ELK MEADOWS SPECIAL SERVICE DISTRICT
ADMINISTRATIVE CONTROL BOARD
NOVEMBER 22, 2024
COUNTY COMMISSION CONFERENCE ROOM

APPROVED MINUTES

Members Present – Dee Draney; Chairman, Ron Torgerson; Member, Gaye Christiansen; Member, Phil Emerson; Member, Wade Hollingshead; Member.

Electronic Participation – Paul Burgon; Member, Shane Gadbaw; Member.

Members Absent – None

Officers Present – Leo Kanell; District Attorney Brandon Jensen; District Manager, Brady Derbidge Assistant District Manager, David White; District Treasurer, Heidi Eyre District Secretary

Electronic Participation – None

Officers Absent – None

Audience – Dorene McLaughlin, Mark Tucker, Kelly Newville, Eric Quilter, Gary Goff, Kallie Goff, Louise Helton, Rich Gurrola.

9:00 a.m.

Call to Order – Dee Draney called the meeting to order at 9:00 a.m. stating that a quorum is present.

Review and Approve October 25, 2024, Minutes. The board reviewed the October 25, 2024, minutes for approval and corrections if necessary.

Motion – Phil Emerson made the motion to approve the October 25, 2024, minutes with corrections. Gaye Christiansen seconded. All approved without objection.

The approved minutes will be posted to the Utah Public Notice Website at www.pmn.utah.gov

Grant Update – Dee stated that he has stayed in touch with Bryan Theriot at Five Counties we are just waiting for 2025.

Project Update – Brandon reported that the project in the West Village is almost complete. The contractor is working on the punch list items. Once those are completed, they will pressure test the lines. They have about a one week worth of work left to do if the weather cooperates. Brandon stated that there were fourteen side dump loads of road base delivered on Birch and Sunset yesterday.

CIB project – Brandon reported that the spring has been developed but the electrical still needs to be done. The remaining work won't happen until next year. Tushar will be pulling off the mountain and returning next year.

Water System Status – Brandon reported that everything is working as it should. All three tanks are online and full.

Roads – Brandon reported that in addition to the work being done on Birch and Sunset they have been working on other roads. The board discussed the projects and how it impacts the roads.

Equipment – Brandon reported that they just completed servicing the loaders. Most of the snow chains are on. The snowmobile needs to go to the shop to get fixed.

Review and approve monthly bills – David presented the financial reports, bills that have been paid since the last meeting, and the accounts payable for approval. The board discussed expenses, accounts payable and receivable.

Motion – Phil Emerson made a motion to approve the financial reports, bills that have been paid since the last meeting. Ron Torgerson seconded. All approved without objection.

Review and approve 2025 Tentative Budget – David presented the 2025 tentative budget to the board. David reviewed the tentative budget with the board. The board discussed the projects and changes to the impact fees. Shane stated that he understood that Sunrise would do a study on the impact fees. Dee stated that he will contact Sunrise to initiate the study. The board discussed new construction and how it could positively impact the revenues.

Agenda Request - Rich Gurrola - Rich stated that he found a grant for broadband. The application is due by December 23rd. Rich asked Wade if Beaver County would donate some road base to EMSSD. Leo stated that the roads within EMSSD are not part of the county roads. Leo also stated that he analyzed putting the roads within the EMSSD into the class B roads with the other County roads. It was determined that the benefit would not be enough to make it worth going through the process.

Fire Department Update – Ron stated that there were no updates. Ron also stated that he wanted to let the board know that he will be retiring at the end of December. Ron asked the board if they would like his replacement to serve on the EMSSD board. The board agreed that they would like the person that takes Ron's place to serve on the board. The board congratulated

Ron on his retirement and thanked him for all his work as a board member.
Dee stated that he wants to also thank Mark Direske for all his work on the Fire Department.

Water Rights Update – Leo stated that Eric Quilter was in attendance. Leo reported that Eric purchased one acre foot of water from Joyce Barney. Joyce sent paperwork to assign that one-acre foot to Eric. There is a spring on his property that he wants to develop. There are two choices for developing it. One is to put it in his name, and then he would be on his own to develop it. He would have to see if the state will allow him to do that. They may have a requirement that it be part of a public water system. Option two would be for him to develop the spring, then turn it over to the service district. The district would have to then add that spring to its points of diversion and then allocate this one-acre foot for his property. The board asked Eric what option he is requesting. Eric replied that he is not an expert on water rights but would like to get water to the two little units that he is putting in. Eric stated that there is a small spring on the property that he has been monitoring for six months, and it is consistent. The spring is approximately 300 feet away, so it is a very cost-effective way to get water there. Eric reported that perk test has been completed, and they passed. Eric stated that he has been in contact with the State, and they informed him about a program they have set up for homestead situations that could potentially work for this. After further discussion by the board Leo requested board approval to deed one acre foot of water to Eric. Leo stated that if Eric finds out that he cannot do the homestead program, he could deed the water back to EMSSD.

Motion – Phil Emerson made a motion to allow Leo to proceed with the process of deeding Eric Quilter one acre foot of water. Shane Gadbaw seconded the motion. All approved without objection.

Resort Update – Shane reported that they have started making snow and are prepping for the resort opening which is scheduled for December 20th. Shane stated that construction is wrapping up on the first Pole Star building. Shane also stated that he is going to be surveying the lot he owns by the fire station.

Old Business

Motion – Ron Torgerson made a motion to adjourn.

The next EMSSD meeting will be held on Friday, December 06, 2024, at 5:00 p.m. in the Beaver County Commission Chambers.