GLEN CANYON SPECIAL SERVICE DISTRICT OF BIG WATER

Approved Minutes

Wednesday November 20th, 2024

Work Session 5:30 PM
Meeting 6:00 pm

WORK SESSION-

1. **Call to Order-** Graydon opens work session at 5:35pm. Jim Lybarger, Graydon Meeks, Jennie Lassen all here and Luke McConville present over phone. Levi Banfill; absent.

Discussion- Discussion of land sale. Map of easement available for reference. Discussed last time as selling both lots together. Graydon suggests that we could use the front lot as Connex storage since half of the lot is an easement. Setbacks don't leave much room for building. Jennie asks if we would use a realtor or try to sell it on our own. Graydon suggests bidding it out on our own, Luke agrees. Jennie agrees there is no harm in trying to sell it independently like we did with the truck, posting a sealed bid. Jim agrees a sealed bid wouldn't hurt if we put a time limit on it. 90 days would seem appropriate. If winning bid couldn't get financed, we would then award it to next highest bidder. Graydon suggests getting numbers on our total cost of our expenses with title fees, surveys, easement recordings, then set that as a minimum bid. If appraised value is not less than our costs, the board seems comfortable setting at appraised value. Luke suggests getting that hard number before we vote. The appraised amount is $90,000. All expenses would be in, but that doesn't include the paperwork of dividing it etc. So, what's the total cost of that property for us? I think we paid an engineer for recording the easements and surveying it for a couple thousand dollars. Will look into other expenses associated with the purchase of the land.

NB-A- Meeting dates seem appropriate
NB-B- Vice Chair, would we want a vice chair? Jim nominates Graydon. Would the vice position be signer and everything, basically be able to do all the duties of the chair? In absence of the chair of the vice. Yeah. Stephanie: What we would have to do, and I apologize I didn't think of this sooner, but we would appoint them by resolution, and I just don't have that ready, but knowing what you guys would want the responsibilities of the vice chair to be would help me create that resolution.
NB-D Fraud Risk assessment leads to some policies and protections that we could put in place.
NB-E- Clarification that engineering expenses for Lead and Copper will be reimbursed by the Grant.

2. **Close Work Session - 5:58Pm**

MEETING

1. **Call to Order-** Graydon calls to order at 6:00pm
2. **Roll Call-** Jim Lybarger here, Graydon Meeks, Jennie Lassen here, Luke McConville present via phone, Levi Banfill; absent.
3. **Statement of Conflict** – No conflicts
4. **Citizen Comments-** Tom Reneau: I was commenting on the old business, Item A, of selling lots B-11-2. Not to beat a dead horse here, but it sounds like you're pretty much determined on

keeping the smaller lot and selling off the bigger lot, instead of combining them both and either maintaining the easement or keeping the easement for whatever you want. But if you start taking the other lot, that was B-J-28 and making it a lay-down yard or a storage yard for equipment or Connexes, one fear is that's going to devalue the value of the adjoining lot, if anybody wants to purchase it for whatever their uses are, when they see a bunch of stuff parked next door, they're going to say, well, that's maybe not such a valuable piece of land if I'm going to have a bunch of junk over here. And I still think that combining it, the two lots in the one, would be a better idea because you can increase the size of the lot, and this board does have the power to do the redrawing of the lines. Because the lines are made by the town government, and so they can be changed. They can increase the size of the lot and just change the determination or the identification for that lot. And then you can still keep the easement under town control if you wanted to, or just include that into the lot with the stipulation that it is an easement. They can't put a permanent building on it, but they could put a vegetable garden, they could have a chicken coop on it, a temporary type of immovable structure. And I don't think it's our place to determine what the market will determine its value or its suitability for a building. I think that the market's better determiner of that. We purchased this land, and the only person that I remembered prior to the election was Luke, and he said, sell it, when asked about what to do with this property
I would still say I'd like to see that, at least find out about the ideas, because people in the marketplace are many times more innovative than people that have eyes on it all the time. They can see other possibilities for it. I appreciate your time, thank you.

5. Approval of October Minutes – Jim motions to approve, Graydon seconds. Jennie motions to approve the minutes with just the change of the question mark in the adjournment. Seconded by Jim. All in favor.

6. Water Master Report- David got the water line moved that we talked about last month. Dumpster days are always busy for him, he smashes them down twice a day and cleans up trash around the dumpsters. We got a bid from Cluff drilling for a 3rd well. They just drilled one in Clark Bench. David is already helping people with frozen pipes. Suggests letting faucets trickle overnight to help prevent freezing. Graydon asks about the invoice from the warranty pump. David verifies we had to pay for the shipping, and we had to pay for the labor on his workers. He didn't charge us for his labor or his fuel. So, he did give us a break on it. So, we ended up paying for his helper labor time and the shipping? David: Yes. Graydon: But the pump itself was warrantied, and the rest of his time was covered by them? David: Yes.

7. Treasurer Report – Peggy, explains normal expenditures, we did just send off our final lead and copper reimbursement. Letter of credit, $30,000 was voted last month to transfer to town, but we got the reclamation bond from ULGT and we also got an offer from SITLA to put $1000 per year into a suspense account instead of needing a bond or letter of credit so we never transferred the 30,000. Once we have more info, we will bring it to the board for approval.

8. OLD BUSINESS-

A.) Discussion and Possible Action on Selling Lot B-11-2- Jim says we may consider combining and selling both lots in light of Tom’s comment. Luke doesn’t think putting a Connex on the lot would affect the property value since there are storage units on adjoining lots anyway. Jennie appreciates Toms comment and adds if we could recoup the cost of both lots by selling only 1, she is in favor. The strip that is usable is a very small strip of land. Moving lines is not something the town could do, it would have to be recorded with the county. Graydon suggests moving forward with selling the back lot, initial intention was always to recoup the cost. Graydon motions to move forward with putting up an auction with a set limit bid, silent auction, with an opening bid price determined after we find out the expenditures of what we're into. Jim seconds. Graydon amends that with a 90-day trial period of revisiting the idea in 90 days, revisiting it to see if we've had any activity or not, so we can revisit the activity at that time. Luke seconds that with the amendment. Jim yes, Meeks yes, Lassen yes. Luke yes. All in favor.

9. <u>NEW BUSINESS</u>

A.) Discussion and Possible Action on Approving Meeting Dates for 2025- Jennie motions to approve meeting dates as proposed for 2025. Graydon seconds. All in favor.

B.) Discussion and Possible Action on Designating a Vice Chair for the District – Jim is in favor stipulating as long as the vice chair has the same signing powers as the Chair. Table to next month made by Graydon. Jennie seconds. All in favor.

C.) Discussion of 2024 Financial Audit Results- One finding of a treasurer bond short $2000 in coverage once we added funds to the budget. Exception already resolved**.** With the new ULGT insurance coverage.

D.) Discussion and Possible Action on Approving Fraud Risk Assessment- A few places we could improve for a greater score. Graydon motions to approve. Jim seconds. All in favor.

E.) Discussion and Possible Action on Approving Financials and Check Register – Jennie motions to approve as presented. Jim seconds. All in favor.

10. ADJOURNMENT – Graydon motions to adjourn. Jim seconds. All in favor. Meeting closes at 6:23pm.