LITTLE MOUNTAIN SERVICE AREA MEETING MINUTES

Date: 2.13.24
Time: 4:00 pm
Location: Weber Center 2380 Washington Blvd. Suite 360 Ogden, UT 84401
Attendees: John Price, Eric Dodson, and John Wester
Clerk: Jennifer Johnson
Attendees: Stephanie Russell, Brandan Quinney, Kevin Hall, Randy Giordano, Bill Davis, and Alex Owens

1. Call to Order
   a. Chair Price called the meeting to order at 4.04 pm.
2. Old Business
   a. Minutes – Mr. Wester made a motion approve the January 9, 2024 minutes. Mr. Dodson seconded the motion. There was no discussion. Upon the vote the motion was approved unanimously.
   b. Lagoon System and Infiltration Update – Ms. Russell reported on the state reporting compliance status and that as soon as that is filed she will be working with the county to draft the RFPs for both projects and put them out for bid.
   c. Connection Fees – Chair Price has some estimates from the Rural Water Association that he will share with the board.
   d. Sewer Impact fee analysis – Paused until Lagoon and Infiltration projects are in progress. Impact fees will be assessed off of the project values.
   e. Water Environmental Association of Utah (WEAU) – Ms. Russell provided an update on the project.
   f. Retail water services – Ms. Russell informed the board she and Chair Price has met with West Warren Water and that they will be working with their board and the Inland Port to find a secondary water solution. West Warren will continue to be the culinary water provider in the area.
3. New Business
   a. There was no new business.
4. Action Items
   a. Board Member Expansion: Chair Price made a motion to expand the board members from 5 to 7. Mr. Wester seconded the motion. There was no discussion. Upon the vote the motion was approved unanimously.
   b. Will-Serve – John Newhall: Mr. Wester made a motion to approve a conditional Will-Serve letter for Cobgurn Land, LLC. Mr. Dobson seconded the motion. There was no discussion. Upon the vote the motion was approved unanimously.
   c. Will-Serve – Rob Howard/Scott Carlson: The board discussed the revoked will-serve letter and services to Mr. Howard's property. Mr. Carlson presented the original will-serve and minutes. The board informed Mr. Carlson that Mr. Howard had been contacted by Chair Price and was given the terms and conditions regarding the infiltration issue on his property that would need to be resolved in order for the board to reinstate the will-serve. Chair Price and Ms. Russell will meet with Mr. Howard and put an agreement together to present to the board at the next meeting.
   d. Connection Process – Ryan Brown/Mylee Love – Ms. Russell explained that the board is still in the process of creating a connection process and procedure and working on the infiltration issue. Chair Price mentioned that there was a infiltration issue on the Pinnacle property that needed to be addressed. Ms. Love reported that they are working on collecting the outstanding fees that are owed to LMSA.
   e. Annexation Petition – Pat Burns: Mr. Wester made a motion to approve the annexation resolution for Longhorn Estates (parcel #1003600066 and 1011700017). Chair Price seconded the motion. There was no discussion. Upon the vote the motion was approved unanimously.
5. Other Business
   a. Officer Elections – Chair Price reminded the board that officer elections would be at the April meeting.
6. Next Meeting
   a. March 12, 2024
7. Adjourn
   a. Chair Price made a motion to adjourn the meeting. Mr. Wester seconded the motion. The meeting was adjourned at 4:50 pm.