

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
ZION MOUNTAIN LOCAL SERVICE DISTRICT**

Date: Thursday, August 8, 2024

Location: 9065 West Highway 9, Mt. Carmel, UT 84755

Board Members present: Kevin McLaws, Todd McLaws

Board Members not in attendance: Steve Neeleman

Others present: Annie Cozzens, Randall Rodriguez, Matt Cauley, Candus Tibbitts, Patty Kubeja, and Broc Richardson.

1. **Call to Order** – Todd called the meeting to order at 5:05 pm. Noted the meeting started a few minutes late due to connection issues.
2. **Approval of Meeting Agenda** – Kevin motioned to approve the meeting agenda; Todd seconded. Kevin voted aye. Todd voted aye.
3. **Legislative Action Items**
 - a. None
4. **Administrative Action Items**
 - a. **Review and approve Garkane's Engineering fees for WREC Power.** This is for the WREC project. This is for an application fee that needs to be submitted for service before they can start digging. There are 3 locations needed for power and couldn't be consolidated into 1 location due to the locations. There are 3 applications for each separate location and each application fee is \$390 for a total of \$1,170. Kevin motioned to approve the payment of \$1,170 to Garkane Engineering. Todd seconded the motion. Kevin voted aye. Todd voted aye.
 - b. **Review and approve Desert Edge ASA #1 for Architectural Design for Irrigation pumphouse.** – This is an ASA for Desert Edge regarding the WREC project, specifically the irrigation pumphouse building. There were two different conceptual designs presented to the board, one is a vault structure, and the other is a free-standing barn structure. The estimated hard cost for the vault is about \$30,000, which is a 50% cost above the barn concept. The design cost is about \$12,000 more than vault. The free-standing barn concept would save approx. \$42,600 from the vault concept. This is located near the storage pond on the property. This would house the large pump and a few other small elements. Other options were discussed that would be less expensive but would be more of a time constraint to go through public procurement process for a new architect. The building needs to be part of the package that will be the basis of the contractor agreement that is needed to close on CIB Bond. Kevin made a motion to approve the ASA for Desert Edge for the barn concept. Todd seconded the motion. Kevin voted aye. Todd voted aye.
 - c. **Review and approve fee increase to Kane County property assessment.** – HintonBurdick discussed the letter that the District received from Kane County to increase the fee to property owners that needs to be submitted by August 31st. The current fees to the property owners are paying for are mainly for fire services and an additional \$10,000 for administrative fees. We looked back at the last three years of operating expenses and found the average to be \$61,000 per year. In lieu of having donations or other types of revenue sources currently, it is suggested to increase fees that go

through property tax assessment. It was estimated to be an increase of \$2.27 per 1,000 of value. It will approximately double everyone's current fees. Kevin motioned to move forward with the process to increase the fees, pending legal advice to determine the processes that will need to be followed. Kevin seconded. Kevin voted aye. Todd voted aye.

- d. **Review and approve meeting minutes for July 8, 2024.** - Kevin motioned to approve the meeting minutes for July 8, 2024. Todd seconded. Kevin voted aye. Todd voted aye.
- e. **Review and approve for payment outstanding operating expenses.** - HintonBurdick presented outstanding invoices that are delinquent. Due to lack of funds, no action was taken at this time to approve any payments.

5. **Administrative Non-Action Items –**

- a. **Discovery Center Monthly Report #10** – CM&D presented a report to update the board members about the status and general overview of the project.
- b. **WREC Monthly report #9** - CM&D presented a report to update the board members about the status and general overview of the project.

- 6. **Adjourn** – Kevin motioned to adjourn the meeting at 5:48 pm. Todd seconded, all voted aye. The duration of the meeting lasted 43 min.

Todd McLaws

Todd McLaws, Chairperson