Minutes of the Public Meeting of the Uintah Special Service District 1 Board

Date: September 10, 2025
Location: Conference Room, Uintah Recreation Center, 610 South Vernal Ave., Vernal, Utah
1. Call to Order: 6:30 PM.

Participants/Staff:
Jamey Smuin, Wayne Simper, Uintah County Commissioner Willis LeFevre, Shaun Murray, Jo Gardner (Voting), Robin O'Driscoll, Joe McKea, Joel Brown, Mike Harrington (Legal Counsel), Executive Director Cheryl Meier, HR/CFO Shawna Weaver, Amanda Wilson, Dustin Hinkle

Absent/Excused:
Ross Morton

Public Attendees:
Mark Jensen (Jones and DeMille), Carl Swain, William Barton, Monica Farnsworth

2. Prayer - Wayne Simper, **Pledge of Allegiance -** Shaun Murray

3. Approval Of Minutes Robin O'Driscoll made a motion to approve the August 13th 2025 Board Meeting USSD1 Regular Board Meeting Minutes. Joe McKea seconded the motion.

The motion passed unanimously.

4. Board Input, Follow-up on Minutes, Committee Reports
The Golf Committee reported that the Golf Lounge framing and rough-in are complete, insulation will be installed soon, and bathroom updates are finished.

5. Public Input
Carl Swain expressed concern about the lack of place for seniors to play pickleball during the winter months.

William Barton also expressed concern about the lack of pickleball courts. He mentioned the positive impact pickleball has had on his physical health. He noted the existing pickleball courts are heavily used.

6. Jensen Pumpkin Festival
Monica Farnsworth requested Board approval for a fee waiver at Jensen Park on October 25th for the annual Pumpkin Festival.

Joe McKea made a motion to approve the fee waiver request for the use of the Jensen Park on October 25th for the annual Pumpkin Festival.
Jo Gardner seconded the motion.
Gardner Aye, LeFevre Aye, Murray Aye, O'Driscoll Aye, McKea Aye, Brown Aye, Smuin Aye.

7. TV Services

As a follow-up from last month's meeting, Terry Stringham did not sign the contract; therefore, we will move forward with providing TV services in-house for the time being.

8. Remember the Maine Park Plan

Joe McKea addressed the Board regarding the Parks Committee's planned project at Remember the Maine Park, which is currently the most frequently reserved park. The committee reported that the existing large pavilion will be demolished due to safety concerns. In its place, a new steel-beam pavilion with a metal roof will be constructed. The project is estimated to cost $300,000, with up to $400,000 allocated in the capital projects fund. Additional improvements will include updated fencing, improved fire pit access, and the installation of a basic irrigation system. Deseret Power has expressed interest in participating as part of a service project.

> *Shaun Murray made a motion to move forward with a Request for Bid (RFB) not to exceed $400,000 for the construction of the new pavilion and surrounding features.*
> *Joel Brown seconded the motion,*
> *Gardner Aye, LeFevre Aye, Murray Aye, O'Driscoll Aye, McKea Aye, Brown Aye, Smuin Aye.*

9. Resolution No. 09102025-R1

Consideration of a resolution of the governing board of the Uintah Special Service District 1, Utah (the "District") authorizing and approving the execution and delivery of a master lease agreement, by and between the District and the Local Building Authority of Uintah Special Service District 1, Utah (the "Authority"), and a Ground Lease Agreement; authorizing the issuance and sale by the Authority of not more than $8,000,000 aggregate principal amount of Lease Revenue Bonds, Series 2025; authorizing the execution by the Authority of a, Master resolution, Security documents, and other documents necessary for the issuance of the bonds; authorizing the taking of all other actions necessary for the consummation of the transactions contemplated by this resolution; and related matters.

Mike Harrington presented Resolution No. 09102025-R1 to the Board.

> *Willis LeFevre made a motion to (1) approve and authorize the Ground Lease and Master Lease substantially as presented; (2) approve the forms of the Master Resolution, Deed of Trust, and Assignment of Ground Lease; (3) authorize our officers to execute the documents with changes necessary to fit final terms; and (4) approve not-to-exceed parameters of $8,000,000, 3.00% maximum rate, 16-year final maturity, and price not less than 98% of par.*
> *Shaun Murray seconded the motion.*
> *Gardner Aye, LeFevre Aye, Murray Aye, O'Driscoll Aye, McKea Aye, Brown Aye, Smuin Aye.*

10. Adjourn to Local Building Authority of Uintah Special Service District 1

Jamey Smuin adjourned the regular Board Meeting at 7:05 PM in order to convene the LBA Meeting.

11. Reconvene Regular Board Meeting

Jamey Smuin reconvened the regular Board Meeting at 7:12 PM

12. Financials

The financial reports were made available in Dropbox for review.

13. Adjournment

Joe McKea made a motion to adjourn the meeting.
The meeting adjourned 7:16 PM

Minutes recorded and written by Board Clerk Amanda Wilson