

Brighton Estates Special Service District Board Meeting
Wasatch County Administration Building, 25 North Main Street, Heber City, Utah
Thursday, June 04, 2015, 4:00 PM

PRESENT:	Danny Goode	Board Member (in 4:55 p.m.)
	Greg McPhie	Board Member
	Kendall Crittenden	Board Member
	Kipp Bangerter	Board Member
	Mike Kohler	Board Vice-chair
	Mike Petersen	Board Member
	Steve Farrell	Board Chair (in 4:45 p.m.)

ALSO PRESENT:	Darrel Scow	Asst. General Manager
	Eliza McGaha	Treasurer
	Kierstan Smith	Financial Officer
	Theresa Baronek	District Clerk
	Lee Kapaloski	Legal Counsel

AGENDA:

- Approval of minutes
- Warrant list approval
- Manager's report
- Other business

Mike Kohler opened the meeting at 4:44 p.m.

Approval of minutes:

MOTION: A motion to approve the minutes of May 07, 2015 was made by Mike Petersen and seconded by Kipp Bangerter. All present board members voted aye and the motion unanimously carried.

Steve Farrell entered the meeting at 4:45 p.m. Mike Kohler turned the meeting over to Steve Farrell at 4:46 p.m.

Manager's report:

Representatives for Brighton Estates (BE), Steve Jackson, Sean Brown, and Henry Johnson, were in attendance and participated in the discussion. Darrel Scow explained the map showing the BE area highlighting which lots are in support of BESSD moving forward (shown on map in purple) and those who are not on board at this time (shown in yellow), as well as two maps showing the proposal for Phase 1 of the water system.

Danny Goode entered the meeting at 4:55 p.m.

The BE representatives submitted a "PROPOSAL FOR INTERIM PRIVATIZATION OF CONSTRUCTION OF A LIMITED PORTION OF THE BRIGHTON ESTATES SPECIAL SERVICE DISTRICT WATER DELIVERY SYSTEM" which, if approved by the board, would allow the construction and installation of a portion of the improvements for the water system and also certain road and storm drainage improvements in limited areas (details are in the proposed agreement).

If allowed to move ahead with the proposed construction, it is anticipated that the property values in the area would increase as well as give the property owners who have not given their support at this time incentive to jump on board. It is also a concern of the BE representatives that if things do not proceed as proposed they will miss an entire building season and they will lose momentum. The property owners who have already invested money into this venture will continue to pay for the needed expenses for the first phase.

If the assessment does not happen then the two owners of the line can do what they like with the line. They will operate it until such time as the District takes ownership, if that happens.

Assessment costs have been divided by the supporters, shown in purple on the map, which equals \$35,000 per property. That cost will go down with the addition of those shown on the map in yellow coming on board.

Lee Kapaloski commented that the concept made sense as it is proposed to be constructed. He said the obligations and risks remain with the company (the company that is proposing to construct phase 1) if the district does not go forward. Mr. Kapaloski said he could have the proposed contract reviewed by the next County Council meeting.

Sean Brown said the agreement is their letter of intent/proposal and that it may take three months to complete the project.

Steve Farrell suggested moving ahead with the assessment process.

MOTION: A motion to approve the concept subject to review of the contract was made by Steve Farrell and seconded by Mike Petersen. All board members voted aye and the motion unanimously carried.

Warrant list approval:

MOTION: A motion to approve the warrants was made by Kendall Crittenden and seconded by Kipp Bangerter. All board members voted aye and the motion unanimously carried.

Other business:

There was no other business to discuss.

MOTION: A motion to adjourn was made by Greg McPhie and seconded by Mike Kohler. All board members voted aye and the motion unanimously carried

The meeting adjourned at 5:14 p.m.

This certifies that the meeting minutes of June 04, 2015 are a true and accurate copy as approved by the BESSD board members on July 08, 2015.



Signed: _____
Eliza McGaha, Treasurer