

**MINUTES OF THE WASATCH COUNTY COUNCIL
ACTING AS
THE GOVERNING BOARD OF THE JORDANELLE
SPECIAL SERVICE DISTRICT
APRIL 8, 2025**

PRESENT: Board Chair Mark Nelson
Board Member Erik Rowland
Board Member Colleen Bonner
Board Member Spencer Park
Board Member Luke Searle
Board Member Heidi Franco
Board Member Yvonne Barney

EXCUSED: Board Member Karl McMillan
Board Member Kendall Crittenden

STAFF: Max Covey, General Manager
Dave Fuller, Assistant General Manager
Wade Webster, Keetley Water Treatment Plant Manager
Theresa Baronek, District Treasurer
Kierstan Smith, CPA
Doug Scow, Water Rights Manager
Dana Kohler, Administrative Assistant
Rick Tatton, Court Reporter via Zoom.
Shari Coleman, Accounting Clerk
Rob Hughes, Attorney

Board Chair Mark Nelson called the meeting to order at 4:30 p.m. on Tuesday, April 8, 2025. Also, all the Governing Board Members of the Jordanelle Special Service District are present except for Board Member Karl McMillan and Board Member Kendall Crittenden who are excused. Also, the Governing Board of the Jordanelle Special Service District is meeting in the Wasatch County Council Chambers in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah 84032. Board Chair Mark Nelson then called the first agenda item.

REGULAR SESSION

APPROVAL OF THE MINUTES FOR MARCH 11, 2025

Board Member Colleen Bonner made a motion to approve the minutes for March 11, 2025,

as they are written. Board Member Spencer Park seconded the motion, and the motion carries with the following vote:

**AYE: Board Chair Mark Nelson
AYE: Board Member Colleen Bonner
AYE: Board Member Erik Rowland
AYE: Board member Luke Searle
AYE: Board Member Spencer Park**

NAY: None.

WARRANT LIST APPROVAL

Board Member Luke Searle made a motion to approve the warrants in the amount of \$677,971. 74. Board Member Erik Rowland seconded the motion, and the motion carries with the following vote:

**AYE: Board Chair Mark Nelson
AYE: Board Member Erik Rowland
AYE: Board Member Colleen Bonner
AYE: Board Member Spencer Park
AYE: Board Member Luke Searle**

NAY: None.

CONSIDERATION TO ADOPT AMENDMENT TO WATER DEDICATION POLICY RESOLUTION #2025-03.

Max Covey, the General Manager, addressed the Governing Board of the Jordanelle Special Service District and indicated that the district is authorized to require the dedication of water rights to the district in an amount sufficient to serve new developments. The district now desires to amend the existing Water Dedication Policy to

- (i) clarify the definition of Water Rights,
- (ii) clarify the requirements of water for indoor use,
- (iii) clarify the acceptability of seasonal water for outdoor use, and
- (iv) make other clarifications to the process for conveying water to the district.

We have been meeting with Rob Hughes, our attorney, and Shawn Robinson, the attorney with Parsons Law Firm, to make sure that it is aligned with how we should be doing it. We met and sat down to the Water User's Conference last month which was helpful to discuss this matter.

Rob Hughes, attorney, addressed the Governing Board of the Jordanelle Special Service District and indicated that you have received the amendment to the water dedication policy that we

would recommend adoption of. There were red lines and blue lines included in the copies that you have received to see the changes that were made. Most of the changes are just cleaning things up. The red lines are in that category. The introductory statement at the very beginning saying when it was adopted and that was taken out. There were also some definitional changes such as defining water rights. We made sure to conform our policy to the current version of the county code. Changes made to the change application is made a part of that first condition. Regarding the equalization fee, we looked at that and made some changes. The biggest single change that was made was just moving away from the depletion standard, which is the key thing and requiring the whole water to be fully consumptive. There also is a diversion amount and there is a depletion amount, and the change is saying that we are going to look at the diversion amount when we measure it against point four five. The way to think about it is when a water right is being changed from one use to another the State Engineer gives it a haircut so that the diversion completion matches in the amendment. Most of the stuff is just clean up stuff. One thing to make it more clear in the policy that we can't authorize seasonal water for outdoor use which makes it a little bit easier for developers. The one notable change was getting rid of that fully consumptive requirement.

Max Covey also indicated that if we need to curtail or someone is blatantly overusing water outdoors, we can take the necessary measures to take care of that. Also, we are metering every bit of water for outdoor use. Also, Lake Creek has M&I water just for outdoor use and M. is not for indoor use. In Lake Creek, it is Lake Creek Primary is what is required for indoors. Max Covey also indicated how water is used in golf courses and how water is used to make snow for ski resorts and now that it is regulated.

Board Member Erik Rowland made a motion that we approve the amendment to our Water Dedication Policy Resolution 2025-03. Board Member Colleen Bonner seconded the motion, and the motion carries with the following vote:

AYE: Board Chair Mark Nelson
AYE: Board Member Erik Rowland
AYE: Board Member Luke Searle
AYE: Board Member Spencer Park
AYE: Board Member Colleen Bonner

NAY: None.

AWARD NEW SHOP BUILDING STRUCTURE MANUFACTURER

Max Covey, the General Manager, addressed the Governing Board of the Jordanelle Special Service District and indicated that the JSSD Staff recently posed a Request for Proposals to select the manufacturer to supply the new shop building to be located between the JSSD Administration Building and the WRF (Water Reclamation Facility). After our selection committee and Engineering review, Western Steel has been selected to be the supplier. The building will be located right between our Admin Building and the Water Reclamation Facility.

The building will service our distribution collection where we now have thirteen employees and it just continues to grow as well as vac trucks and all of this. We need more space. We have identified this project to be built right there between those two areas. We collaborated with our engineer, BT Engineering, to identify a building that was a metal structure that we would purchase and complete the engineering on. We must do all the structural stuff, and we need to select the building manufacturer before we can complete the architectural and the site plan and things like that. We need to get the loads complete. We went out an RFP to select a manufacturer and from that we received two proposals with the recommended manufacturer being Western Steel. They had the lowest price on their RFP as well as quality and had the highest quality score, which made the RFP easy to select a contractor. Their proposal was for \$468,000. This is just for the building. It will be a metal building and a two-and-a-half-inch insulated steel panel, a fold up panels. It doesn't include any of the interior. It doesn't include the foundation, the pads anything like that, just the building, but we need to select this to complete the engineering which once we complete the engineering we will send out another RFP to select a contractor to construct and put it altogether and do all the insides, such as restrooms everything that we need inside. The total amount for the total project is going to be around three million dollars and that includes the building. The RFP that we are going to construct is going to be anywhere from \$1.5 to \$2.5 million depending on what we receive. We will award this project and select Western Steel because the building is going to really set precedence in two months. We must go forward with this project, and this is step one of completing it. Today we approve \$500,000 but it is going to be about a three-million-dollar project. Everybody needs to understand that. The building will need to match what we are going to have on that whole campus.

Board Member Spencer Park made a motion to direct the manager to go ahead and award Western Steel as the new shop building structure manufacturer. Board Member Luke Searle seconded the motion, and the motion carries with the following vote:

AYE: Board Chair Mark Nelson
AYE: Board Member Erik Rowland
AYE: Board Member Colleen Bonner
AYE: Board Member Luke Searle
AYE: Board Member Spencer Park

NAY: None.

GENERAL MANAGER'S REPORT

Max Covey, the General Manager, addressed the Governing Board of the Jordanelle Special Service District and indicated that we submitted applications for reuse on our water reclamation facility and that is in review right now and we don't anticipate a decision made until late 2025 on that. We understand that they are going to do all that at once.

Max Covey, indicated that with our water dedication we are going to start working on some of that source sizing requirements and understanding what that looks like which will be a six to

eight month process to do that source requirement and identifying is the point four five still accurate and crunching the data and seeing where we fall there. We will bring that back probably later this fall.

OTHER BUSINESS

Max Covey, the General Manager and the Governing Board of the Jordanelle Special Service District both indicated that they have no other business.

CLOSED SESSION

Board Chair Mark Nelson indicated that there is no need to have a closed session this evening.

ADJOURNMENT

Board Member Erik Rowland made a motion to adjourn. Board Member Colleen Bonner seconded the motion, and the motion carries with the following vote:

AYE: Board Chair Mark Nelson
AYE: Board Member Erik Rowland
AYE: Board Member Colleen Bonner
AYE: Board Member Luke Searle
AYE: Board Member Spencer Park

NAY: None.

Meeting adjourned at 4:55 p.m.

MARK NELSON/CHAIRMAN