

ANGELL SPRINGS SPECIAL SERVICE DISTRICT

March Meeting Minutes- ZOOM Recorded
March 13, 2025 6:00 p.m @ Springs Bldg

Call to Order: Karen called the meeting to order at 6:00 p.m.

Roll Call:

Present: Chairman- Karen Blenkinship, Vice Chairman-Greg Maranto, Treasurer- Diane Hundal, IT- Tony Hundal, Clerk- Jean Wojtyla, Water Master-Shawn Bain, CC Administrator- Martin Mathis

Vote on February 12th Meeting Minutes

Tony made a motion to approve the minutes from February 12, 2025. Greg seconded it. Board Voted: Greg-Yes, Jean-Yes, Tony-Yes, Diane- Yes, Karen-Yes Motion Carried.

Old Business Action Items: from 2/12/25 **Action Items** **Completed Items** **Future Priority**

1. Report on Accomplishments made in February

- Shawn noted that there were no records on file of the septic leaks onto Silver Valley Road. No one knew who called the Health dept. two years ago. Karen said she will start the process again and call the Health dept. to come out. ****Karen will follow up with the Health dept. to see what they found and what they propose to do.**

2. Tony reported on water usage. Our consumption was unusually high- up 90,000 over what we normally use in a month. Shawn said Mark Osmer from LDWA was checking on the leaking water hydrant on South Silver Valley but it was a slow leak- nothing to cause this kind of overage. We also have had unusually high traffic on Silver Valley due to our residents rebuilding a rock perimeter wall on their property. Their trucks are full of rocks and dirt multiple times a day. This could be causing movement in the road to cause the hydrant leak. ****Tony will keep an eye out for more unusual circumstances.**

3. Greg reported that our power usage is down. He has not had a chance to review the Generac generator's maintenance schedule. He does know that the generator has recharged with our propane up to 5 hrs. total in the 1.50 years it has been installed ****Greg will delve into this maintenance matter further to report on it next month.**

4. Diane provided our Financial reports.

a. P&L STD Financial 01/1/2025-01/31/2025

b. P&L STD YTD 01/1/2025-01/31/2025

c. Provide the prior months Invoice Register to Karen for Approval -done

Discussion by Diane followed regarding the investigation she has made into Bill Pay options for our residents. Right now Pelorus is not set up for this and Diane is looking further for our monthly Visa , Utilities and payroll payments using our on-line checking account to pay them since we have had more frequent late mail issues. More discussion ensued regarding online account payments vs. paper checks and the need for two signatures through our Pelorus ledgers and actual signatures on the paper checks.

More was brought up regarding our current need to set up time with a state auditor based on the projected growth of our district's finances. In the meantime monthly bank statement reconciliation in coordination with our Accounting program Pelorus should be done by Diane and be reviewed by a board member who does not sign checks as a control measure. Our monthly statements are to be kept for four years and check registers should be kept for seven years.

5. Jean provided our A/R Aging Report. We had only three lates in February. ****Jean to report on A/R Aging each month.**

New Business Items

1. **Jean discussed the ease** of producing the final draft of our Water Quality Report for 2024. The document will go out with our April 1st billing. Shawn signed the document for mailing to the Division of Drinking Water. Tony has posted this report onto our website already.

2. **Karen** discussed our next steps needed in order to meet our report requirements prior to the state dispersing our Loan Funds for Phase 2 of our Master Plan. Jean compiled the information required to complete our Asset Management report that is now 85% complete. She asked for input from the board on the missing pieces. This report will show the state the age of our assets, their life span and the no. of years left before requiring replacement. This promotes proactive planning in making repairs and allows a district to plan projects 5 -10 years in advance, appropriating funds needed for them.

We also need to complete a Conservation Efforts report that displays the actions our district has taken to encourage conservation of water and at the same time prove that we have enough revenue generated through our Fee Schedule to pay back the intended 40 year interest free loan at \$26,000 per year.

The board reviewed our yearly usage reports going back four years and extracted our highest water users so that we could come up with an average monthly usage per customer. We then worked out how the rate increase proposal should edge toward increasing the overage rates and minimally raising the monthly basic fee. We are still the only surrounding water district that is required to provide 20,000 gallons at a basic rate based on the contract drawn when Angell Springs was established in August 1994.

We also have to separate residential rates from commercial rates in our rate structure based on zoning. At the end of the board's discussion we had come to a consensus to present at the Public Hearing April 17th at 6:00 p.m. The residents will have two weeks to submit their thoughts and ideas prior to the hearing in writing.

3. **Jean and Diane discussed “refundable deposits” of \$100.00** that are collected when new customers build or transfer of ownerships take place, established in 2013. This deposit was meant to cover the administrative time and money spent on transferring data of all records regarding those properties. We now have a small base of funds accrued awaiting to be refunded once the original owner sells to another which could take generations.

It seems counterintuitive to refund these amounts when the labor of these tasks cost time and money. That money accrued could be put to immediate use on warranted repair projects. We would like to ask the residents their opinion to make this transfer fee revenue for water income. ****Karen will check with our lawyer to see what legal avenue we can take regarding these funds.**

4. **BOND RESOLUTION:** Karen introduced the Resolution No. 2025-03-13 to the board;

ANGELL SPRINGS SPECIAL SERVICE DISTRICT, UTAH

**TAXABLE WATER REVENUE BONDS
PARAMETERS RESOLUTION**

March 13, 2025

Karen read the following to the Board;

“RESOLUTION NO. 2025-03-13

A RESOLUTION AUTHORIZING NOT MORE THAN \$1,200,000 TAXABLE WATER REVENUE BONDS, IN ONE OR MORE SERIES, FOR WATER SYSTEM IMPROVEMENTS, AND RELATED IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY, AND DISCOUNT OF THE BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.”

The board was asked to read this document in its entirety up through Exhibit C

Karen read the following to take a vote from the board on the adoption of this Resolution 2025-03-13;

RECORD OF PROCEEDINGS

The Administrative Control Board (the “Board”) of the Angell Springs Special Service District, Washington County, Utah (the “Issuer”), met in public session at the regular meeting place of the Board in 100 N. Hidden Valley Rd., Leeds, Utah 84746, on March 13, 2025, at the hour of 6:00 p.m., or as soon thereafter as feasible, with the following members of the Board being present:

Karen Blenkinship	Chair
Greg Maranto	Boardmember
Ratandeep “Tony” Hundal	Boardmember
Diane Hundal	Boardmember
Jean Wojtyla	Boardmember/clerk

Also present: Martin Mathis, CCCAdmin. & Shawn Bain, Water Master

Absent: None

which constituted all members thereof.

After the meeting had been duly called to order and after other matters not pertinent to this resolution were discussed, the foregoing resolution (the “Resolution”) was introduced in written form and fully discussed.

A motion to adopt the Resolution was then duly made by Boardmember Jean Wojtyla, and seconded by Boardmember Greg Maranto, and the Resolution was put to a vote and carried, the vote being as follows:

Those voting YEA: Karen Blenkinship, Greg Maranto, Jean Wojtyla, Ratandeep “Tony” Hundal, Diane Hundal

Those voting NAY: None

Those Abstaining: None

The Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 13, 2025 meeting, a copy of which is attached hereto.

EXHIBIT C-2

CERTIFICATE OF CLERK

I, Jean Wojtyla, the duly appointed and qualified Clerk of the Angell Springs Special Service District, Washington County, Utah (the "Issuer"), do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the District Board of the Issuer at a public meeting duly held on March 13, 2025 (the "Meeting"). The Meeting was called and noticed as required by law as is evidenced by the following Certificate of Compliance with Open Meeting Law. The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on March 13, 2025 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this March 13, 2025.


Clerk

(S E A L)

Upon the conclusion of all the business on the Agenda and motion duly made and carried, the Meeting was adjourned.

5. Karen reminded the board of our next scheduled meeting. *Our next meeting will be Thursday, April 17th 6:00 p.m.***

6. Karen requested a motion to adjourn the meeting. Greg made a motion to adjourn and Tony seconded it. Board Voted: Karen- Yes, Greg-Yes, Jean-Yes, Diane- Yes, Tony-Yes.
The meeting adjourned at 7:17 p.m.

ANGELL SPRINGS SPECIAL SERVICE DISTRICT, UTAH

**TAXABLE WATER REVENUE BONDS
PARAMETERS RESOLUTION**

March 13, 2025

Karen Read:

RESOLUTION NO. 2025-03-13

A RESOLUTION AUTHORIZING NOT MORE THAN \$1,200,000 TAXABLE WATER REVENUE BONDS, IN ONE OR MORE SERIES, FOR WATER SYSTEM IMPROVEMENTS, AND RELATED IMPROVEMENTS; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT, INTEREST RATE, MATURITY, AND DISCOUNT OF THE BONDS; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

↓ *Read Individually by All Board Members Silently*

WHEREAS, pursuant to the provisions of the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), the Administrative Control Board (the "Board") of the Angell Springs Special Service District, Utah (the "Issuer") has authority to issue its Taxable Water Revenue Bonds (the "Bonds") in a principal amount not to exceed \$1,200,000, in one or more series, for the purposes set forth above; and

WHEREAS, the Act provides for the publication of a Notice of Public Hearing and Bonds to be Issued, and the Issuer desires to publish such a notice at this time in compliance with the Act with respect to the bonds to be issued by the Issuer pursuant to this Resolution and the Final Bond Resolution (as defined below);

WHEREAS, Angell Springs Special Service District, Utah (the "Issuer"), desires to finance, in part, the acquisition and construction of water system improvements, and related improvements (the "Project"); and

NOW, THEREFORE, it is hereby resolved by the Administrative Control Board of the Angell Springs Special Service District, Washington County, Utah, as follows:

Section 1. The Board of the Issuer hereby finds and determines that it is in the best interests of the Issuer and the residents for the Issuer to issue not more than \$1,200,000 aggregate principal amount of its Taxable Water Revenue Bonds, in one or more series, which shall be designated as "Angell Springs Special Service District, Utah Taxable Water Revenue Bonds" (herein, the "Bonds"), bearing no interest, to mature in not more than forty (40) years from their date or dates, and to be sold at a price not less than ninety-nine percent (99%) of the total principal amount thereof, the Bonds to be

issued for the purpose of financing, in part, the acquisition and construction of water system improvements, and related improvements, all pursuant to this Resolution and a resolution to be adopted by the Board authorizing and confirming the issuance and sale of the Bonds (herein referred to as the “Final Bond Resolution” and substantially in the form attached hereto as Exhibit A), and the Issuer hereby declares its intention to issue the Bonds according to the provisions of this Resolution and the Final Bond Resolution, when adopted.

Section 2. The Issuer hereby calls a public hearing on April 17, 2025, at 6:00 p.m., or as soon thereafter as feasible, at the offices of the Issuer, to invite comment on the proposed Bonds and the economic impact of the Project on the private sector.

Section 3. The Issuer hereby authorizes and approves the issuance and sale of the Bonds pursuant to the provisions of this Resolution and the Final Bond Resolution, to be adopted by the Board at a later date, with such changes thereto as shall be approved by the Board upon the adoption of the Final Bond Resolution, provided that the principal amount, the interest rate or rates, maturity and discount shall not exceed the maximums as set forth in Section 1 hereof.

Section 4. In accordance with the provisions of the Act, the Clerk is hereby authorized and directed to cause a “Notice of Public Hearing and Bonds to be Issued,” substantially in the form attached hereto as Exhibit B (the “Notice”) to be (1) posted on the District website, (2) posted on the Utah Public Notice Website, (3) posted at the District office all at least 14 days prior to the Public Hearing, and (4) to cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the Issuer’s Clerk in Leeds, Utah, and at the Leeds Post Office at 100 N. Hidden Valley Rd., Leeds, Utah 84746 for public examination during regular business hours of the Issuer, i.e. between 9:00 a.m. and 5:00 p.m. Monday through Friday for at least thirty (30) days from and after the last date of publication of the Notice.

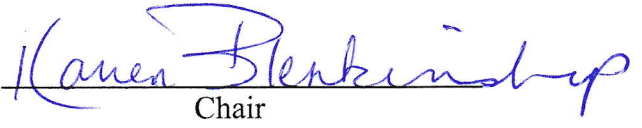
Section 5. The Issuer hereby retains Eric Todd Johnson, partner with Johnson & Yellowhorse, as bond counsel for the Bonds and directs its officials and staff to assist him and his professionals in the issuance of the Bonds.

Section 6. The Board hereby directs the Clerk to complete and execute the Record of Proceedings attached hereto as Exhibit C-1 to officially record the proceedings at which this Parameters Resolution was considered for adoption.

Section 7. All parts of this Resolution are severable, and if any section, clause or provision of this Resolution shall, for any reason, be held invalid or unenforceable, the invalidity or unenforceability of any such section, clause or provision shall not affect the remaining sections, clauses or provisions of this Resolution.

Section 8. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

APPROVED AND ADOPTED this March 13, 2025.


Chair

ATTEST:


Clerk

(SEAL)

EXHIBIT A

FINAL BOND RESOLUTION

(See Transcript Document No. __)

Being done on 4/17/25

EXHIBIT B

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on March 13, 2025, the Administrative Control Board (the "Board") of the Angell Springs Special Service District, Washington County, Utah (the "Issuer") adopted a resolution (the "Resolution") in which it authorized the issuance and sale of the Issuer's Taxable Water Revenue Bonds, in one or more series (the "Bonds"), in an aggregate principal amount not to exceed \$1,200,000, bearing no interest (0%) per annum, to mature in not more than forty (40) years from their date or dates, and to be sold at a price not less than 99% of the total principal amount thereof, plus accrued interest, if any. The estimated total cost to the Issuer for the proposed Bonds, if the Bonds are held until the maximum maturity, based on the maximum interest rate above, if any, is \$1,200,000. However, the Issuer has obtained a loan commitment in the amount of \$1,010,000 bearing no interest to be repaid over 40 years, in which case the amount to be repaid will be \$1,010,000. The Issuer has obtained a grant commitment in the amount of \$435,859 for the Project from the State of Utah acting through its Department of Environmental Quality, Drinking Water Board (the "DWB"), none of which will need to be repaid. Presently, the Issuer has \$15,000 in debt secured by a pledge of water revenues.

NOTICE IS FURTHER GIVEN that the Issuer called a public hearing for the purpose of inviting public comment on the proposed issuance of the Bonds and the economic impact that the improvements proposed to be financed with the Bonds will have on the private sector. The public hearing will be held on April 17, 2025, at 6:00 p.m., or as soon thereafter as feasible, at the Angell Springs Special Service District offices located at 100 N. Hidden Valley Rd., Leeds, Utah 84746. As Taxable Water Revenue Bonds secured by water revenues, no property taxes will be pledged for repayment of the Bonds.

The Bonds will be issued pursuant to the Resolution and a Final Bond Resolution (the "Final Bond Resolution") of the Board of the Issuer, authorizing and confirming the sale of the Bonds for the purposes to (i) finance the acquisition and construction of water system improvements, and related improvements, and (ii) pay the costs of issuing the Bonds.

A draft of the Final Bond Resolution in substantially final form was before the Board and was part of the Resolution at the time of the adoption of the Resolution by the Board (collectively, the "Bond Resolutions"). The Final Bond Resolution is to be adopted by the Board in such form and with such changes thereto as shall be approved by the Board upon the adoption thereof; provided that the principal amount, the interest rate or rates, maturity, and discount of the Bonds will not exceed the maximums set forth above.

Copies of the Bond Resolutions are on file in the office of the Clerk of the Issuer in the Issuer's offices in Leeds, Utah, where they may be examined during regular business hours, i.e., between from 9:00 a.m. to 5:00 p.m. Monday through Friday, posted at the Leeds post office at 545 N. Main Street, Leeds UT 84746 for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the Bond Resolutions or the Bonds, or any provision made for the security and payment of the Bonds by filing a verified written complaint in the district court of their county of residence, and that after such 30-day period, no one shall have any cause of action to contest the regularity, formality or legality thereof for any reason.

March 13, 2025

Angell Springs Special Service District

/s/ Jean Wojtyla
Clerk

Post on

1. Utah Public Notice Website
2. District Website
3. District office
4. Post at Leeds Post Office

EXHIBIT C-1

Karen read:

RECORD OF PROCEEDINGS

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Karen Blenkinship	Chair
Greg Maranto	Boardmember
Ratandeep "Tony" Hundal	Boardmember
Diane Hundal	Boardmember
Jean Wojtyla	Boardmember/clerk

Also present: Martin Mathis, CCCAdmin. & Shawn Bain, Water Master

Absent: None

which constituted all members thereof.

After the meeting had been duly called to order and after other matters not pertinent to this resolution were discussed, the foregoing resolution (the "Resolution") was introduced in written form and fully discussed.

A motion to adopt the Resolution was then duly made by Boardmember Jean Wojtyla, and seconded by Boardmember Greg Maranto, and the Resolution was put to a vote and carried, the vote being as follows:

Those voting YEA: Karen Blenkinship, Greg Maranto, Jean Wojtyla, Ratandeep "Tony" Hundal, Diane Hundal, d

Those voting NAY: None

Those Abstaining: None

The Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 13, 2025 meeting, a copy of which is attached hereto.

Upon the conclusion of all the business on the Agenda and motion duly made and carried, the Meeting was adjourned.

EXHIBIT C-2

CERTIFICATE OF CLERK

I, Jean Wojtyla, the duly appointed and qualified Clerk of the Angell Springs Special Service District, Washington County, Utah (the "Issuer"), do hereby certify that the attached Resolution is a true, accurate and complete copy thereof as adopted by the District Board of the Issuer at a public meeting duly held on March 13, 2025 (the "Meeting"). The Meeting was called and noticed as required by law as is evidenced by the following Certificate of Compliance with Open Meeting Law. The persons present and the result of the vote taken at the Meeting are all as shown above. The Resolution, with all exhibits attached, was deposited in my office on March 13, 2025 and is officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this March 13, 2025.


Clerk

(SEAL)

EXHIBIT C-3

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Jean Wojtyla, the undersigned Clerk of the Angell Springs Special Service District, Washington County, Utah (the "Issuer"), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the March 13, 2025, public meeting held by the Issuer as follows:

- (a) By causing a notice, in the form attached hereto (the "Meeting Notice"), to be posted at the principal office of the Issuer at least twenty-four (24) hours prior to the convening of the meeting, the Meeting Notice having continuously remained so posted and available for public inspection until the completion of the Meeting; and
- (b) By causing a copy of the Meeting Notice to be posted on the District website at least twenty-four (24) hours prior to the convening of the Meeting;
- (c) By causing a copy of the Meeting Notice to be posted on the Utah Public Notice Website at least twenty-four (24) hours prior to the convening of the Meeting; and
- (d) By causing a copy of the Meeting Notice to be delivered to each member of the Administrative Control Board of the Issuer at least twenty-four (24) hours prior to the convening of the Meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Issuer, this March 13, 2025.


Clerk

(SEAL)

(Attach Meeting Notice and proof of posting thereof on (1) the Utah Public Notice Website, (2) District Website, and (3) at District office)