

July 5, 2022 6:00PM

MINUTES OF SMSSD BOARD MEETING, FAIRVIEW UTAH

1. WELCOME TO ALL MEETING CALLED TO ORDER @6:05PM

- A. Those in attendance on site: Craig Godwin, David Weber, Roy Fox, Water Superintendent, Jeremy Fox, Certified water operator.
- B. Those in attendance on Zoom: Don Hunter, Gene Nielsen, Beca Mark
- C. Guests in attendance on Zoom: Ferris Taylor and ~~son~~ *Trent Taylor*
- D. This meeting meets all of the requirements set forth by Utah state for public meetings. It was posted on the Utah Public Meeting's website, the SMSSD website, and posted at the SMR Clubhouse
- E. Conducting: Craig Godwin(Board Chair)

2. APPROVAL OF LAST MEETING MINUTES

Our last meeting was held on March 9 and was a Bond Hearing, Budget Hearing, and Board Meeting. Minutes were captured and presented digitally via email to board members for review prior to the meeting. Minutes were reviewed. A call for additions or corrections was made. None was forthcoming. A motion was made by David Weber to accept the minutes as presented and reviewed. Motion seconded by Don Hunter. Motion passed unanimously. Minutes stand as read.

3. FINANCIALS READ BY ROY FOX

A. EXPRESS SAVINGS	\$29,852.28
B. Capital Facilities 74	\$20,001.64
C. Debt service reserve111	\$20,001.49
D. Loan Payment 108	\$19,978.35
E. Checking	\$09,624.05

- F. Petty Cash \$00,418.74
- G. Total \$99,876.55
- H. Motion made by Don Hunter to accept the financials as read. Seconded by David Weber. Motion passed unanimously.

4. DISCUSSION ON REVIEWING BIDS ON THADS PEAK IMPROVEMENT PROJECT

- A. Received 2 bids only from Roberts & sons & VanCon Inc.
- B. \$2,366,465.00
- C. \$1,921,300.00
- D. Engineer's estimate \$465,000 +10%-15% for inflation and build American
- E. Our revenues do not allow us to even consider either of these bids.
- F. Discussion on how to proceed:
 - 1. Can Japheth check with drinking water board to see if we can refinance our existing bond to the 2.09% without tying it to the project.
 - 2. Is there an opportunity to wait and rebid the project later this year or early next year? When contractors may not be so overwhelmed with work and maybe more opportunity to schedule available sub contractors?
- G. Roy/Craig to check with Japheth and Richard to see if either of the above options are available.

5. DISCUSSION ON CONNECTION FEES & TRANSFER FEES

- A. Using other cities and counties as a measurement, it is proposed that we increase our connection fees and transfer fees:
 - 1. *Connection fees From \$1500 to \$2000 with setter & \$2500 to \$3000 without setter.*
 - 2. *Transfer fees from \$75.00 to \$125.00.*
- B. Motion made by David Weber to approve recommended fee increases. Seconded by Gene Nielsen. Motion passed unanimously.

6. DISCUSSION ABOUT CONNECTIONS OUTSIDE OF OUR CURRENT SYSTEM AS A FOLLOWUP TO OUR EARLIER CONFERENCE CALL.

- A. Our water master plan outlines the requirements for adding new areas to our water system.
- B. Based on following those requirements and consultation with our attorney, Craig Smith, it is proposed that we move forward with adding 3, 5 acre parcels to our system with the customer being responsible for all costs including impact fees and approved and overseen by our engineers at HAL. Those parcels are north and west of the golf course and water will be accessed from a line that services homes on the north side of the course.
- C. A motion was made by Gene Nielsen to approve this proposal so that contracting can be undertaken in the near future. Seconded by Beca Mark. Motion passed unanimously.

7. DISCUSSION ON 2ND REQUEST FOR WELL ON WILCOX LOT

- A. Concerns were voiced from board members regarding the proposal impact a well may have on existing aquifer from which our two wells draw from in providing water to our full time system. The risk's don't seem to be worth taking.

Another concern voiced was the precedent of allowing the drilling of a well that is not consistent with the SSD water master plan.

Since this was the second request our discussion was focused on being fair and balanced to the pros and cons of the proposal for the members of SMR.

There was not any representation from the party making the request.

- 1. *A motion was made by Don Hunter to deny the request, seconded by Gene Nielsen. The vote was unanimous in passing the motion to deny the request.*

8. NOTICE OF INTENT TO PREPARE IMPACT FEE

A. On April 19, 2022 we posted a required notice on the Utah public meeting website of an intent to prepare an impact fee based on the engineering study done by HAL.

B. Discussion from the board led to selecting July 27, 2022 @ 6PM @ the SMR clubhouse for the public hearing. Beca will post to the UPMW. Roy will post on SMSSD website and at the clubhouse. Posting will also include a board meeting to directly follow the public hearing.

9. WATER SYSTEM UPDATE

A. Liens/ongoing obligations paid

1. 2 liens going to auction we're paid off netting SMSSD just over \$6000
2. 2 other liens still in the process should net around \$4000
3. Paid \$30,000 bill to Doug Shelley for excavation, pipe, parts, for lengthy line extension in "B" section because of consistent low water pressure.

B. Growth

1. 43 lots were sold ~~34~~ ^{Resold} requiring transfer fees totaling \$2550.
2. Increased income from 9 lots requiring connection fees totaling \$13,500. Annual increase in revenues will result in a positive \$4,284.00

C. New Business

1. Our 2021 updated drinking water report is posted on the SMSSD website
2. The annual audit and financial report was conducted with Squire & Company and we were in complete compliance.

Motion was made by David Weber to close the meeting, seconded by Beca Mark, motion passed unanimously. Meeting adjourned @7:35PM