

**MINUTES OF THE
HEBER VALLEY SPECIAL SERVICE DISTRICT
JULY 9, 2026 – 4:00PM**

PRESENT:	Heidi Franco	Chair
	Craig Simons	Vice Chair
	Colleen Bonner	Board Member
	Don Huggard	Board Member
	Doug Clements	Board Member
	Mike Johnston	Board Member (4:09 p.m.)
	Yvonne Barney	Board Member

ALSO PRESENT:	James Goodley	General Manager
	Christine Morgan	Secretary
	Trent Davis	HVSSD
	Rusty Harris	HVSSD
	Wes Johnson	MSD
	Alejandra Maldonado	DHHS
	Gilbert Castaneda	DHHS
	Jessica Shepherd	Online
	Michael Miller	Online
	KPCW	Online
	Erin Anderson	Carollo
	Josh Donegan	Brown and Caldwell
Trevor Lindley	Brown and Caldwell	

CONDUCTING: Board Chair, Heidi Franco

AGENDA ITEMS:

1. **Public Comment:** This is the public's opportunity to comment on items not on the agenda.
2. **Entity Updates:** From HVSSD Member Entities
3. **Committee Updates:** From HVSSD Committees
4. **Consent Agenda:**
 - a. June 2026 Budget Report
 - b. June 2026 Financials
 - i. Balance Sheet June 2026
 - ii. Check Register June 2026
 - iii. P&L June 2026
 - c. PTIF General Fund June 2026
 - d. PTIF Impact Fee June 2026
 - e. PTIF Bond June 2026
 - f. PTIF CIB Bond June 2026
 - g. June 2026 Warrant list approval
 - h. June 2026 Board Meeting Minutes – Regular Session (Pending)
5. **Odor Monitoring Summary Presentation** - (A. Maldonado - DHHS - 30 mins)
6. **Loughlin Associates – Proposal to Implement SAP** – Consideration for approval (Jim Goodley – 15 mins)
7. **Manager's Report** (Jim Goodley-30 mins)
8. **Closed Session** – a strategy session to discuss pending or reasonably imminent litigation pursuant to U.C.A. 52-4-205 and/or discuss personnel or property items.
9. **Adjourn Regular Meeting**
10. **Headworks Project Completion – Site Tour** (Jim Goodley 30 mins)

Heidi Franco called the meeting to order at 4:02 p.m.

1. Public Comment:

No public comment

2. Entity Updates:

Don Huggard with Midway Sanitation District noted that the prior number given of 5,594 sewer connections did not include connections outside the city, which is 1,344. The total sewer connections for Midway Sanitation District are 6,938 ERUs.

3. Committee Updates:

No updates on personnel policy. Personnel policy needs cleanup, old language removed, update new language.

4. Consent Agenda:

- a. June 2026 Budget Report
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Mayor Heidi Franco had a question on the budget report regarding the interest expense and the Plant Updates expenses. Jim Goodley explained that the Plant Updates Expenses contains payments for dredging, which should be moved to the proper account.

Mayor Franco also asked if any deposits had been made for the dredging and CIB bonds yet as well as asking if any payments for these bonds had been made, and if not, when. Jim Goodley explained that an interest only payment was made at the beginning of June 2026 for the dredging bond and that the first payments are due at the beginning of December. The mayor is concerned that the payments are not reflected in the budget and would lead to a further deficit.

MOTION: A motion to approve the consent agenda was made by Craig Simons with the caveat that staff will work with the accountant to clean up and present updated next month, seconded by Don Huggard. The motion carried with the following vote:

YES: Craig Simons, Colleen Bonner, Yvonne Barney, Heidi Franco, Mike Johnston, Don Huggard, Doug Clements

No: None

ABSTAIN: None

ABSENT: None

5. Odor Monitoring Summary Presentation (Alejandra Maldonado – DHHS – 30 mins)

Alejandra with the Department of Health & Human Services presented the Health Assessment Preliminary Results on the odor monitoring that DHHS has done to address the odor complaints in prior years.

Overall findings are that the hydrogen sulfide levels in the community are below health-based guidelines, but that some levels may exceed lowest odor threshold for hydrogen sulfide levels.

DHHS was unable to procure monitoring systems in 2024, so from April through October 2024 they worked with UDEQ to get MET (meteorological) stations placed at the HVSSD Midway Influent Station and at Rising Heights Academy. This system captures the wind direction and speed. The same process was conducted in April through July 2025. In 2024, the predominant wind direction was northwest and in 2025 the predominant wind direction was north.

In 2025, two types of air monitoring systems were procured and implemented at the 4 listed locations. The Chemcassett, a portable tape-based monitoring system which detects a range of 1-9,999 parts per billion (ppb) and logs data continuously in 1-2 second intervals, was placed at the HVSSD Midway Influent Station. The other was the Acrulog, a portable gas data logger which detects a range of 3-2,000 ppb and logs data continuously in 10 min intervals, was placed at three community locations: Rising Heights Academy, Fox Den, and Bowdon Circle.

Air monitoring was conducted in April through June 2025. Majority of odor complaints were made in April, in which none of the community locations reported any detectable levels of H₂S.

The majority of complaints in 2024 were received in April and May compared to 2025 when most complaints were in April. Air monitoring was conducted April through June 2025.

The results at the Chemcassett at the HVSSD Midway Intake point were:

- 13% of the data points exceeded 70 ppb
- Highest levels in May/June but had an issue where the monitoring system ran out of tape and didn't capture data for the month of May 2025.

The results of the Acrulog at the three community monitors were:

- Recorded levels ranged from non-detectable to 11 ppb
- Rising Heights Academy had the highest level on May 22, 2025, at 11 ppb
- Fox Den recorded no detectable levels
- Bowdon Circle had minimal levels, showing 8 spikes in June 2025, with the highest level at 6 ppb
- In general levels recorded were below 10 ppb (the health guideline value is 70 ppb)

DHHS reported that they don't see an apparent health risk, but some limitations to consider are:

- Limited monitoring data due to one of the monitoring systems not running for the entire period as well as not having a full year of monitoring.
- Environmental conditions can change from year to year
- Other odor sources in the surrounding area

DHHS will plan to hold a community meeting, hoping for late summer, to present their results to the community

Yvonne Barney stepped out of the meeting at 5:05 p.m., returning at 5:08 p.m.

6. Loughlin Associates - Proposal to Implement SAP– Consideration for approval (Jim Goodley – 15 mins)

Jim Goodley presented the Sampling and Analysis Plan Implementation Proposal from Loughlin Associates. Loughlin has been working with HVSSD for about a year on the groundwater permit application, and this is the next phase. Jim stated he received verbal/written approval from UDWQ that they agree with the findings/proposed work presented by Loughlin Associates and gave the proposal the green light to proceed on work plan.

The proposal involves designing monitoring wells (3 new) preparing specs to construct, develop, and perform sampling analysis. Sampling would be every 45 days for a year. Currently, HVSSD is waiting to hear back from the DEQ on a proposal for monitoring 6 wells instead of 10. The labor and effort proposal estimate is \$130,850.

There would be additional costs for drilling the 3 new wells, processing analytical labs, and bringing existing wells up to standards.

It was requested that a time schedule be requested from Loughlin and that it be reviewed by Jim and legal review by Martha to ensure it protects us.

Motion: A motion to accept the proposal from Loughlin Associates at an estimate of \$130,850 for time and materials with the caveat that a timeline is requested to be presented to Jim and Martha to review, was made by Mike Johnston, seconded by Colleen Bonner. The motion carried with the following vote:

YES: Craig Simons, Colleen Bonner, Yvonne Barney, Heidi Franco, Mike Johnston, Don Huggard, Doug Clements

No: None

ABSTAIN: None

ABSENT: None

Mayor Craig Simons left at 5:35 p.m.

7. Manager's Report:

Mr. Goodley presented his manager's report.

8. Closed Session – a strategy session to discuss pending or reasonably imminent litigation pursuant to U.C.A. 52-4-205 and/or discuss personnel items:

The closed session was pushed to next month.

The tenant at the farm property has vacated and Heidi went to see the property and the condition. Addison Hicken was there, and he expressed interest in making a proposal for the purchase of the property. Heidi stated that if there is to be a sale, then it would need to be opened to anyone to propose.

This will require further discussion by the board.

9. Adjourn Regular Meeting:

The motion to adjourn was made as follows:

MOTION: A motion to adjourn was made by Colleen Bonner, seconded by Yvonne Barney. The motion carried with the following vote:

YES: Colleen Bonner, Yvonne Barney, Heidi Franco, Mike Johnston, Don Huggard, Doug Clements

No: None

ABSTAIN: None

ABSENT: Craig Simons

The meeting was adjourned at 6:28 p.m.

Following the regular meeting, a tour of the Headworks Upgrade Project was conducted by the Board.

APPROVED on this 13th day of August, 2026.

Heidi Franco
Heidi Franco, Chair

Christine Morgan
Christine Morgan, Secretary