

**NORTH FORK SPECIAL SERVICE DISTRICT  
FIRE & GARBAGE FEE/RATE HEARING &  
MONTHLY MEETING OF THE BOARD OF OFFICERS  
Meeting Minutes  
September 11, 2025, at 6:00 p.m.**

This meeting was hosted via Zoom Application only pursuant to Utah Code 52-4-207(5)(e).

**Monthly Meeting of the Board of Officers**

**Board members present:**

Dr. Stephen Minton –Chairman	Stewart Olsen –Vice Chairman	Duaine Dorton –Trustee
Chad Linebaugh –Trustee	Keith Payne – Trustee	Scott Hart –Trustee.
Duaine Dorton –Trustee left at 8:40 p.m.		

**Absent Board members:**

Gary Liddiard

**Staff members present:**

David Marsella –Fire Chief	Emily Johnson –District Clerk	Joe Martin –Controller
Aubree Lincoln –Public Works	Colette Crawford –District Clerk	Heber Slabbart –Architect
Chris Wright –Public Works Director	Nathan Bracken –Legal Counsel	

**Public present:**

Tonya Radley	Carl Clark	David Cannon	Steve Spiker	Thomas Merrill
David Parker	JR Collins	Zoom User	Dad	Bryan Kindred
Galde Nelson	Julie Collins	Brad Stewart	Emely Hardt	Zoom User
Dana	Gary & Fire Station	Iphone User 2 Lynn	Mindi	Lydsay
Craig Cusick	Clark Business Law	R Davis	Lori Jordan	Cope Norcross
Mike Dorrell	Lee Ann Shell	Rex	C	Inic
Iphone (228)	Jill Shannon	JB	Dan Adams	Work Ipad
Radly, Brent, Grandpa INIC		David Cannon		

**Fire & Garbage Fee/Rate Hearing**

**1. Welcome and call to order**

Dr. Stephen Minton – Chairman called the meeting to order 6:02 p.m.

The North Fork Special Service District Board of Directors held a hearing to discuss a proposed \$17.5 million firehouse project, including financial considerations and bond options presented by Zion's Bank. The Board reviewed community engagement findings and discussed various challenges facing the canyon area, including wildfire risk and communication gaps between different community segments.

**2. Public Comments:**

**New Firehouse Funding Discussion**

Chief Dave Marsella explained the need for a new facility to accommodate additional fire equipment, staff, and training capabilities. The current fire station does not meet building codes and is inadequate for their needs. The board discussed the challenges of finding suitable land and the high cost of equipment and staffing. Duaine Dorton presented the financial aspects, noting the estimated cost of \$17.5 million for the new firehouse. The board emphasized the importance of community involvement in fire mitigation efforts and the need to secure

additional funding through grants and other means.

### **Fire Station Bond Rate Study**

The meeting focused on a rate study for a new fire station, with Japheth from Zion's Bank presenting options for a \$17.5 million bond over 26 years at a 5% interest rate. The group discussed two main options: an immediate rate increase of 2.9 times the current rate, or a more gradual increase by capitalizing interest. Japheth explained that the fire department would be self-sustaining, with resort properties bearing their proportional share of the burden. The group also discussed the lack of federal or state grants for fire stations, and Japheth clarified that the bond would be rated and issued as a lease revenue bond through a municipal building authority.

### **Fire Station Expansion Budget**

The board discussed the need for a new fire station, with concerns raised about the \$17 million cost and potential impact on residents, particularly those on fixed incomes. The current fire station is too small to accommodate the department's equipment, and there are challenges with the location and land acquisition for a new station. The board emphasized the importance of fire safety and the need to act, while acknowledging the financial burden on residents. They are exploring options for land purchase and considering a phased approach to construction, but no final decisions were made.

### **Fire Station and Fee Alternatives**

The meeting focused on two main topics: a proposed new fire station and garbage fee increases. Emily Johnson read a letter from Thomas Merrill opposing the \$17.5 million fire station project, citing concerns about ISO ratings, and suggesting alternative cost-effective options. The board discussed potential alternatives to assessing fees for BYU and other large facilities, with David Parker suggesting a commercial contract approach.

### **Garbage Fee/Rate**

Chris Wright presented a graph representing the average garbage dump/haul per year and explained that due to dump/haul fee increases taking place, the District will need to increase rates to maintain this services for customers. It was proposed in this hearing that the District update the garbage fee schedule to be updated from \$10.15 per month to \$10.91 per month. Commercial accounts will remain to be charged 10 times the rate of residential accounts.

## **3. Adjourn Fire & Garbage Fee & Rate Hearing and reconvene as Board of Officers**

At 6:25 Duaine Dorton motioned to end the fire and garbage fee/rate hearing and convene for the monthly meeting of the board of officers. Stewart Olsen seconded, all aye and no opposed.

### **Monthly Meeting of the Board of Officers**

## **4. Informational Items (Discussion Only)**

### **a. Langdon Group Presentation**

Dan Adams of the Langdon Group Presented. Dan presented a comprehensive analysis of community study which took place in the Canyon recently. Challenges and opportunities in the canyon area were received, highlighting both positive developments and pressing issues. The dominant concern was wildfire risk, with community members emphasizing the need for coordinated efforts rather than individual actions.

Other key challenges included communication gaps between different community segments, road maintenance, and water conservation. Recommendations included creating a master HOA for common services, improving community communication systems, expanding partnerships with watershed councils, and developing a comprehensive community website with story maps.

The Board discussed the need for a Fall homeowner meeting at Sundance Resort, with plans to involve more

community members in addressing overlapping issues.

#### **b. Fire/EMS Report**

- All Wildland Crews are home from deployment as of yesterday
- Medical EMS for 2025 there have been 64 ambulance transports
- The District has billed for \$182,265.21 and has collected \$124,265.65 YTD
- Data from the past 10 years for the District shows an 85% increase in call volume
- Future goal is to have staff in the Canyon while transports are taking place to the Valley
- ISO, WUI Data for North Fork Fire District was reviewed
- Insurance Market Trends in Utah were reviewed. Utah homeowners have experienced a 54% increase in insurance costs partly due to elevated wildfire risk and broader industry shifts per KSL.com reporting
- Insurers have begun dropping high-risk clients in wildfire-prone areas; per KUER reporting
- State legislative efforts (e.g., HB 48) aim to redefine wildfire risk zones using Utah-specific data, potentially reducing the number of residents deemed high-risk (currently 300,000 residents labeled “WUI-the bill may reduce that to 70,000) per KSL.com reporting
- Wildland revenue for 2025 through August has been billed for a gross total of \$1,504,369.52
- Extended map for fire in Utah is expected to slow down towards the end of September. Chief Marsella plans to keep the wildland crew staffed through October. They will be catching up on chipping in the District

#### **c. District Clerk Information**

- Check registers were sent in the board packet for review
- 9 properties sold and water dedications took place in the Canyon which increased legal fees
- A PSA video was sent out to residents and is posted on the District website regarding the potential new fire station
- If a Fall community meeting takes place, Emily will notify the public. She encouraged anyone wanting to be emailed to reach out to her or sign up for notifications through the Utah Public Notice Website.
- Anyone interested in joining community committees or groups can contact Emily at the District Office

#### **d. Financial Information**

- Joe Martin presented the District’s financial report through July 2025. He stated things are “looking good” from the District’s standpoint.
- Revenue for grants will continue to go up as the grants are being utilized and reimbursement is happening.
- The District receives approximately \$160,000 from Utah County in tax revenue that is split equally between the fire and water departments which is typically received each November.
- Joe asked that anyone who has questions regarding the financial statements they are welcome to contact him or Emily. Reports are available on the Utah Public Notice Website.

#### **e. Water/Wastewater Reports**

##### **Water Department Information for August**

- Our overall water consumption is same as last year but higher than in the prior years.
- Aspen Grove wet-well levels are averaging 7.3 feet for August 2025 which is slightly down from last month. This time last year, in August 2024, our average was 8.3 feet.
- Stewart Spring is averaging 104 gpm for August 2025, which is same as last month. This time last year it was averaging 106 gpm for August 2024.

- Stewart spring overflow is running 39 gpm for the month of August which is down from last month. Total, Stewart Spring produced an average of 143 gpm for August.
- Unaccounted water Upper Pressure Zone ▪ Still at zero.
- Lower Pressure Zone and Stewart Zone ▪ Unaccounted water is 30% altogether.
- We have replaced 239 meters as far as of August 10th, 2024. And 236 meters are on cellular endpoints now. We only have a few meters left.
- COP has started construction of the water treatment plant.
- Aqua is working on master meters and updating the master plan.
- We had a leak detection company go over the system.
- We are raising and concreting them in.

#### **Wastewater Department Information for August**

- We have one lab for August, TSS and BOD were out of limits.
- Finalizing the asset document for the DEQ loan.
- Replaced solenoid valve on the fine screen.
- We had elevation concerns with the WWTP that we are working though.
- We had to replace two DC power converters.
- The roof should be completed this week
- The tank is filled and we have a few small leaks to fix.

#### **f. Committee Reports**

Chris Wright stated that the garbage committee is looking into the possibility of having multiple garbage compactors in the future. The public works department took the components of the current compactor apart and sent them out for refurbishing/rebuilding (hoses, hydraulics, valving, pump) while it's out of commission during the wastewater plant construction. When the compactor is put back in place it will be running properly. They are looking to mitigate garbage concerns including more frequent haul and dumping. The District dump truck is on location as an overflow option. They pack garbage daily to make room in the current roll off dumpsters. The dumpster currently located at the fire station belongs to the construction company and is not to be used by North Fork residents or visitors.

Dr. Stephen Minton reported that members of the water committee met with the District's engineer, Ryan Taylor, to the water infiltration plant prior to construction to review the layout and whether to remove trees or shrubs. Construction has taken place.

### **5. Action Items**

#### **a. Approval of the August 2025, Monthly Meeting Minutes**

Duaine Scott motioned to accept the August 2025 minutes as written. Scott Hart seconded. All aye and no opposed. Motion passed.

#### **Adjourn Board of Officers:**

At 8:38 p.m. Chad Linebaugh motioned to end the Board of Officers Meeting. Scott Hart seconded. All aye and no opposed. Meeting adjourned.

- Meeting recording and notes taken by District Clerk-Emily Johnson and Colette Crawford.
- Materials presented in the meeting are available at the Utah Public Notice Website which can be accessed through <https://www.northforkdistrictutah.gov/>

September 11, 2025

North Fork Special Service District Board  
8838 Alpine Loop Rd  
Sundance, UT 84604

Re. public input on proposed district rate change for a new fire station

Gentlemen:

As the owner of a home at 9091 Alpine Loop Rd and a former member of the board, I feel it wise to give you some input regarding the pending action to finance a \$17.5 million fire station. I am totally against the project.

My youngest son is a vice president for Verisk Data, the organization that issues ISO ratings for insurance companies to use. He advised me to look closely at district data.

What I found was that the present district rating per Chief Marsella is a 4 out of 10, with 1 the best rating and 10 the lowest. While not the best rating, it is still quite good. An ISO rating of 2 or 1 will probably never be achieved regardless of what the District spends.

The ISO rating we get is composed of three factors:

- 50% fire department
- 40% water
- 10% communication/dispatch

IMPORTANT: homeowners see NO *decrease* in insurance rates with an ISO rating of 5 down to 1. Rates *increase* for homeowner insurance only with an ISO rating of 6 or lower.

*ONLY SUNDANCE*, as a business, gets lower insurance rates incrementally down to an ISO rating of 1.

The threat of “losing our insurance” because of our current ISO rating is simply false. We all have the potential to lose our insurance simply because of our heavily

wooded location, regardless of the District ISO rating and the construction of a new \$17.5 million dollar fire department facility. Insurance companies will make the decision on what is best for them.

The District present fire department facilities are tight, but adequate given the separate Vivian Park structure, with one exception: housing of shift personnel overnight, and having inadequate sanitary, food, and recreational space.

I have a proposal. Fully *one fourth* of the present 1.71 acre property is empty to the right of the water treatment plant. With the compactor moved to another location a very large section reasonably flat building area has opened up. Keep the garbage collection somewhere else permanently.

Instead of spending \$17.5 million dollars on a new, wonderful fire facility that will only increase our District ISO rating from a 4 to perhaps a 3, and not changing home owner's insurance rates at all, why not spend \$500K to \$800K on a new fireman dormitory over to the right of the present North Fork sewer plant.

This would be the wise, cost-effective option.

I reiterate: we stand to lose our insurance because of our wooded location, regardless of the District ISO rating and expenditure on a new, expensive fire facility.

Sundance and their hedge fund owners are more than happy to have local home owner's foot a huge chunk of the bill for these improvements. As a home owner, I am not.

We have other options as outlined above. Please consider them.

Regards,

Thomas Merrill  
9091 Alpine Loop Rd.  
Sundance, UT 84604