, applicable interest, construction inspections and testing, closeout documentation, releases, defaults, warranty inspections, and final acceptance.

The proposed policy would also establish a clear starting point for the District's two-year warranty period based on the date identified in the District's written Preliminary Construction Approval and construction release rather than tying the warranty period to development occupancy.

Existing financial assurances would continue to be administered under the agreements, policies, procedures, and applicable law in effect when they were accepted unless otherwise lawfully modified.

The draft policy is currently being reviewed and refined, including review by District legal counsel. Staff plans to bring the final proposed Developer Improvement Assurance and Warranty Policy, along with an adopting resolution, to the Board for consideration at the October Board meeting.

No action is requested from the Board at this time.

Recommendation: None

Suggested Motion: None

BOARD MEETING
ISSUE SUMMARY

Date: 09-09-2026

MIDVALLEY SEWER DISTRICT

Subject: **Sewer Master Plan, IFFP & Impact Fee Analysis Update**

Background: The District's Wastewater Master Plan, Impact Fee Facilities Plan (IFFP), Impact Fee Analysis (IFA), and Rate Study were last completed in 2022 by Bowen, Collins & Associates. With the District's current rates extending through 2027, staff believes it is appropriate to begin the next update so the necessary planning and financial analyses can be completed during 2027 and any recommended changes can be considered for implementation for the next rate period.

Although Midvalley Sewer District is largely built out, redevelopment continues throughout the service area, with some properties being redeveloped at substantially higher densities than historically existed. The updated Master Plan will allow the District to determine whether the existing sewer collection system has adequate capacity to accommodate this redevelopment and identify improvements that may be necessary to maintain adequate system capacity and reliability.

Bowen Collins completed the District's previous Master Plan, IFFP, IFA, and rate work and is already familiar with the District's collection system, historical information, planning methodology, and existing sewer model. The proposed update will build upon that previous work rather than beginning a new planning effort from the ground up.

As part of the Master Plan update, Bowen Collins will review updated District GIS and collection-system information, historical wastewater flows, recent and anticipated development and redevelopment, Residential Equivalent information, and the District's existing Aqua Twin sewer model. They will also coordinate with Midvale City, Murray City, Sandy City, Salt Lake County, SVWRF, and other applicable stakeholders to obtain updated population, land-use, zoning, redevelopment, and density projections.

The District has also already completed a significant portion of the water-usage data collection that will be needed for the study. The Treasurer has been collecting commercial water-usage information for approximately the past two years, providing Bowen Collins with much of the commercial usage data necessary for the analysis. As a result, the District will primarily need to obtain additional high-density and multi-family water-usage information from the cities within the District to assist with calibration of the sewer model. Having this commercial data already collected reduces the amount of additional data gathering required and has helped keep the proposed cost of the study lower.

Using the updated information, Bowen Collins will calibrate and evaluate the District's sewer model under existing conditions and projected future conditions, including 10-year and buildout scenarios. This analysis will identify pipelines or areas of the collection system that may not meet recommended operating-capacity criteria and allow the District to better understand where future improvements may be required.

The Master Plan will also include an updated Capital Facilities Plan addressing growth, maintenance, rehabilitation, replacement, and other asset-management needs. Recommended projects will be prioritized, planning-level cost estimates will be developed, and an implementation plan will be prepared for projects anticipated within the next ten years. This will provide the District with an updated basis for long-term capital budgeting and infrastructure planning.

The IFFP and IFA portions of the study will evaluate available capacity in existing District facilities, determine which future improvements may be attributable to new development, and establish the basis for an updated and legally defensible sewer impact fee. Bowen Collins will prepare the required reports and certifications and assist the District with the applicable public hearing and adoption process.

The Rate Study will evaluate the District's existing sewer rates in conjunction with operating and maintenance expenses, treatment costs, billing and usage information, capital needs, and other relevant financial data. The purpose of this work is to determine whether existing rates remain adequate and to establish a cost-of-service basis for any future rate adjustments necessary to provide sufficient revenue to operate, maintain, rehabilitate, and replace District infrastructure.

Bowen Collins has proposed to complete the full Master Plan, IFFP, IFA, and Rate Study for a **not-to-exceed amount of $106,000**. The proposed cost consists of approximately $61,000 for the Master Plan, $13,000 for the IFFP, $13,000 for the IFA, and $19,000 for the Rate Analysis and fee update**.**

The work is anticipated to take approximately nine months. The proposed schedule is intended to have the updated studies and any recommended impact fee or sewer rate changes available for Board consideration during 2027, with the goal of completing the necessary adoption process in time for implementation for the next rate period.

Recommendation: Staff recommends that the Board approve Bowen, Collins & Associates to complete the District's Wastewater Master Plan, Impact Fee Facilities Plan, Impact Fee Analysis, and Rate Study for an amount not to exceed $106,000**.** The update will provide the District with current information regarding system capacity, higher-density redevelopment, future capital needs, impact fees, and sewer rates and will establish an updated basis for the District's long-term infrastructure and financial planning.

Suggested Motion*: "I move that the Board approve 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".*

Exhibit B

Midvalley Sewer District
2026 Wastewater Mater Plan, Impact Fee Facility Plan,
Impact Fee Analysis, and Rate Study

Engineering Fee Estimate

Last Updated 8/30/2026

		Office/Support		Engineers				Subtotal Hours	Subtotal Labor	Subtotal Expenses	Total Cost
	Labor Category	Office	Editor	PE 4	PE 6	QA/QC	PM				
	Staff	Baker	Williams	Andersen	McKinnon	Larson	Packer				
	Labor Rate	$92	$92	$178	$199	$251	$238				
Task No.	Task Description										
	Phase 1 - Master Plan Development										
1.1	Collect and Review Existing Information from the District			20	20	4	4	**48**	$ 9,496	$0	$ 9,496
1.2	Collect and Review Information from the Cities within the District & SVWRF			70	40	4	6	**120**	$ 22,852	$0	$ 22,852
1.3	Identify Existing & Future Sewer Collection System Deficiencies			30	20	2	2	**54**	$ 10,298	$0	$ 10,298
1.4	Prepare Capital Facilities Plan	4	5	30	20	6	6	**71**	$ 13,082	$0	$ 13,082
1.5	Meetings (3)			10	10		6	**26**	$ 5,198	$74	$ 5,272
	Phase 1 Subtotal	**4**	**5**	**160**	**110**	**16**	**24**	**319**	**$ 60,926**	**$ 74**	**$ 61,000**
	Phase 2 - Impact Fee Facilities Plan										
2.1	Assemble Existing Facilities Inventory and Determine Excess Capacity			10	4			**14**	$ 2,576	$0	$ 2,576
2.2	Calculation of Capacity in Future Improvements			10	4			**14**	$ 2,576	$0	$ 2,576
2.3	Document Results	2	4	10	4	4	2	**26**	$ 4,608	$0	$ 4,608
2.4	Meetings (2)			8	4		4	**16**	$ 3,172	$68	$ 3,240
	Phase 2 Subtotal	**2**	**4**	**38**	**16**	**4**	**6**	**70**	**$ 12,932**	**$ 68**	**$ 13,000**
	Phase 3 - Impact Fee Analysis										
3.1	Develop Impact Fee Analysis			10	4			**14**	$ 2,576	$0	$ 2,576
3.2	Document Results	2	4	10	4	4	1	**25**	$ 4,370	$0	$ 4,370
3.3	Coordination with Stakeholders			10	4			**14**	$ 2,576	$0	$ 2,576
3.4	Meetings (2)			8	4		4	**16**	$ 3,172	$306	$ 3,478
	Phase 3 Subtotal	**2**	**4**	**38**	**16**	**4**	**5**	**69**	**$ 12,694**	**$ 306**	**$ 13,000**
	Phase 4 - Rate Analysis										
2.1	Rate Analysis	5	6	30	10	6	4	**61**	$ 10,800	$100	$ 10,900
2.2	Fee Update			20	10	6	4	**40**	$ 8,008	$92	$ 8,100
	Phase 4 Subtotal	**5**	**6**	**50**	**20**	**12**	**8**	**101**	**$ 18,808**	**$ 192**	**$ 19,000**
	Total Cost	**13**	**19**	**286**	**162**	**36**	**43**	**559**	**$ 105,360**	**$ 640**	**$ 106,000**

<u>Expenses include:</u>

Mileage reimbursement at $0.75/mile
10% Markup on Outside Services
Rates shown are 2026 rates

Exhibit A
Midvalley Sewer District
Master Plan, Impact Fee Facility Plan, Impact Fee Analysis, and Rate Study
Scope of Services

PROJECT UNDERSTANDING

Midvalley Sewer District (MSD or District) is seeking assistance to prepare an updated Wastewater Master Plan (MP), Impact Fee Facility Plan (IFFP), Impact Fee Analysis (IFA), and Rate Study (RS). These studies were last completed in 2022 by Bowen, Collins & Associates (BC&A). Even though the District is primarily built out, redevelopment is occurring in the District with higher densities. The District wants to determine if existing facilities will be adequate to handle future redevelopment or would like to plan improvements necessary so that it can accommodate future redevelopment. The District also would like to update their impact fees and rates based on recent costs at the District's wastewater treatment plant and for any redevelopment infrastructure needed.

SCOPE OF SERVICES

The following is a summary of the major tasks we propose to complete as part of this project.

PHASE 1 – MASTER PLAN UPDATE

Objective: Identify system deficiencies from the calibrated sewer model provided by the District and develop a capital facilities plan.

Task 1.1 – Collect and Review Existing Information from the District. BC&A will meet with the District in a kick-off meeting to collect and discuss existing information provided by the District. We will review the project schedule and associated deliverables. We will collect and review any new information that changed since 2022 from the District such as:

- Recent District Annual Reports
- Updated existing sewer system maps and attributes in GIS format including pipe location, age, material, and locations and sizes of existing manholes and flow monitors, etc.
- Digital files containing aerial mapping and topographic data of the sewer system service area
- GIS shape files of current District boundaries, sewer system service area, collection system sub-basins, and parcel boundaries with required attributes
- Historic flows and patterns collected from the wastewater treatment plant and District flow meters
- Existing Aqua Twin Sewer Model
- Past District Residential Equivalent (RE) calculations
- Recent development or planned new development or redevelopment within the District

Task 1.2 – Collect and Review Information from the Cities within the District and SVWRF (Stakeholder Engagement). BC&A will contact each of the entities (Midvale City, Murray City, Sandy City, Salt Lake County) within the District boundary to collect the following information:

- Population projections
- Land Use and Zoning Maps
    - Future development and/or redevelopment area (especially to understand where higher densities are planned to occur)

    - Hillcrest High School changes
    - Union Middle School
- Traffic Analysis Zones (TAZ) density projections published by the Wasatch Front Regional Council to compare and include with the data.
- Salt Lake County Assessor's office to obtain property values. This is to assist in identifying potential areas for redevelopment.
- Winter water use data from Midvale City, Murray City, and Sandy City for commercial connections and multi family connections for existing sewer model calibration. Single family residential data will not be collected.

We will prepare a database to collect and organize data received from each city. A draft map of areas of redevelopment will be delivered to the District and affected cities to obtain feedback on redevelopment areas and densities. A summary of the results will be included in the final masterplan report.

Task 1.3 – Identify Existing and Future Sewer Collection System Deficiencies. BC&A will use the computer model provided by the District to simulate operating conditions of the existing sewer system. BC&A will use non-residential and multi-family residential winter water use data to calibrate the existing conditions model. We will review computer output from the existing condition model simulations to determine if the existing collection system meet recommended operating capacity criteria. Recommended operating criteria will be based on minimum State criteria and our recommendations based on experience with other sewer systems. We will identify which pipelines do not meet the desired operating criteria.

BC&A will revise the projected sewer flows in the sewer system model to include future sewer system demands at 10 year and buildout intervals. We will use the computer model to simulate operating conditions of the existing sewer collection system under projected future wastewater production. We will review computer output from the model simulations and identify pipelines that do not meet desired operating criteria. We will provide a list of existing sewer pipelines that will need to be improved in order to meet desired operating criteria for projected future sewer production under various demands, variables, and scenarios listed above.

Task 1.4 – Prepare Capital Facilities Plan. Based on the results of the analysis, we will develop a capital facilities plan for budgeting and planning purposes. This will include consideration of growth, maintenance, and asset management (rehabilitation and replacement) issues. Improvements in the plan will be prioritized based on criteria established by the District. Cost estimates will be assembled for all projects and a detailed implementation plan will be assembled for projects needed in the next ten years. The capital facility plan and all results of the master planning activities will be documented in a final master plan report.

Task 1.5 – Meetings. BC&A will meet with District staff to collect information, review analysis results, report progress, and to receive draft report review comments. It is estimated that 3 meetings will be needed to complete the Masterplan Development phase of the project.

PHASE 2 – IMPACT FEE FACILITIES PLAN

Objective: To develop a sewer system facilities plan that can be used by District personnel both for budgeting and planning purposes and for the calculation of impact fees and service charges.

Task 2.1 – Assemble Existing Facilities Inventory and Determine Excess Capacity. We will work with District staff to assemble a system inventory. We will coordinate between master plans to develop a consistent methodology for calculating excess capacity in existing infrastructure. We will then use this methodology to calculate the excess capacity in each utility.

Task 2.2 – Calculation of Capacity in Future Improvements. From the recommended list of improvements in each system master plan, we will identify which projects are needed within the allowable 10-year planning window of the IFFP. For the improvements within the 10-year planning window, we will use the methodology developed in the 2022 study for dividing projects between expenses eligible for impact fees and expenses not eligible for impact fees. This will include consideration of capacity used by growth within the 10-year planning window and capacity used by growth beyond the 10-year planning window.

Task 2.3 – Prepare Impact Fee Facilities Plan. We will document the results of the CFP and IFFP evaluation in a report containing all elements required in Utah Code 11-36a. To facilitate District review and most cost effectively complete the required documentation, we have assumed that we will follow the same general approach and format that was developed with the District in 2022 (for both the IFFP and the IFA as described in the next section). Included in this report will be a written certification of the IFFP in accordance with the requirements of the law. We will present results and conduct required public hearings prior to the adoption of the IFFPs in accordance with State law.

Task 2.4 – Meetings. BC&A will meet with District staff to review analysis results, report progress, and to receive draft report review comments. It is estimated that 2 meetings will be needed to complete the Impact Fee Facility Plan phase of the project.

PHASE 3 – IMPACT FEE ANALYSIS

Objective: To prepare an impact fee analysis based on selected funding alternative in accordance with Utah Code.

Task 3.1 – Develop Impact Fee Analysis. With the development of a defensible IFFP and other data contained in the master plans, BC&A will have the information necessary to develop an IFA subsequently. This will include identifying the impact of anticipated development, considering the method of financing existing and future facilities, determining the cost of existing capacity that will be recouped, determining the cost of system improvements that are related to new development activity, and calculating an appropriate and defensible impact fee. We are proposing to use BC&A staff to author and prepare the IFA ourselves (i.e. we will not be bringing in a separate financial subconsultant). However, we will need to work with your current financial advisor to collect some of the important financial data to be included in the plan. Included in this task will be coordination as necessary with the District's financial advisor. This is the same approach that was used in 2022.

Task 3.2 – Prepare Impact Fee Analysis. We will document the results of the first task in an IFA report. Included in this chapter will be a written certification of the IFA in accordance with the requirements of Utah Code 11- 36a. We will present results and conduct required public hearings prior to the adoption of the IFAs in accordance with State law.

Task 3.3 – Coordination with Stakeholders. We will distribute copies of the draft IFFP and IFA to stakeholders identified by the District, and will organize, prepare for and attend a meeting including stakeholders to obtain comments.

Task 3.4 – Meetings. BC&A will meet with District staff to review analysis results, report progress, and to receive draft report review comments for both the Impact Fee Analysis and Rate Analysis. It is estimated that 2 meetings will be needed to complete this task.

PHASE 4 – RATE ANALYSIS

Objective: The objective of this task is to prepare a report that provides the necessary support services to adopt and implement new monthly sewer rates for the District.

Task 4.1 – Rate Analysis. We will meet with District stakeholders to review your existing rates, discuss policy objectives, and collect financial and system data (O&M costs, billing data, use trends by customer class, etc.). Based on the information gathered and direction from stakeholders, we will develop a rate approach tailored to meet the unique needs of the District. This analysis will be based on cost-of-service principles and Utah law to establish legal, fair, and equitable rates that will provide the District with the revenue required to run the system, while still providing good value for its customers. Based on our understanding of the District's needs, we have assumed that this rate study (as well at the previous impact fee studies) will not include a detailed re-examination of RE classifications.

CERTIFICATION OF BC&A

BC&A shall execute the certification required under state law (the "Certification") that the analyses, plans, and impact fees and charges were prepared and enacted according to the law in effect on the date of the Certification.

FEE

BC&A proposes to complete the scope of work described above based on time and expenses for $106,000 (see attached Exhibit B, Engineering Fee Estimate).

SCHEDULE

We understand that the District desires to implement the new District impact fees and rates by the end of 2027, so the new impact fees and rates will need to be adopted in the September board meeting.

BOARD MEETING
ISSUE SUMMARY

Date: 09-09-2026

Subject: **8000 South Sewer Replacement Project – 2027 Planning**

Background: District staff has identified approximately 2,300 linear feet of existing concrete sanitary sewer pipe along 8000 South in Sandy City, from approximately 150 East to 300 East, as a priority for potential replacement in 2027.

This section includes aging infrastructure and known capacity deficiencies. There is also potential for additional upstream development that could increase future flows through this portion of the system.

The anticipated project would replace the existing concrete sewer with new PVC pipe, upsize the line as appropriate based on engineering analysis, and replace the existing manholes within the project area. 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.

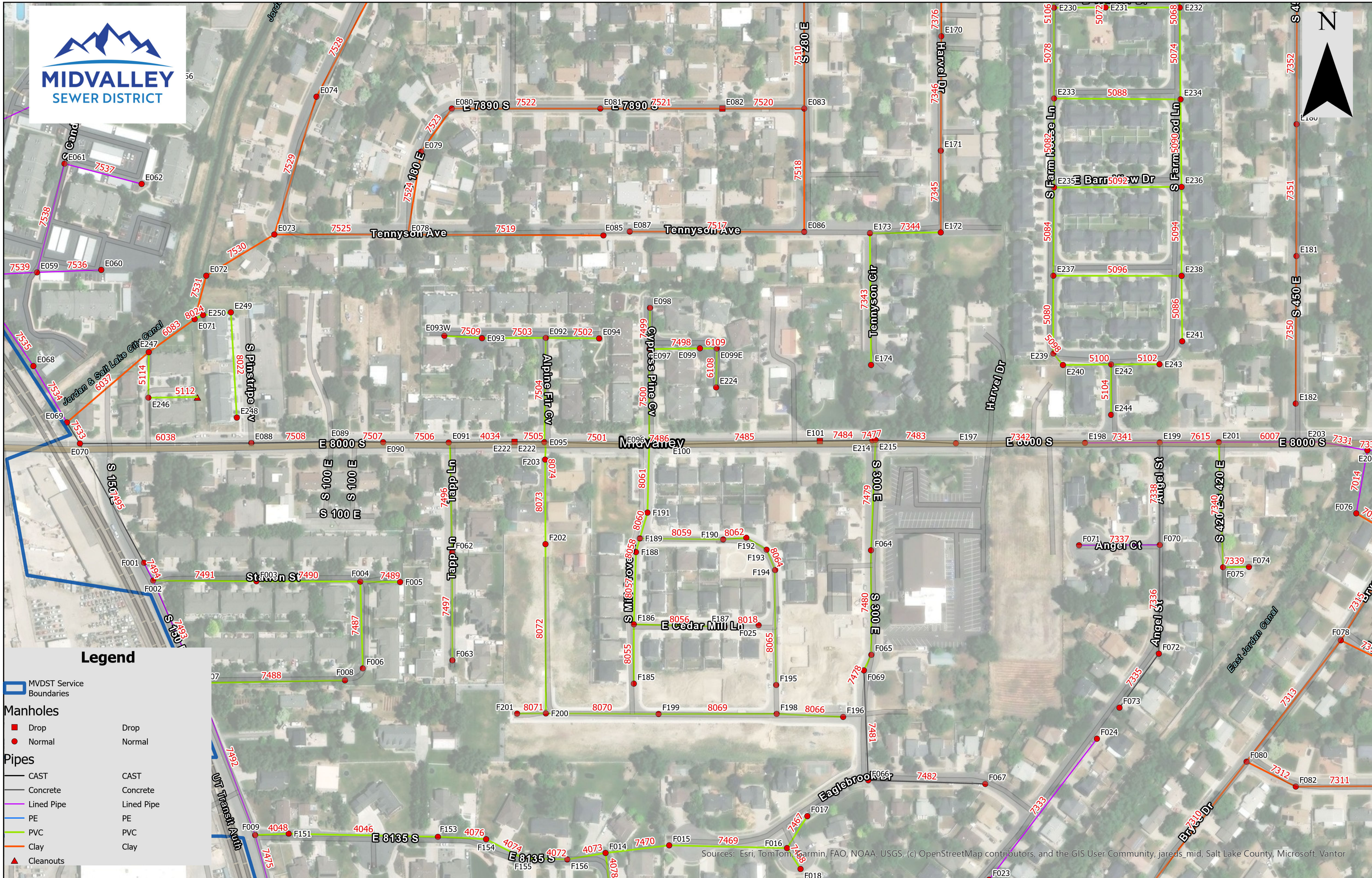
To begin planning, the General Manager sent a project-specific request to the engineering firms already qualified and appointed to the District's approved engineering pool. The request asks each firm to provide a proposed scope, schedule, and engineering cost for design and construction-related services.

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.

The current goal is to complete design and preparation work in advance of construction in 2027.

Recommendation: None

Suggested Motion: ***None***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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, jareds_mid, Salt Lake County, Microsoft, Vantor

BOARD MEETING
ISSUE SUMMARY

Date: 09/09/2026

MIDVALLEY SEWER DISTRICT

Subject: **District Facility Maintenance and Meeting Room Improvements**

Background: Staff has been reviewing several maintenance and improvement needs at the District facilities and has obtained contractor pricing for exterior building painting, parking lot maintenance, and gutter/snow-retention improvements. Staff has also been evaluating replacement of the Board meeting room table and chairs and future acoustic improvements within the administrative office.

Several existing gutters have deteriorated, leaked, become detached, or have already been removed because they were no longer serviceable. Inadequate roof drainage has contributed to moisture exposure, deterioration, and efflorescence on portions of the exterior masonry. The proposed painting and gutter work is intended to correct these conditions and help protect the buildings from further deterioration.

The parking lot is still relatively new; however, some cracking is beginning to develop. At the time of installation, the District was advised that a protective surface treatment should be completed within approximately three years to help preserve and extend the useful life of the asphalt. The proposed work includes crack sealing, seal coating, and restriping.

Staff is also recommending snow-retention improvements in areas where accumulated snow and ice can shed from the metal roofs near building entrances and pedestrian-access areas. These improvements are intended to better control the release of snow and ice and reduce potential safety and liability concerns.

Exterior Building Painting

Staff contacted four painting contractors and received proposals from all four:

- **ProCom Painting – $15,150.00**
- **Platinum Painting – $20,486.00 base proposal**
- **Man Power Painting – $21,380.60**
- **The Hive Painting – $37,569.00**

ProCom Painting submitted the lowest-priced proposal at $15,150.00. The proposal identifies Rodda Protector XL Exterior for the exterior walls and Rodda PROTECH Metal Master DTM for the overhead and man doors.

However, the ProCom proposal provides limited information regarding the overall scope of work. It does not provide sufficient detail regarding items such as surface preparation, number of coats, specific building areas included or excluded, and warranty information. Because of the limited scope information, staff was unable to determine that the ProCom proposal was directly comparable to the more detailed proposals received.

Although this project is within the District's small-construction procurement threshold, staff obtained multiple proposals in order to compare pricing, materials, scope, and overall value.

Staff recommends proceeding with **Platinum Painting** based on its clearly defined scope of work, specified preparation and coating system, and the greater certainty provided regarding the work to be completed.

Platinum's base proposal is **$20,486.00**. Staff also recommends including the following options:

- Upgrade the exterior masonry coating from Sherwin-Williams SuperPaint to premium **Sherwin-Williams Duration**
- Paint the previously excluded back side of the north building

With these additions, the recommended painting total is:

Platinum Painting – $23,396.15

The District buildings are estimated to have gone approximately 30 years without a comprehensive exterior repainting. Staff believes completing the additional wall while the contractor is mobilized and utilizing the upgraded Duration coating will provide a more comprehensive and durable finished project.

Staff also contacted **UTOPIA** regarding its building attached to the District's new shop near the roadway. UTOPIA has agreed to have its building painted at the same time and in the same color as the District buildings, at **UTOPIA's expense**.

Once the painting contractor is selected, staff will request pricing for the additional UTOPIA work through a change order or contract addition. The cost associated with painting the UTOPIA building will be billed to UTOPIA and is **not included in the District's $23,396.15 painting amount**.

Staff Recommendation: Approve **Platinum Painting in the amount of $23,396.15**, including the Sherwin-Williams Duration paint upgrade and painting of the back side of the north building. Although ProCom submitted a lower-priced proposal, staff recommends Platinum based on the completeness and clarity of its proposed scope, specified preparation and coating system, and the greater certainty that the work will meet the District's facility-maintenance objectives.

Parking Lot Maintenance and Striping

Three proposals were received:

- **Beehive Blacktop – $9,454.85**
- **Eckles Paving – $10,347.40**
- **Under Pressure – $10,438.00**

Beehive Blacktop submitted the lowest proposal and provides the requested scope of work, including crack sealing, two coats of sealcoat, and restriping.

Because the parking lot has not previously been seal coated and some cracking is beginning to develop, staff believes completing this preventative maintenance now will help protect the District's investment and extend the useful life of the asphalt.

Staff Recommendation: Approve **Beehive Blacktop in the amount of $9,454.85**.

Gutters and Snow Retention

Staff contacted three contractors and requested proposals for gutter, downspout, and snow-retention improvements. Two contractors submitted proposals, while the third contractor did not provide a bid.

- **Preferred Roofing & Exteriors – $12,728.00**
- **B&D Architectural Metals – $13,789.22**
- **Vortex Roofing -- No Bid Received**

The proposed work will replace or improve deteriorated gutters and downspouts, restore proper roof drainage, and help reduce continued moisture exposure to the exterior masonry.

The work also includes snow-retention improvements intended to better control snow and ice shedding from the metal roofs, particularly near building entrances and other pedestrian-access areas.

Based on the proposals received, staff recommends proceeding with the lowest proposal from **Preferred Roofing & Exteriors**.

Staff Recommendation: Approve **Preferred Roofing & Exteriors in the amount of $12,728.00**.

Total Recommended Facility Maintenance Cost

Project	Recommended Contractor	Amount
Exterior Building Painting	Platinum Painting	$23,396.15
Parking Lot Maintenance & Striping	Beehive Blacktop	$9,454.85
Gutters & Snow Retention	Preferred Roofing & Exteriors	$12,728.00
Total Recommended Facility Maintenance Cost		**$45,579.00**

The $45,579.00 total does not include painting of the UTOPIA building. That work will be added separately and billed to UTOPIA.

Board Meeting Room Table and Chairs

Staff has also been evaluating replacement of the existing Board meeting room table and chairs. The existing Board table is estimated to have been in service for approximately **40 years or more**, and staff believes replacement is appropriate.

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

The table options presented are:

- **Foundation Tapered Drum EX – $16,890**
- **Odyssey – $20,910**
- **Equilibrium – $21,661**

The chair options presented are:

- **Veda – $630 each**
- **Zody LX – $999 each**
- **Zody II – $1,053 each**

Staff recommends the **Equilibrium table** and **Zody LX chairs**. However, because the table and chairs will be long-term fixtures in the Board meeting room, staff recommends leaving the final selection of both models to the Board.

Applicable shipping, delivery, and installation costs will be added to the selected furniture purchase.

The Board meeting room furniture is **not included in the $45,579.00 facility maintenance total**.

Staff Recommendation: Approve replacement of the Board meeting room table and chairs through Commercial Contract Group using the table and chair models selected by the Board, including applicable shipping, delivery, and installation costs.

Administrative Office Acoustic Improvements

Staff has also been evaluating acoustic improvements within the administrative office area. This issue has previously been discussed with the Board and has been raised by office personnel due to the amount of echo and sound transmission within the existing office space. Telephone calls and conversations can frequently be heard between offices, increasing the overall noise level and reducing conversational privacy.

Staff has been working with CCG to evaluate acoustic wall panels and related treatments. Final pricing is not yet available because the office space must first be CAD-drawn and evaluated so an appropriate acoustic-panel layout and design can be developed.

Staff intends to continue working on this item and return to the Board with a specific design and cost once that information is available.

No approval of the acoustic-panel work is being requested at this time.

Overall Recommendation

Staff recommends approval of the District facility maintenance projects as presented, including:

- **Platinum Painting – $23,396.15**
- **Beehive Blacktop – $9,454.85**
- **Preferred Roofing & Exteriors – $12,728.00**

for a total facility maintenance cost of **$45,579.00**.

Staff also recommends replacement of the Board meeting room table and chairs through Commercial Contract Group. Staff recommends the **Equilibrium table and Zody LX chairs**, with the final table and chair models to be selected by the Board.

The administrative office acoustic improvements will continue to be developed and will be brought back to the Board separately once the design and pricing are complete.

Suggested Motion – Facility Maintenance: *"I move to approve 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."*

Suggested Motion – Board Meeting Room Furniture: *"I move to approve the replacement of the Board meeting room table and chairs through Commercial Contract Group, selecting the ___________________ table and ___________________ chairs, including applicable shipping, delivery, and installation costs."*

BOARD MEETING
ISSUE SUMMARY

Date: 09-09-2026

Subject: **North Trunk Line – Conveyance of District Interest to South Valley Water Reclamation Facility**

Background: As the Board has been kept informed over the past several months, the District has been working with South Valley Water Reclamation Facility (SVWRF), the other participating member entities, and legal counsel to resolve the ownership and long-term responsibility for the North Trunk Line. That process has now reached its final stage, and the necessary legal review and supporting documents have been completed for the Board's consideration and approval.

The North Trunk Line, also referred to as the North Interceptor, is a regional sewer line that conveys wastewater from Midvalley Sewer District, Midvale City, and West Jordan City to the SVWRF treatment facility. Historic agreements and conveyance documents resulted in divided ownership of portions of the line and created uncertainty regarding responsibility for future operation, maintenance, rehabilitation, and replacement.

On August 19, 2026, the SVWRF Board adopted Resolution No. 08-19-2026(A), establishing SVWRF as the intended owner of the North Trunk Line and establishing a flow-and-load methodology for allocating future operation, maintenance, and rehabilitation costs among the participating entities.

District General Counsel has completed his review of the historical ownership documents, easements, SVWRF resolution, and proposed conveyance and recommends that the District approve the transfer.

Under proposed Resolution No. 2026-09-09A, Midvalley Sewer District would:

- Convey the District's interest in the North Trunk Line to SVWRF;
- Retain ownership of the District's underlying easements;
- Grant SVWRF a perpetual, irrevocable, nonexclusive license to use those easements as necessary to access, operate, maintain, repair, rehabilitate, improve, replace, and administer the North Trunk Line;
- Authorize the Board Chair and General Manager to execute any additional documents necessary to complete the conveyance; and
- Make the transfer effective only upon completion of the corresponding actions by the other participating member entities.

The transfer of ownership will not eliminate the District's responsibility for its proportional share of future North Trunk Line costs. Routine maintenance costs will be allocated using five years of historical flow and load, while major repairs and rehabilitation will be allocated using twenty years of historical flow and load.

The proposed ownership structure will eliminate the uncertainty associated with divided ownership and place responsibility for the regional interceptor with SVWRF, while Midvalley retains ownership of its underlying easements and continues to participate financially based on its actual use of the system.

Recommendation: Staff and General Counsel recommend approval of **Resolution No. 2026-09-09A**, conveying Midvalley Sewer District's interest in the North Trunk Line to South Valley Water Reclamation Facility under the terms outlined in the resolution.

Suggested Motion: "I move to approve **Resolution No. 2026-09-09A**, 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 SVWRF the necessary perpetual access rights, and authorizing the Board Chair and General Manager to execute the documents necessary to complete the conveyance".

MIDVALLEY SEWER DISTRICT

LEGAL MEMORANDUM

TO: Board of Trustees, Midvalley Sewer District
FROM: Ryan Richards, General Counsel
DATE: September 1, 2026
RE: Conveyance of the District's Interest in the North Interceptor to SVWRF

ISSUE PRESENTED

The issue before the Board is whether Midvalley Sewer District (the "District," formerly Midvalley Improvement District) should convey the District's interest in the North Interceptor—also called the North Trunk Line and, for the 36-inch segment, the C-2 Interceptor—to South Valley Water Reclamation Facility ("SVWRF" or the "Facility"), retain the District's underlying easements, grant SVWRF a perpetual license to use those easements, and authorize execution of the instruments needed to complete the transfer.

BACKGROUND

The North Interceptor is the regional pipeline and associated facilities that convey wastewater from West Jordan City, the District, and Midvale City to the SVWRF plant. SVWRF has acknowledged ownership of the 48-inch segment from the headworks confluence structure to the junction box near 70th South. Questions have remained regarding the 36-inch C-2 Interceptor from approximately 700 West to the Jordan River and the siphon under the Jordan River. Historic instruments, including Resolution No. 02-17-2010 and the related quitclaim deed, used language and drawings that left it unclear whether the siphon was included in the 2010 transfer.

This is a reconveyance, not a first transfer of a line the District has always solely owned. SVWRF constructed the C-2 Interceptor (Project 2C). Because of EPA and State construction-grant conditions, the original easement was taken in SVWRF's name. By Resolution No. 02-17-2010 and the Quit Claim Deed recorded May 5, 2010 as Entry No. 10946858, SVWRF quitclaimed its interest in the C-2 easement and related facilities to the District and Midvale City as tenants in common—85 percent District and 15 percent Midvale City. Shortly thereafter, the line was realigned through Parcel A when the FL Smidth / Junction at Midvale site was developed. That realignment is documented in the Memorandum of Understanding recorded as Entry No. 11079272 (Resolution No. 10-0502010 / R-33). The 2010 quitclaim exhibit described the alignment from 700 West to the east bank of the Jordan River. It did not describe the siphon or the later Parcel A reroute. The MOU supplied a separate metes-and-bounds description of the rerouted easement of approximately 18,650 square feet (0.428 acre).

The South Interceptor presented a similar divided-ownership problem. That line, previously held by West Jordan City, Sandy Suburban Improvement District, and Jordan Basin, has been conveyed to SVWRF. That transfer simplified governance, unified maintenance and rehabilitation responsibility, and created a single structure for capital planning. The prior owners are not the same as on the North Interceptor, but the operational problem is the same.

On August 19, 2026, SVWRF adopted Resolution No. 08-19-2026(A), attached to the District resolution as Exhibit B. That resolution defines the "North Interceptor" or "North Trunk Line" as extending from the SVWRF headworks confluence to the 700 West junction box where Midvalley and Midvale flows combine, accepts ownership if the member entities convey their interests, and establishes the formula for allocating future operation, maintenance, and rehabilitation costs by flow and load, using a five-year lookback for routine work and a twenty-year lookback for large-scale repairs.

DISCUSSION

1. The District would convey only its undivided interest. The District is not the sole owner of the C-2 package. The 2010 instruments allocated an 85 percent undivided interest to Midvalley and a 15 percent undivided interest to Midvale City. West Jordan is a flow contributor on the 48-inch North Interceptor; it was not a 2010 C-2 grantee. The proposed District resolution therefore conveys only the District's interest. The transfer is incomplete until Midvale City acts and, as SVWRF has framed the matter, until West Jordan acts with respect to any segment in which it holds an interest. The draft resolution correctly makes effectiveness contingent on those companion conveyances.

2. The resolution conveys the pipe and keeps the easements. The draft District resolution does two different things, and they should not be collapsed. First, it conveys the District's interest in the physical North Trunk Line—pipe, manholes, and related facilities—to SVWRF. Second, it retains the District's ownership of the underlying real-property easements and grants SVWRF a perpetual, irrevocable, nonexclusive license to use those easements to own, inspect, operate, maintain, repair, rehabilitate, improve, replace, and administer the line. The Board would not be deeding away the corridors. The District would continue to own the easements. SVWRF would have the use rights it needs to perform the work.

3. Exhibit A is a compilation of recorded descriptions, not a new survey. Exhibit A to the draft resolution combines (a) the 2010 quitclaim centerline description from 700 West to the east bank of the Jordan River and (b) the 2010 MOU description of the Parcel A reroute. That is the best description that can be assembled from recorded District instruments without a new survey. It still does not describe the Jordan River siphon or the 48-inch segment west of the river. SVWRF's 2026 resolution acknowledges that the 2010 drawings and text were ambiguous on whether the siphon transferred. Section 2 of the SVWRF resolution directs SVWRF administration to survey and prepare a complete legal description. The Board can convey the District's interest in the asset as SVWRF defined it, while treating Exhibit A as a compilation of existing recorded descriptions. A surveyed description prepared by SVWRF may later be substituted or recorded as a supplement.

4. Unified ownership remains the better operating structure. The age of the line, the 85/15 split, and the layered 2010 instruments create uncertainty over who must plan, bid, and pay for the next repair. SVWRF has the technical staff, plant-adjacent operational control, and existing flow-and-load allocation machinery. If bonding is later required for rehabilitation, a single owner simplifies the financing documents. Those are the same reasons the South Interceptor was moved to the Facility.

5. Cost allocation after transfer is governed by Exhibit B, not by ownership of the pipe. Conveying the District's interest does not end the District's obligation to pay its share of North Interceptor costs. After closing, the District remains a member entity using the line. Capacity and connection rights serving District customers should continue. Section 4 of SVWRF Resolution No. 08-19-2026(A) (Exhibit B to the District resolution) provides that all future maintenance, operational expenses, and rehabilitation costs "shall be assessed by flow and load" in one of two ways, calculated separately for each section of the pipeline:

> **A. Routine maintenance.** Every five years, starting January 2020, each entity's use is calculated from the flow and load carried through each section of the pipeline during the previous five years. Those percentages allocate costs for the next five years. Exhibit B identifies jetting and televising as examples of routine work in this bucket.

B. Large-scale repairs and rehabilitation. The same flow-and-load method is used, but the lookback is increased to twenty years of historical use through the individual sections of the pipeline. This bucket is intended for major structural work, lining, replacement, and similar capital rehabilitation.

Exhibit B states the current percentages as follows. “Midvalley ID” in the tables is this District.

5-Year Historical Use (routine maintenance — current percentages)

Section	Midvale City	Midvalley ID	West Jordan City
Siphon	38%	**62.0%**	0%
North Sewer Interceptor	27.1%	**43.9%**	29.0%

20-Year Historical Use (large-scale repairs and rehabilitation — current percentages)

Section	Midvale City	Midvalley ID	West Jordan City
Siphon	34.4%	**65.6%**	0%
North Sewer Interceptor	23.3%	**44.1%**	32.6%

On the current tables, the District’s share is 62.0 percent of siphon routine-maintenance costs and 43.9 percent of North Interceptor routine-maintenance costs, and 65.6 percent and 44.1 percent of the corresponding twenty-year rehabilitation shares. West Jordan has no allocated siphon share because it does not contribute flow through that section. Midvale City and the District share the siphon; all three entities share the North Interceptor. These percentages are not locked in perpetuity. They will be recalculated on the five-year cycle from measured flow and load through each section. Adopting the District resolution accepts this Exhibit B methodology. After transfer, SVWRF will bill the District as a user under that formula. Ownership of the pipe and the obligation to pay a share of O&M remain separate questions.

6. Authority, deed form, and grant history. Utah Code Title 17B authorizes a special district to dispose of property when the board determines the disposition is in the district’s interest. The 2010 reconveyance to Midvalley and Midvale used a quitclaim deed for nominal consideration. A matching quitclaim—or a bill of sale of the fixtures together with the easement license—is the conservative way to reconvey the same interest back to SVWRF. Returning operational title to SVWRF is also consistent with the original EPA and State grant rationale for placing the easement in the Facility’s name. Counsel has not identified a recorded restriction that prohibits the reconveyance. If a grant-condition question arises, it should be confirmed with SVWRF before recording.

7. A District vote does not by itself close the transaction. Closing depends on (i) adoption of the District resolution, (ii) companion action by Midvale City and, as applicable, West Jordan, (iii) execution of the conveyance and license instruments, and (iv) recording. Coordinating those companion conveyances is SVWRF’s role, not the District’s.

RECOMMENDATION

I recommend that the Board adopt the attached Midvalley Sewer District resolution. That resolution, if adopted:

1. Conveys the District’s undivided interest in the North Trunk Line, as defined in SVWRF Resolution No. 08-19-2026(A), to SVWRF;

2. Retains District ownership of the related easements and grants SVWRF a perpetual, irrevocable, nonexclusive license to use those easements for ownership, operation, maintenance, rehabilitation, and replacement of the line;

3. Makes the conveyance effective only when the other participating member entities have conveyed their respective interests;

4. Authorizes the Chair and General Manager, with assistance of counsel, to execute and record the deeds, bills of sale, licenses, and related instruments necessary to complete the transfer; and

5. Acknowledges that, after transfer, the District's share of North Interceptor operation, maintenance, and rehabilitation costs will be allocated under the flow-and-load formulas and current percentage tables in Exhibit B.

The District should not undertake to obtain conveyances from West Jordan or Midvale City. After adoption, District staff and counsel should deliver executed originals to SVWRF, cooperate on a surveyed legal description if SVWRF prepares one, and confirm that the five-year and twenty-year flow-and-load tables in Exhibit B will be the basis on which SVWRF bills the District for operation, maintenance, and rehabilitation of the North Interceptor.

A proposed District resolution is attached for the Board's consideration at the September 9, 2026 meeting.

Respectfully submitted,

Ryan Richards
General Counsel
Midvalley Sewer District

MIDVALLEY
SEWER DISTRICT

RESOLUTION NO. 2026-09-09A

A RESOLUTION OF THE BOARD OF TRUSTEES OF MIDVALLEY SEWER DISTRICT CONVEYING THE DISTRICT'S INTEREST IN THE NORTH TRUNK LINE TO SOUTH VALLEY WATER RECLAMATION FACILITY AND AUTHORIZING A PERPETUAL EASEMENT ACCESS AGREEMENT

WHEREAS, the Board of Trustees of the Midvalley Sewer District met during a duly noticed public meeting on September 9, 2026, to consider, among other things, the conveyance of the District's interest in the North Trunk Line to the South Valley Water Reclamation Facility ("SVWRF");

WHEREAS, the North Trunk Line is more particularly described in the legal description attached hereto as Exhibit A, which is incorporated herein by this reference;

WHEREAS, on August 19, 2026, the Board of Trustees of the South Valley Water Reclamation Facility adopted Resolution No. 08-19-2026(A), attached hereto as Exhibit B, which is incorporated herein by this reference;

WHEREAS, among other things, Resolution No. 08-19-2026(A) defines ownership of the North Trunk Line, accepts ownership of the North Trunk Line, establishes a methodology for allocating future operation, maintenance, rehabilitation, and replacement costs, and authorizes the participating member entities to convey their respective interests in the North Trunk Line to SVWRF;

WHEREAS, for purposes of this Resolution, the term "North Trunk Line" shall have the same meaning as set forth in Exhibit B;

WHEREAS, the Board acknowledges that the North Trunk Line is a critical component of the 208 Plan for regional wastewater collection and conveyance serving multiple member entities and that its continued safe, reliable, and efficient operation is essential to the protection of the public health, safety, and welfare;

WHEREAS, the Board further finds that consolidating ownership and responsibility for the North Trunk Line in the South Valley Water Reclamation Facility will eliminate uncertainty regarding ownership, improve accountability, facilitate long-term planning, reduce administrative complexity, and promote consistent operation, maintenance, rehabilitation, replacement, and management of this critical public asset;

WHEREAS, the Board further finds that the South Valley Water Reclamation Facility possesses the personnel, engineering expertise, operational experience, financial resources, and institutional responsibility necessary to own, operate, maintain, inspect, repair, rehabilitate, improve, replace, reconstruct, and administer the North Trunk Line and is therefore in the best position to ensure its long-term stewardship;

WHEREAS, the Board recognizes that continued divided ownership of the North Trunk Line could create uncertainty regarding future maintenance, rehabilitation, replacement, and capital improvements, while unified ownership promotes efficient administration and responsible stewardship of public infrastructure;

WHEREAS, the Board desires to cooperate with the other participating member entities in implementing the ownership structure established by the South Valley Water Reclamation Facility;

WHEREAS, certain easements owned by the District continue to provide access to portions of the North Trunk Line;

WHEREAS, the parties desire that SVWRF possess all rights reasonably necessary to own, inspect, operate, monitor, maintain, clean, repair, rehabilitate, improve, replace, reconstruct, and administer the North Trunk Line while the District retains ownership of the underlying easements;

MIDVALLEY
SEWER DISTRICT

WHEREAS, the Board further finds that, although the District will retain ownership of certain easements associated with the North Trunk Line, it is necessary and appropriate to grant the South Valley Water Reclamation Facility a perpetual, irrevocable license to utilize those easements for all purposes reasonably necessary to own, access, inspect, operate, monitor, maintain, clean, repair, rehabilitate, improve, replace, reconstruct, and administer the North Trunk Line; and

WHEREAS, after careful consideration, the Board has determined that conveying the District's interest in the North Trunk Line is in the best interests of the District, its ratepayers, the participating member entities, and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF MIDVALLEY SEWER DISTRICT AS FOLLOWS:

SECTION 1. CONVEYANCE. The District hereby conveys, transfers, assigns, and relinquishes to the South Valley Water Reclamation Facility all of the District's right, title, and interest in and to the North Trunk Line described in Exhibit A.

SECTION 2. EASEMENT ACCESS. The District hereby grants to SVWRF a perpetual, irrevocable, nonexclusive license to utilize all easements owned by the District that are reasonably necessary for the ownership, operation, inspection, maintenance, cleaning, repair, rehabilitation, replacement, reconstruction, improvement, administration, and use of the North Trunk Line.

SECTION 3. FURTHER DOCUMENTS. The Board Chair and General Manager are authorized to execute any additional documents reasonably necessary to effectuate the intent of this Resolution.

SECTION 4. ADMINISTRATIVE ACTIONS. District staff are authorized to take all administrative actions necessary to complete the conveyance contemplated herein, including updating the District's capital asset records.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon the effectiveness of the corresponding resolutions adopted by the participating member entities and the execution of the documents contemplated thereby.

PASSED AND ADOPTED by the Board of Trustees of Midvalley Sewer District this **9th day of September, 2026.**

MIDVALLEY SEWER DISTRICT

VOTE:

Aye: Blake Roemmich, Ron Sperry, Alex Hansen

Nay:

Absent:

MIDVALLEY
SEWER DISTRICT

BOARD OF TRUSTEES
MIDVALLEY SEWER DISTRICT

By: ______________________

Blake Roemmich, Board Chair

ATTEST:

By: ______________________

Brent Christensen, District Clerk

EXHIBIT A

North Trunk Line (C2 Interceptor) — Legal Description

The North Trunk Line (also known as the C2 Interceptor) consists of the 36-inch sanitary sewer and associated easements from the west right-of-way line of 700 West Street to the east bank of the Jordan River in the north half of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, as currently constructed after the 2009–2010 realignment. The line is located within the following two recorded easements:

Parcel 1 — Original C2 Interceptor Easement
(From the Quit-Claim Deed recorded May 5, 2010 as Entry No. 10946858)

A 30.00-foot permanent easement for sanitary sewer purposes over, under and across that part of the north half of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, lying east of the east bank of the Jordan River, Salt Lake County, Utah. The centerline of said permanent easement is described as follows:

Commencing at a point South 00°19'02" West (assumed basis for bearings) 1,221.23 feet along the east line of said Section 26 (said line also being the centerline of 700 West Street) to the centerline of 7200 South Street and North 89°49'31" West 53.00 feet to the west line of 700 West Street from the Northeast corner of said Section 26; thence along the centerline of a proposed highway as follows: North 89°49'31" West 392.98 feet; thence Northwesterly 1,178.94 feet along the arc of a 1,114.50-foot radius curve to the right having a central angle of 51°23'12" whose chord bears North 64°07'54" West; thence northwesterly 663.61 feet along the arc of a 1,457.68-foot radius curve to the left having a central angle of 26°18'34" whose chord bears North 51°35'35" West, and said centerline there terminating.

Together with a 50-foot by 40-foot construction easement and a 10-foot by 30-foot perpetual easement for the purpose of a sanitary sewer meter and sampling station, said construction easement and perpetual easement being centered lengthwise and parallel to the north easement line and being described as follows:

Beginning at the terminus of the first above-described easement line; thence South 89°22'10" West 795.43 feet; thence said construction easement being 25 feet on either side of and parallel to, and said perpetual easement being 15 feet on either side of and parallel to, a line which bears North 00°37'50" West for a distance of 70 feet for the construction easement and 60 feet for the perpetual easement, there terminating.

Together with a 66.00-foot temporary construction easement and a 30.00-foot perpetual easement for sanitary sewer purposes the centerline of which is described as follows:

Beginning at the terminus of the first above-described easement line; thence South 89°22'10" West, 895 feet more or less to the east bank of the Jordan River, and said centerline there terminating.

Parcel 2 — 2010 Realignment Easement (Parcel A / Jordan River Boulevard)

(From the Memorandum of Understanding recorded November 19, 2010 as Entry No. 11079272, and the Dedication Plat of The Junction at Bingham)

Beginning at a point which is North 00°17'30" East 2,311.13 feet along the Section Line and West 2,108.86 feet from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point being also on the Southerly Right-of-Way Line of Jordan River Boulevard; and running thence South 89°22'10" West 92.89 feet; thence North 71°12'56" West 112.01 feet; thence North 80°31'17" West 163.54 feet; thence North 87°28'31" West 159.00 feet; thence South 60°05'20" West 118.38 feet; thence South 60°05'20" West 34.33 feet; thence South 89°22'10" West 7.84 feet; thence North 00°37'50" West 30.00 feet; thence North 60°05'20" East 38.24 feet; thence North 60°05'20" East 108.07 feet; thence North 89°20'39" East 13.47 feet; thence Southeasterly 382.09 feet along the arc of a 1,369.90-foot radius curve to the right (center bears South 00°39'21" East and chord bears South 82°39'55" East 380.85 feet with a central angle of 15°58'51"); thence South 71°12'56" East 56.53 feet; thence North 89°22'10" East 7.09 feet; thence Southeasterly 86.07 feet along the arc of a 1,369.90-foot radius curve to the right (center bears South 17°58'17" West and the chord bears South 70°13'43" East 86.06 feet with a central angle of 03°36'00") to the point of beginning.

Contains 18,650 square feet or 0.428 acres.

Notes

1. A portion of the original (Parcel 1) alignment was abandoned when the line was realigned through Parcel A in 2009–2010. See the Stantec transmittal dated July 9, 2009, and the plat note regarding vacation of the 1987 easement recorded as Entry No. 4558992.

2. The descriptions above cover the C2 Interceptor from 700 West to the east bank of the Jordan River. They do not describe the siphon under the Jordan River or the 48-inch North Interceptor west of the river to the SVWRF headworks.

3. Midvalley Sewer District (formerly Midvalley Improvement District) holds an undivided 85 percent interest and Midvale City holds an undivided 15 percent interest in the easements and the trunk line constructed therein, pursuant to the 2010 Memorandum of Understanding and the 2010 Quit-Claim Deed.

MIDVALLEY
SEWER DISTRICT

EXHIBIT B

<u>RESOLUTION NO. 08-19-2026(A)</u>

A RESOLUTION OF THE SOUTH VALLEY WATER RECLAMATION FACILITY DEFINING OWNERSHIP AND FORMULAS USED TO ALLOCATE COSTS TO OPERATE AND MAINTAIN THE NORTH TRUNK LINE

WHEREAS, the South Valley Water Reclamation Facility Board of Trustees (the "Board") met during a regularly scheduled meeting on August 19, 2026, to consider, among other things, a resolution defining ownership and formulas for a trunk line ("interceptor") connecting member entities to the South Valley Water Reclamation Facility ("SVWRF" or the "Facility"); and

WHEREAS, the C2 interceptor and siphon were built by SVWRF as part of Project 2C.

WHEREAS, with Resolution 02-17-2010, SVWRF quit claimed "all its right, title, and interest, in the C2 Interceptor and Siphon, and Right of Way, and Easement" to Midvalley Improvement District and Midvale City; and

WHEREAS, review of the "local share' for construction of the C2 Interceptor was split between the two entities at 85% Midvalley Improvement District and 15% Midvale City .

WHEREAS, with this resolution SVWRF acknowledged ownership of the 48" North Interceptor which runs between the Facility's headworks confluence structure north to the junction box where the combined flows from the three participating entities meet near 70th South.

WHEREAS, there exists some confusion in the wording of the Quit Claim and the attached drawing as to whether ownership of the siphon was included in the transfer of ownership with the C2 interceptor; and,

WHEREAS, the Board desires to resolve the ambiguity regarding the Agreements without litigation through careful contemplation and deliberation; and

WHEREAS, the South Interceptor, previously owned by West Jordan City, Sandy Suburban Improvement District, and Jordan Basin, has been conveyed or otherwise transferred to the Facility, and

MIDVALLEY
SEWER DISTRICT

BE IT FURTHER RESOLVED, that Board authorizes the Administration and Counsel for the Board to effectuate the policy and its intent herein and address outstanding issues such as easements and document preparation for Member Entities.

BE IT FURTHER RESOLVED, that this resolution and the policies and the intent herein shall take effect upon the Facility receiving executed resolutions and memoranda of understanding from Midvale City, Midvalley Improvement District, and West Jordan City regarding their conveyances and obligations discussed supra.

APPROVED AND ADOPTED this _____ day of ____________, 2026.

SOUTH VALLEY WATER RECLAMATION FACILITY

By: ________________________________
Chairman of the Board

Attest:

____
Facility Clerk **Record of Voting:**

	Yes	**No**
Joel Thompson		
Dave Murphy		
Tracy Cowdell		
Jared Syme		
Brayden Anderson		
Totals		

MIDVALLEY SEWER DISTRICT
Cash Disbursements
August 2026

Total Cash Disbursement of:
$ 368,862.13 BR

Num	Date	Name	Account	Memo	Paid Amount
	08/03/2026	**QuickBooks Payroll Service**	**Cash In Bank - WF**	**Created by Direct Deposit Service on 07/28/...**	
			Bank & Credit Card Fees	Fee for 2 direct deposit(s) at $1.75 each	-3.50
TOTAL					-3.50
	08/13/2026	**QuickBooks Payroll Service**	**Cash In Bank - WF**	**Created by Payroll Service on 08/11/2026**	
		QuickBooks Payroll Service	Direct Deposit Liabilities	Created by Payroll Service on 08/11/2026	-28,247.48
TOTAL					-28,247.48
	08/28/2026	**QuickBooks Payroll Service**	**Cash In Bank - WF**	**Created by Payroll Service on 08/26/2026**	
		QuickBooks Payroll Service	Direct Deposit Liabilities	Created by Payroll Service on 08/26/2026	-28,266.59
TOTAL					-28,266.59
	08/31/2026		**Cash In Bank - WF**	**Service Charge**	
			Bank & Credit Card Fees	Bank and credit card fees	-8,124.19
TOTAL					-8,124.19
ACH-eftps	**08/14/2026**	**United States Treasury**	**Cash In Bank - WF**	**Federal Withholding Taxes**	
			Fed W/H & FICA Payable	Employee withholdings	-4,160.00
			Fed W/H & FICA Payable	District match	-639.12
			Fed W/H & FICA Payable	Employee withholdings	-639.12
			Fed W/H & FICA Payable	District match	-2,732.74
			Fed W/H & FICA Payable	Employee withholdings	-2,732.74
TOTAL					-10,903.72
ACH-eftps	**08/31/2026**	**United States Treasury**	**Cash In Bank - WF**	**Federal Withholding Taxes**	
			Fed W/H & FICA Payable	Employee Withholdings	-4,163.00
			Fed W/H & FICA Payable	District Match	-639.46
			Fed W/H & FICA Payable	Employee Withholdings	-639.46
			Fed W/H & FICA Payable	District Match	-2,734.29
			Fed W/H & FICA Payable	Employee Withholdings	-2,734.29
TOTAL					-10,910.50
ACH-taps	**08/31/2026**	**UTAH STATE TAX COMMISSION**	**Cash In Bank - WF**	**Utah State Withholding Taxes**	
			UT State Withholding	Employee Withholdings	-3,779.00
TOTAL					-3,779.00
ACH-ulgt	**08/06/2026**	**UTAH LOCAL GOVERNMENTS ...**	**Cash In Bank - WF**		
			Life & Disability Insurance	August Accidental Dental Insurance	-7.80
TOTAL					-7.80
ACH-urs	**08/31/2026**	**UTAH STATE RETIREMENT**	**Cash In Bank - WF**	**745**	
			Retirement Expense	August retirement	-18,703.15
			401(k) Employee Contrib Payable	Employee Withholdings	-2,860.00
			401(k) Employee Loan pmts	Employee Withholdings	-2,210.12
			457 - Employee Contribution	Employee Withholdings	-150.00
			Roth 401(k)	Employee Withholdings	-2,836.66
			Roth 457(b)	Employee Withholdings	-2,666.66
			Roth IRA	Employee Withholdings	-1,220.00
			URS Employee Contribution	Employee Withholdings	-382.30
TOTAL					-31,028.89

MIDVALLEY SEWER DISTRICT
Cash Disbursements
August 2026

Num	Date	Name	Account	Memo	Paid Amount
801	**08/04/2026**	**CATHY M KINGSBURY**	**Cash In Bank - WF**		
	08/04/2026		Health Insurance - Retire Reimb	August insurance reimbursement	-162.09
TOTAL					-162.09
802	**08/04/2026**	**SONDRA F. SMITH**	**Cash In Bank - WF**		
	08/04/2026		Health Insurance - Retire Reimb	August insurance reimbursement	-198.13
TOTAL					-198.13
13364	**08/03/2026**	**PEHP HEALTH INSURANCE**	**Cash In Bank - WF**	**Acct #: 738 Policy #: AC-2050**	
	08/03/2026		Health Insurance - Employees	August health insurance	-27,213.97
TOTAL					-27,213.97
13365	**08/04/2026**	**MIDVALE MILL DEVELOPMENT**	**Cash In Bank - WF**	**Midvale Mills Phases 2 & 3 Warranty Bond**	
			Cash Bond Escrow Acct	Midvale Mills Phases 2 & 3 final warranty bond ...	-32,784.00
TOTAL					-32,784.00
13366	**08/05/2026**	**ACE RECYCLING & DISPOSAL**	**Cash In Bank - WF**	**Account #: 803150**	
	08/03/2026		Utilities	August dumpster service	-110.39
TOTAL					-110.39
13367	**08/05/2026**	**AT&T MOBILITY**	**Cash In Bank - WF**	**Account: 2872 8608 5147**	
	07/31/2026		Telephone & Internet	July cell phone, iPad, & radio service	-800.60
TOTAL					-800.60
13368	**08/05/2026**	**BLUE STAKES OF UTAH**	**Cash In Bank - WF**	**MDVLYID**	
	07/31/2026		Blue Stakes	July Blue Stakes Notifications	-247.71
TOTAL					-247.71
13369	**08/05/2026**	**INDUSTRIAL SUPPLY**	**Cash In Bank - WF**	**Invoices: 21124265 & 21129679**	
	07/31/2026		Shop Supplies	Safety equipment & gas detectors	-309.54
TOTAL					-309.54
13370	**08/05/2026**	**OWEN EQUIPMENT**	**Cash In Bank - WF**	**Account #: S1859 Order #: 140688**	
	07/31/2026		Auto & Truck Expense	Vactor truck cleaning nozzle insert	-219.72
TOTAL					-219.72
13371	**08/05/2026**	**RYAN RICHARDS LAW**	**Cash In Bank - WF**		
	07/31/2026		Legal Fees	May to July legal services	-1,217.25
TOTAL					-1,217.25
13372	**08/05/2026**	**UTOPIA**	**Cash In Bank - WF**	**Customer ID: # 368776**	
	08/04/2026		Telephone & Internet	August internet service	-75.00
TOTAL					-75.00

MIDVALLEY SEWER DISTRICT

Cash Disbursements

August 2026

Num	Date	Name	Account	Memo	Paid Amount
13373	**08/05/2026**	**WATER STAR USA**	**Cash In Bank - WF**	**Contract #: 100-9297501-001 Inv #: 20696588**	
	07/31/2026		Supplies	July water coolers	-199.98
TOTAL					-199.98
13374	**08/05/2026**	**WATTCO ENTERPRISES INC**	**Cash In Bank - WF**	**Invoice #429**	
	08/04/2026		Sewer System	Emergency main line repair 6815 S. 485 E	-21,904.73
TOTAL					-21,904.73
13375	**08/05/2026**	**WELLS FARGO #0551**	**Cash In Bank - WF**	**Acct # 0551**	
	07/31/2026		Shop Supplies	Shop kitchen & cleaning supplies	-158.92
			Supplies	Office kitchen & cleaning supplies	-158.91
TOTAL					-317.83
13376	**08/05/2026**	**WELLS FARGO #3523**	**Cash In Bank - WF**	**Acct # 3523**	
	07/31/2026		Computers & Software	Cloud storage	-0.99
			Auto & Truck Expense	Camera truck parts	-63.33
			Shop Supplies	Employee birthday luncheon	-42.52
TOTAL					-106.84
13377	**08/05/2026**	**WELLS FARGO #4777**	**Cash In Bank - WF**	**Acct # 4777**	
	07/31/2026		Computers & Software	Truck software subscription	-19.34
			Trucks & Equipment	Diesel DEF for trucks	-42.96
			Supplies	Investment portfolio review lunch	-114.92
			Supplies	Office supplies	-28.25
TOTAL					-205.47
13379	**08/11/2026**	**ALLSTREAM**	**Cash In Bank - WF**	**Acct # 906629**	
	08/11/2026	3 OLYMPUS	Telephone & Internet	August land-line phone service	-445.81
TOTAL					-445.81
13380	**08/11/2026**	**FUEL NETWORK**	**Cash In Bank - WF**	**Invoice #: F2701 E00915**	
	07/31/2026		Auto & Truck Expense	July fuel costs	-2,371.50
TOTAL					-2,371.50
13381	**08/12/2026**	**AUA MIDVALE TOWNHOMES L...**	**Cash In Bank - WF**	**Inv #: 799767 Acct ID: 1527791**	
	08/11/2026		Sewer System	One-Time Real Estate Usage Fee	-3,016.00
TOTAL					-3,016.00
13383	**08/19/2026**	**ENBRIDGE**	**Cash In Bank - WF**	**4589520000**	
	07/31/2026		Utilities	July natural gas	-40.49
TOTAL					-40.49
13384	**08/21/2026**	**AQUA ENGINEERING**	**Cash In Bank - WF**	**Invoice: 33828 & 33830**	
			Engineer Fees	July - 2026 Pipe lining project engineering	-430.00
			Engineer Fees	July - 2027 Pipe lining project engineering	-645.00
			Engineer Fees	July - Ivory proposal	-452.00
TOTAL					-1,527.00

MIDVALLEY SEWER DISTRICT
Cash Disbursements
August 2026

Num	Date	Name	Account	Memo	Paid Amount
13385	**08/25/2026**	**FCF BENEFITS & ADMINISTRA...**	**Cash In Bank - WF**		
			Other Employee Benefit Expenses	Admin fee	-75.00
			Flexible Spending	Employee withholdings	-1,566.62
TOTAL					-1,641.62
13386	**08/25/2026**	**MIDVALE CITY CORPORATION**	**Cash In Bank - WF**	**Acct # 4.4026.00**	
	08/25/2026		Utilities	August water & storm drain & streetlight	-305.95
TOTAL					-305.95
13387	**08/25/2026**	**PEHP LIFE AD&D**	**Cash In Bank - WF**	**Account # 738**	
	08/21/2026		Life & Disability Insurance	August Life and AD&D insurance	-466.42
TOTAL					-466.42
13388	**08/25/2026**	**PEHP LTD PROGRAM**	**Cash In Bank - WF**	**Acct # 738**	
	08/25/2026		Life & Disability Insurance	August long-term disability insurance	-403.40
TOTAL					-403.40
13389	**08/25/2026**	**ROCKY MOUNTAIN POWER**	**Cash In Bank - WF**	**Acct # 32065636-001 5**	
	08/25/2026		Utilities	August power	-822.10
TOTAL					-822.10
13390	**08/25/2026**	**MIDVALE MILL DEVELOPMENT**	**Cash In Bank - WF**	**Interest on Midvale Mill Bonds**	
			Interest Income	Interest on Midvale Mill Bonds	-1,780.02
TOTAL					-1,780.02
13391	**08/14/2026**	**SOUTH VALLEY WATER RECL...**	**Cash In Bank - WF**		
			Sewage Treatment Expenses	August sewage treatment expense	-145,301.00
			Sewage Treatment Expenses	July YDM meter billings	-30.74
TOTAL					-145,331.74
14001	**08/31/2026**	**AT&T MOBILITY**	**Cash In Bank - WF**	**Account: 2872 8608 5147**	
	08/31/2026		Telephone & Internet	August cell phone, iPad, & radio service	-820.28
TOTAL					-820.28
14002	**08/31/2026**	**FEDEX**	**Cash In Bank - WF**	**Acct: 6869-4951-6 Invoice: 9-438-78489**	
	08/31/2026		Auto & Truck Expense	Camera repair shipping	-199.48
TOTAL					-199.48
14003	**08/31/2026**	**HY-KO SUPPLY**	**Cash In Bank - WF**	**Invoice: #935928**	
	08/28/2026		Shop Supplies	Safety gloves	-42.20
TOTAL					-42.20
14004	**08/31/2026**	**HYDRO ENGINEERING**	**Cash In Bank - WF**	**Customer # 5974 Invoice # 133300**	
	08/28/2026		Auto & Truck Expense	Pressure washer parts	-141.00
TOTAL					-141.00

MIDVALLEY SEWER DISTRICT
Cash Disbursements
August 2026

Num	Date	Name	Account	Memo	Paid Amount
14005	**08/31/2026**	**LGG INDUSTRIAL**	**Cash In Bank - WF**	**Inv #: SD 207132**	
	08/28/2026		Property & Equipment	Pressure washer parts	-247.75
			Shop Supplies	Shop supplies	-19.58
TOTAL					-267.33
14006	**08/31/2026**	**PETE'S DIESEL REPAIR**	**Cash In Bank - WF**	**Invoices #: W44988**	
	08/28/2026		Auto & Truck Expense	Vactors service & oil change	-1,019.34
TOTAL					-1,019.34
14007	**08/31/2026**	**PYE BARKER FIRE & SAFETY**	**Cash In Bank - WF**	**Inv #: 9047576 Customer #: SLC-16322**	
	08/28/2026		Shop Supplies	Annual fire extinguishers maintenance	-826.95
TOTAL					-826.95
14008	**08/31/2026**	**STEVE REGAN COMPANY**	**Cash In Bank - WF**	**Customer #: 57878 Invoice #: 1603335**	
	08/28/2026		Property & Equipment	Car wash bay parts	-48.58
TOTAL					-48.58

BOARD MEETING
ISSUE SUMMARY

Date: 9/9/26

Subject: Card Processing Fees

Background: The District currently absorbs credit and debit card processing fees associated with customer payments. Staff have been reviewing options to reduce these expenses, particularly for monthly and commercial accounts where individual payments can be significantly larger than typical residential payments.

Staff received a proposal from PathPoint Services that would allow the District to offer credit card payments with a 3.5% customer-paid processing fee.

Staff is considering using PathPoint only for all monthly and commercial accounts, rather than replacing the District's existing payment system for all customers. Customers choosing to pay by credit card through PathPoint would pay the 3.5% processing fee instead of the District absorbing the associated card-processing expense.

Customers could continue to have alternative payment options, such as ACH or check, to avoid the credit card processing fee.

The purpose of this discussion is to receive Board direction regarding whether staff should continue evaluating PathPoint as a cost-recovery option for these accounts, including potential District savings, customer notification requirements, and implementation procedures.

Recommendation: None

Suggested Motion: None

Development in the District

Year plans submitted	Name	Address/location	Total Connections	Connected	Comments	Contact
2023	Midvale Mills Phase 2	264 E 8000 S	48		Still under construction 09/26	Jake Ballstaedt (801) 455-5131
2023	Midvale Mills Phase 3	264 E 8000 S	11		Under construction 09/26	Jake Ballstaedt (801) 455-5131
2022	Woodhaven	7635 S 300 E	24		8 units complete; no occupancy 09/26	Fry Development
2023	MADD Apartments	7488 S Casa Blanca Dr	8		Buildings under construction; no occupancy yet 09/26	
2024	Torson Residence	972 E Casa Roja St	1		Building still under construction 09/26	
2025	KV Larsen Sub	963 E 8600 S	8		Pipe and manholes in; building under construction 09/26	
2024	Ottoson Duplex	461 E 7200 S	2		Still under construction 09/26	
2025	Trailside Reserve	6766 S 300 E	27		Under construction as of 9/26	
2025	Union Row	7309 S 180 W	224		Under construction; main line being installed 31 Units currently built and occupie	
2025	Charlottes Fields Sub	6755 S Perrine Dr	8		Laterals connected; units under construction 09/26	
2025	Latitude 40 Sub	160 E 7200 S	18		Still under construction 09/26	
2025	Aaron Condos	7444 S State St	28		Buildings under construction 09/26	
2025	Tate Wood Sub.	7800 S 489 E	1		Lateral tied in 04/26	
2025	First Watch Restaurant	924 Fort Union Blvd	1		Open as of 9/26	
2025	Office Building	7865 S 700 E	1		No construction 08/26	
2025	Sharp Sub	7615 S 120 E	3		Connections complete; still under construction 09/26	
2026	Bordeaux Duplex	852 E Bordeaux Dr	2		Still under construction 09/26	
2026	Take 5 Oil Changers	39 W 7200 S	1		Construction started 08/26	
2026	Lotus Embers	195 W 7200 S	106		No construction yet 09/26	
2026	Hubert Flag Lot	910 E 7800 S	1		Notified of plan; no plans submitted yet 04/26	
2026	McDougal Flag Lot	300 E 8080 S	1		Plans submitted 05/26	
2026	Gutierrez Property	886 E 7800 S	9		Plans approved 07/26	
2026	HCI Bus Garage	85 E 7420 S	1		Construction started 08/26	
2026	Ivory Apartments	38 W Center St	144		Design under review 08/26	
	Total		**678**			