

MINUTES
CENTRAL VALLEY WATER RECLAMATION FACILITY
Wednesday, August 27, 2025
Central Valley Board Room
3:30 p.m.

Board Members Present:

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| Chair Debra Armstrong | Granger-Hunter Improvement District |
| Vice Chair Don Russell | Taylorsville-Bennion Improvement District |
| Member Kim Galbraith | Cottonwood Improvement District |
| Member Keith Lord | Mt Olympus Improvement District |
| Member Cheryle Hatch | Kearns Improvement District |
| Alternate Member Ben Ford | Murray City |
| Member LeAnne Huff | City of South Salt Lake |

Staff Members Present:

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| Phil Heck | General Manager |
| Brandon Heidelberger | Assistant General Manager |
| Graham Gilbert | Legal Counsel |
| Jake Crookston | IT Manager |
| Justin Zollinger | Chief Financial Officer |
| Cindie Foote | Employee Services Manager/Board Secretary |
| Bryan Mansell | Chief Engineer |
| Navneet Prasad | Electrical Controls Engineer |
| Kevin Gallagher | Construction Supervisor |
| Sharon Burton | Facility Superintendent |
| Chris Reilley | Maintenance Manager |
| Michael Lee | HR Manager |

Member Entity Representatives Present:

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| Greg Neff | Cottonwood Improvement District |
| Spencer Evans | Cottonwood Improvement District |
| Giles Demke | Mt Olympus Improvement District |
| Stephen Rowher | Mt Olympus Improvement District |
| Jason Helm | Granger Hunter Improvement District |
| Greg Anderson | Kearns Improvement District |

Member Entity Representatives Present Electronically:

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| Mark Chalk | Taylorsville Bennion |
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Visitors Present Electronically:

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| Dan Griffin | Division of Water Quality |
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A complete copy of each exhibit referred to in these minutes is filed in the official Central Valley Water Reclamation Facility Board Book. Chair Debra Armstrong conducted the meeting. Kim Galbraith led the Pledge of Allegiance.

APPROVAL OF MINUTES

Cheryle Hatch made a motion to approve the minutes as presented of the July 23, 2025 board meeting.

MOTION: Cheryle Hatch

SECOND: Don Russell

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, Ben Ford, LeAnne Huff, Cheryle Hatch and Kim Galbraith.

PUBLIC COMMENTS

No comments were received.

GENERAL MANAGER COMMENTS

1. CVWRF was featured in the August issue of *Treatment Plant Operator TPO*, which is a trade publication. The cover story entitled People, Process and Culture Drive Success at this Utah Clean Water Plant. The article highlighted CVWRF's operations team members, wherein they "... aim high and are backed by rigorous training, solid career paths and a people-focused culture". A copy of the article was passed around to the board. The article may be found here: <https://www.tpomag.com/editorial/2025/08/people-process-and-culture-drive>.
2. WEFTEC will be held September 29 – October 2 in Chicago. The Operations Challenge Team will be competing. If members are attending, please come and support and cheer them on. CVWRF will be hosting a floor walk of the exhibit hall to view some of the equipment.
3. Some of the Operations/Process and Engineering staff took a day trip to San Diego to observe the ferric feed systems process of the Point Loma Wastewater Treatment Plant. There is new technology that adds hydrogen peroxide after feeding ferric. The hydrogen peroxide regenerates the ferric, which removes more hydrogen sulfide, resulting in lower ferric dosing and costs. This process may help in reduction of struvite. We are still in the investigation process.

QUARTERLY FINANCIAL REPORT

Mr. Justin Zollinger presented the quarterly financial report. The seasonally adjusted budget target is 58 percent. All departments came in under budget at a 51.45 percent overall.

Maintenance accounts are seeing an uptick due to vendors adding tariff charges to purchase costs. Vendor pricing quotes obtained in preparation for the 2026 budget include tariff increases as well.

Beginning 2021 to date, CVWRF has received \$13,028,157 in interest on bond proceeds. IRS regulations require that when a government organization issues bonds at a lower interest rate

than what the cash from the bonds earns in a safe investment, a portion of the interest earned must be repaid. Of the interest earned, CVWRF will pay \$4,300,000 in arbitrage.

Other items of note to consider for the upcoming budget are: The Consumer Price Index (CPI) in July was 3 percent. CVWRF's policy uses a three-year rolling average, resulting in a 3.03 percent COLA increase for 2026. Health insurance renewal came in at 12 percent. Bids for materials, supplies, and insurance are projected to have a significant increase.

AWARD OF COMMERCIAL REAL ESTATE ADVISORY AND BROKERAGE SERVICES AGREEMENT

Mr. Brandon Heidelberger stated that in July, CVWRF sent out a request for proposal (RFP) seeking proposals from licensed commercial real estate brokerage firms with experience in providing commercial real estate services for large-scale commercial land sale, purchase, and leasing transactions. The firm will help with the sale of the Tempo Road property, support CVWRF in pursuing land in Tooele County for a future biosolids land application site, and potentially the future sale of the Fairfield property.

Four firms were previously identified, and the RFP was sent to them. It was also posted on CVWRF's website. A single proposal from CBRE was received. Staff completed a review of the proposal, and it met all requirements. CBRE proposed a tiered fee structure of 3 percent for transactions between \$7.5 and \$15 million, and lower rates are negotiable for any transaction above \$15 million. Also noted is there are no conflicts of interest from either the proposed CBRE staff or the RFP/review selection team of CVWRF.

Keith Lord made a motion to approve the award of contract for commercial real estate advisory and brokerage services to CBRE.

MOTION: Keith Lord
SECOND: Ben Ford

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, Ben Ford, LeAnne Huff, Cheryle Hatch and Kim Galbraith.

UPDATE ON COLLECTIVE LAND APPLICATION SITE

Dr. Heck stated that a couple of months previous, staff met with Tooele County representatives at the Marriott land application site to show the land application process in action. Tooele County requested an offer sheet indicating what the collective would be willing to offer in order to secure their support of the project. Congressional support was contingent upon receiving Tooele County's support of the project.

Some of the items on the offer sheet include road maintenance along the trucking route; employment opportunities for Tooele County residents; fees that the Collective would be

willing to pay per dry ton of biosolids spread. We are awaiting a response from Tooele County.

There is a meeting this afternoon at 5:00 p.m. with James Leavitt, legislative director for Representative Celeste Maloy. Dr. Heck will give him further information on the project to garner legislative support for the project.

CAPITAL PROJECTS UPDATE

Kevin Gallagher presented a drone video for the following projects:

- BNR Basins Project
- Blower Building Project
- Thickening and Straining Building Project
- Dewatering Building Upgrade Project
- Site Restoration Project – Administration Building Area

Mr. Brandon Heidelberger gave an update on some of the projects and their milestones. We anticipate process start-up at the end of October. There is quite a bit of sequencing that still needs to be completed with blowers, running conduit and power.

Digesters 1, 2, and 5 Covers – Digesters 1 and 5 have been emptied and cleaned. These have been turned over to the contractor to begin work on them.

84” Slipline Project – This project is located at the entrance to the Facility on Central Valley Road and the contractor will mobilize beginning August 9th. Once the line is opened, there will be odors for a couple of weeks.

CLOSED SESSION TO DISCUSS PENDING OR REASONABLY IMMINENT LITIGATION

At 4:15 p.m. Kim Galbraith made a motion to go into closed session.

MOTION: Kim Galbraith

SECOND: LeAnne Huff

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Ben Ford, LeAnne Huff, Kim Galbraith, Greg Anderson and Keith Lord.

At 4:42 p.m. LeAnne Huff made a motion to come out of closed session.

MOTION: Don Russell

SECOND: LeAnne Huff

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Ben Ford, LeAnne Huff, Kim Galbraith, Greg Anderson and Keith Lord.

INFORMATIONAL ITEMS

Debra Armstrong stated that the Performance/Flow Monitoring and Engineering Progress reports are included in the board packet.

There were no other comments or questions.

ADJOURNMENT

Ben Ford made a motion to adjourn.

MOTION: Ben Ford

SECOND: Kim Galbraith

The motion passed with the following individuals voting in the affirmative: Debra Armstrong, Don Russell, Keith Lord, Ben Ford, LeAnne Huff, Kim Galbraith, and Cheryle Hatch.

The meeting adjourned at 4:43 p.m.

Cindie Foote
Board Secretary