

NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT
BOARD MEETING MINUTES
Held at American Fork City Office
November 20, 2025

1. Confirmation of public notice

2. Roll Call

- a. **Present Board Members:** Ernie John, Mike Chambers, Rod Mann, , Don Wadley, Julie Gillman, Sid Smart, Neal Winterton, Richard Mecham, Brent Wallace
- b. **Others in Attendance:** Ron Stewart (District Treasurer), John Jacobs (District Secretary) Alan Jenkins (District Dam Tender)
- c. **Visitors:** Representatives from AES2, Lorin Powell (Lehi City)
- d. **Excused:** Greg Allred, Landon Wallace

3. Minutes of the previous meeting:

- a. Meeting minutes for September 2025
 - i. Motion to approve September 2025 minutes by: Richard Mecham seconded by: Neal Winterton, motion passed.
- b. Meeting minutes for October 2025
 - i. Motion to approve October 2025 minutes by: Ernie John, seconded by Richard Mecham, Motion passed.

4. Dry Creek

- a. AE2S status:
 - i. The agreement was reviewed and approved:
 - 1. Motion to approve AE2S agreement to help facilitate funding for the safety program, not to exceed \$10,000, and authorize the chairman to sign the agreement.
- b. Fencing at Dry Creek:
 - i. Completed survey of the property lines, Property owners have been encroaching on the district property lines.
 - ii. Neal Winterton suggested that the district offer to purchase the property at \$20.00 per sq ft.
 - iii. Julie Gillman was concerned about the precedent being set if we sell to one and not to the others.
 - iv. Mike Chambers and others discussed selling the property between the fence line and the property line.
 - v. Motion by Neal Winterton to have the survey prepare exhibits for each property and authorize John Jacobs to prepare a letter to each property owner giving notice of their encroachment, and with an offer to sale the property based a price per square foot determined by the Utah County Property value rates, seconded by Richard Mecham, motion passed.
- c. Update on Lehi's plan:
 - i. Sand for the beach has been delivered.
 - ii. The restrooms have been delivered and installed.
 - iii. Curb is being installed. The road paving will take place next year.
 - iv. Most of the underground have been installed.
- d. Homeowner Fence on District property:

- e. Maintenance Building and Asphalt
 - i. Proposed cost of the 50x30 steel building is \$201,000.
 - ii. Proposed cost of the 50x30 wood frame building is \$192,000.
- f. Maintenance
 - i. Increased the conduit and rip rap by Workman hollow for a cost of \$16,000.00.

5. Tibble Fork

- a. Status
 - i. Discussed with the Forest Service where the additional boulders will go around the beach to protect the fishing. Will be delivered this fall and may place them next spring.
- b. Wetlands Study for 2025
 - i. The report is completed and they are proposing not to require the District to monitor this in the future.

6. Silver Lake Flat

- a. Status
- b. The screens are filling up with debris.
- c. Will close the gates this coming week.

7. Grove Creek

- a. Status
- b. Pleasant Grove Flock Safety Quote.
 - i. Neal Winterton and Alan Jenkins met with the Flock Safety, the price would be \$7,500 for a setup fee, and \$3,000 per camera per year, the proposal will be for a three-year contract. The district would enter an interlocal agreement with Pleasant Grove City, the city would invoice the district for the annual fee.
 - ii. Neal stated that Pleasant Grove City can help with pulling the power to the cameras.
 - iii. Neal Winterton will bring estimates of the power costs at the next meeting.

8. Battle Creek

- a. Status

9. Dam tender – Alan Jenkins

10. Financial report

- a. Investments
 - i. Bank of American fork: \$ 17,888.49
 - ii. Capital Community Bank Checking: \$3,578.43
 - iii. Capital Community Bank Sweep: \$36,341.83
 - iv. PTIF 1185: \$ 1,479,730.09
 - v. PTIF 1187: \$ 140,789.34
- b. Audit / AUP
- c. Budgets
 - i. Amended 2025 Budget
 - 1. Motion to approve the 2025 amended budget by Richard Mecham seconded, by Julie Gillman, motion passed
 - ii. Tentative 2026 Budget
 - 1. Motion to approve the tentative 2026 budget motion by Ernie John,

seconded by Neal Winterton, motion passed.

11. Invoices

- a. Invoices
 - i. Motion to approve invoice #99741 to Horrocks Engineering in the amount of \$2,736.61 by Ernie John seconded by Rod Mann, motion passed
 - ii. Motion to approve invoice #1040 to Paulsen Land Surveying in the amount of \$2,745.00 by Ernie John, seconded by Richard Mecham, Motion passed.
 - iii. Motion to approve invoice #73005-07 to Geneva Rock in the amount of \$16,400.00 by Ernie John, seconded by Neal Winterton motion passed.
 - iv. Motion to approve invoice #709 to AC Excavation in the amount of \$23,442.00 by Ernie John seconded by Julie Gillman, motion passed.
 - v. Motion to approve invoice #2025-28 to KC Robinson Construction \$3,450.00 Ernie John, seconded by Julie Gillman, motion passed.
 - vi. Motion to approve invoice #123 to Calton Tree Inc. in the amount \$485.00 by Ernie John, seconded Julie Gillman, motion passed.

12. Action Items

13. Other Business

- a. January Dinner
- b. Policies and procedures
- c. Other Business
 - i. Option to join the Association of Special Districts.

14. Closed Session.

- a. Motion to go into closed session by Ernie John, Seconded by Rod Mann, Motion passed.
- b. John will draft a letter to each property owner, with legal description of the square footage discrepancy.
- c. Based on current land values the price per sq ft would be \$22.32
- d. Motion to back into open session, by Ernie John, seconded by Neal Winterton, motion passed.

15. Motion to Adjourn

- a. Motion passed.

16. Committee Assignments

- a. Grove Creek/Battle Creek
 - i. Mike Chambers, Neal Winterton, Julie Gilman
- b. Dry Creek:
 - i. Brent Wallace, Landon Wallace, Greg Allred, Rod Mann
- c. Silver Lake, Tibble Fork
 - i. Ernie John, Don Wadley, Sid Smart, Richard Mecham
- d. Staffing
 - i. Landon Wallace, Julie Gilman, Sid Smart
- e. Capital Improvements/ Finance/Audit
 - i. Ernie John, Richard Mecham, Rod Mann, Don Wadley

- f. Engineering
 - i. Neal Winterton, Greg Allred, Brent Wallace

Date Approved: 12/18/2025

Signature: Ron Stewart
Ron Stewart, CPA Treasurer.