



SMSSD Board Meeting – Via Zoom May 28th, 2024 @ 7:00 PM

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SMSSD Board Meeting Minutes

Board Members in attendance: Craig Godwin, Don Hunter, Trent Andersen, Beca Mark, and Ferris Taylor

Staff: Roy Fox, Water Superintendent and SMSSD Treasurer

SMSSD Customer Attendees: Johnny Barnes, Jake Blaney, Kevin Masson, EvaMae Cook, Kim Hansen, and Rod Meldrum

Meeting called to Order: 7:05 PM by Craig Godwin, as Board Chair and a welcome was given to those on Zoom.

Invocation: Ferris Taylor

Agenda was announced and reviewed – These are Summary Minutes:

- 1) Awarding Bid for Thad's Peak Well Project - Underground 30,000-gallon storage tank, site work for new fill station, and ability to fill pumper trucks and helicopter pumpkins for fire suppression on the mountain.
 - a) A Letter of Recommendation from Hansen Allen & Luce, Inc, the SMSSD Engineers, on the Thad's Peak Well project and bids received was read and shared electronically with the board and participants (See Attachment A).
 - b) Discussion and analysis of the three bids (Dunn Right Construction, LLC, Dale Cox Contracting, and Patriot Construction) was thorough and extensive.
 - c) Each Bidder was required to list 3 similar projects in the last 5 years, with a minimum of 1 water storage tank project and 2 drinking water system installations.
 - d) Dunn Right Construction was the lowest bid, but did not list water storage tank experience, other than the Dunn Right Construction foreman's experience, which was with a prior construction company.
 - e) The second lowest bid was Dale Cox Contracting, which met all the requirements.
 - f) Line-item comparisons were looked at across 15 components of the two qualified bids.

- g) Other associated topics of discussion included:
- i) The timeframe for decision – As soon as possible because the project needs to be completed before December 31, 2024 (in reality, before snow is on the mountain).
 - ii) How is the project to be paid for – 75% of the total cost will be a grant from the Central Utah Valley Water Conservation District with County approval. The remaining 25% will be financed by the approved restructuring of the State of Utah SMSSD Bond at 2.09% vs 2.5%. Overall, the payments will be lower with an extended timeframe.
 - iii) Will SMR members have a vote on the project or bond – The Public Hearings on both the Thad’s Peak project and the restructuring of the SMSSD Bond have already taken place. Attendee input and questions were welcomed, shared and acknowledged.
 - iv) If Sanpete County and CUVW have remaining grant money, what are the other Phases of this “shovel-ready” project – Phases 1 and 2 were combined for this bid. Phase 3 would be a winterized building at Thad’s Peak for year around water access and a card reader to track usage. Phase 4 would be a winterized building, card reader, and a larger fill hose for year-around access at the lower well fill station.
 - v) Kim Hansen asked for future discussions between SMR and SMSSD Boards on projects beyond the Master Water Plan.

h) After discussion and consideration, a request for a motion was made.

- i) Beca Mark made a motion to accept the Dale Cox Construction bid (which met all the required bidder qualifications).
- ii) Don Hunter seconded that motion.
- iii) The Board voted as follows:
 - (1) Criag Godwin – Yes
 - (2) Beca Mark – Yes
 - (3) Don Hunter – Yes
 - (4) Trent Andersen – Yes, primarily given the 75% grant money
 - (5) Ferris Taylor - Yes

2) Discussion on Impact Fees for lot B-104.

a) Consideration of waiving the Impact Fee for B-104 for the following reasons:

- i) The Lot already has a water meter and hook up.
- ii) The building is not to be a **habitable structure** – just a hose bib for their RV.
- iii) SMR will revise the HOA Approval Form to include an SMSSD “will serve” confirmation letter – Trent Andersen to follow up on updating the SMR HOA form.
- iv) It was shared that Sanpete County is in the process of updating their approval process to also require a copy of the SMSSD “will serve” letter for permit approvals.
- v) SMSSD will want all building permit requests with a **habitable structure** to include a notice from SMSSD that a “will serve” letter has been issued.

3) Report from SMR/SMSSD Liaison Trent Andersen

- a) Trent Andersen asked for confirmation on the bid approval process that SMR members do not vote on approving the financials on the Thad’s Peak project nor the restructuring

of the State of Utah Bond for SMSSD's portion of the cost. Public hearings were held on both issues, as noted in paragraph 1(g)(iii) above and documented in prior minutes.

- b) Trent Andersen recalled that SMSSD Attorney Craig Smith agreed that the Impact Fee language may be refined, and the SMSSD Board can consider changes at any time.
 - i) Craig Godwin indicated that it will be added to a future board meeting agenda for discussion.
 - c) Trent Andersen asked about the status of 2023 State Audit – written results are expected in the next few weeks.
 - d) Jake Blaney and Roy Fox have compared SMR monthly dues with SMSSD water billing.
 - i) Roy will email the list of differences (list provided to Trent Andersen in the meeting).
 - ii) All but one seems to relate to SMSSD not charging for the combined lots on the SMR subdivision plat and as recorded by Sanpete County in the SMR subdivision map.
 - iii) The exception is the Overlook Lot (K47) owned by Jack Nielsen, with an agreement to waive water fees and dues on J55A in exchange for SMR member and public access to K47.
- 4) A booster pump from the lower 55,000-gallon tank up to the upper 255,000-gallon tank needs to be replaced. Bids have been obtained from two vendors MountainLand at \$13,389 and Lanquest at \$10,979.40.
- a) Don Hunter noted that a complete pump rebuild is sometimes more costly than a new pump, but Roy will explore rebuilding the old pump to possibly have as a backup.
 - b) Motion was requested, per purchasing policy, for approval to purchase the pump from Lanquest in the amount of \$10,979.40.
 - i) Ferris Taylor made the motion to purchase the new pump.
 - ii) Don Hunter seconded the motion.
 - iii) The SMSSD Board vote was unanimous to approve the motion.
- 5) For the SMSSD Board and the SMR Board present, Roy Fox and Ferris Taylor have been drafting SMSSD bylaws, as requested by the Sanpete County Commissioners and County Attorney.
- a) Watch for an email request to review and edit the drafted SMSSD Bylaws.
- 6) Craig Godwin indicated that a SMSSD in-person Board Meeting was being planned after Thad's Peak construction starts, so watch for an inquiry as to calendar availability.
- 7) Motion to Adjourn was made by Don Hunter, seconded by Ferris Taylor.
- a) The motion to adjourn was unanimously approved by the Board.
- 8) The SMSSD Board Meeting was adjourned at 8:45 pm on May 28, 2024.

The Board and all attendees were thanked for their participation in the meeting, the open discussion, and especially the approval of the Thad's Peak Phase 1 and 2 fill station buildouts.

Next SMSSD Meeting: TBD

Attachment "A"



SALT LAKE AREA OFFICE
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Skyline Mountain Special Service District
Roy Fox - Superintendent
2201 SMR
Fairview, Utah 84629

May 28, 2024

Re: Thad's Peak Tank - Recommendation for Award

Dear Mr. Fox:

We have reviewed the bids for the Thad's Peak Tank project and recommend that the project be awarded to Dale Cox Contracting.

SMSSD received a total of 3 bids for the Thad's Peak Tank project. For your reference we have attached a copy of the Bid Tabulation. Dunn Right Construction, LLC submitted a bid price of \$598,720.00. Dale Cox Contracting submitted a bid price of \$649,233.00. Patriot Construction submitted a bid price of \$715,929.40.

As part of the bid submittal, each contractor was required to list a minimum of three similar projects completed within the last five years, including at least one water storage tank, and at least two for drinking water systems. The submission by Dunn Right Construction included two projects completed by Dunn Right Construction, neither of which included a water tank. Other experience provided occurred while the current owner of Dunn Right Construction was working as a foreman for other construction companies. Because requirements for previous experience were not met, the submittal from Dunn Right Construction is considered to be non-responsive.

The lowest responsive bidder is Dale Cox Contracting. Dale Cox Contracting possesses the required Utah Contractors License (245701-5501) to perform this work and their license is in good standing with the State of Utah. Their proposed excavation and piping subcontractor, Terry R Brotherson Excavating (license 5075476-5501) also has a license in good standing.

We evaluated the information provided with their bid, including experience and references, and they appear to have the appropriate previous experience to complete a job of this complexity. Dale Cox Contracting has a good reputation for completing quality work on water storage tanks in Utah.

Please call if we can answer any questions or be of further assistance.

Respectfully,

Hansen, Allen & Luce, Inc.

Michael M. Chambers, P.E., PMP
Principal

**THAD'S PEAK WELL HOUSE AND WATER TANK
 BID TABULATION
 5/23/2024**

BASE BID SCHEDULE													
Item No.	Description	Unit	Estimated Quantity	Dale Cox Contracting		Patriot Construction		Dunn Right Construction					
				Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price				
1	Mobilization/Demobilization	LS	1	60000	60,000.00	68300	68,300.00	59000	59,000.00				
2	Construction Surveying	LS	1	6000	6,000.00	5500	5,500.00	5750	5,750.00				
3	Testing Agency Services	LS	1	10000	10,000.00	5500	5,500.00	13200	13,200.00				
4	Implementation of Storm Water Pollution Prevention Plan	LS	1	2400	2,400.00	14250	14,250.00	16500	16,500.00				
5	Tank Excavation and Site Grading	LS	1	28598	28,598.00	81580	81,580.00	42500	42,500.00				
6	Tank Piping Systems	LS	1	57500.00	57,500.00	61300.00	61,300.00	111000.00	111,000.00				
7	Tank and Pump Vault Electrical System Complete	LS	1	24000	24,000.00	28930	28,930.00	27300	27,300.00				
8	28,700 gallon Reinforced Concrete Water Tank	LS	1	203052	203,052.00	152014	152,014.00	89270	89,270.00				
9	Pump Vault and Piping	LS	1	78230	78,230.00	77621	77,621.00	79300	79,300.00				
10	Site Fencing	LF	245	60	14,700.00	85	20,825.00	70.20	17,200.00				
11	Meter Vault	LS	1	72353	72,353.00	53710	53,710.00	62100	62,100.00				
12	Fill Station Piping and Hydrant	LS	1	20000	20,000.00	41287	41,287.00	38500	38,500.00				
13	Final Site Grading and Seeding	LS	1	19200	19,200.00	21026	21,026.00	12400	12,400.00				
14	6" UBC Gravel Access Road	SY	1520	35	53,200.00	55.32	84,086.40	16.25	24,700.00				
Total Base Bid - Schedule					649,233.00		715,929.40		598,720.00				