



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](https://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](https://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.