

SMSSD Board Meeting Minutes
October 7, 2025, 6 pm to 8:30 pm
Senior Citizens Center - 101 East 100 North, Mt. Pleasant, Utah
84647

Available via Zoom and Mobile Phone

<https://us06web.zoom.us/j/4287678058?pwd=TWxSbVR1NWFhTG9vNE0zVklZenBhdz09&omn=88648414810> One tap mobile +12532158782,,4287678058#,,,,*366822#

Board Meeting Agenda

- Swearing in two Board Members
- Approval of last meeting minutes
- Approval of financials
- Update on water system
- Thad's Peak Well Project
- New / Old Business
- Open time for customers on agenda
- Adjourn
- Executive Meeting
- Adjourn

Attendees

SMSSD Board: Craig Godwin (J154), Don Hunter (J133, J134), Ferris Taylor (D46, D47, K35), Mont Pugmire (B19), Mike Brems (G39)

SMSSD Staff: Roy Fox (C48, C49, C50) – Treasurer and Water Superintendent, Jeremy Fox, Water Operator

SMSSD Customers In person: Jacki Hunter (J133, J134), Monique and Steve Robbins (H86)

SMSSD Customers via Zoom: Monique Robbins at beginning, Tami Brems (G39), Johnny Barnes (K7, K8, K9, K10) iPhone (Johnny Barnes), Cole Dalton (J99, L29), Maria Dalton (J99, L29), Trent Taylor at the end (D46, D47), iPhone3 (no name)

Craig Godwin at 6:02 PM welcomed and thanked the board and those attending and on zoom

Prayer: Mike Brems

SMSSD Board Meeting Summary

The main focus of the SMSSD Board Meeting was on welcoming and swearing in two newly appointed board members, reviewing SMSSD financials, including bond payments, and updates on a number of water system projects. The board discussed security measures for water infrastructure and concluded with plans to collaborate between SMR and SSD boards to address ongoing issues. The SMSSD Board meeting was adjourned to an Executive Meeting for election of officers and other contract/legal issues.

Agenda and Discussions

Swearing in two Board Members

- Two new board members, Mont Pugmire and Mike Brems, who were appointed by the Sanpete County Commissioners on September 16, 2025, were sworn in by taking the Oath of Office and taking the Oath of Ethical Behavior.
 - The Oaths remind Board members of their commitment to uphold the Constitution of the United States and of Utah and to do duties with fidelity.
 - Mont and Mike were given instructions on Utah State Auditor training certifications, Open and Public Meeting Act training, and completing and filing Conflict-of-Interest forms with SMSSD, which will then be filed with the County.
- All SMSSD Board members and employees reported and took the Oath of Ethical Behavior.
- Roy will post documents on the website and file forms with the Sanpete County Clerk.

Review and Approval of September 11, 2025, SMSSD Board Minutes

After review, a Motion to Accept the September 11, 2025, SMSSD Board Minutes was made by Mont Pugmire, Seconded by Don Hunter, and the minutes approved unanimously by the Board

Financial Report

Roy: Presented detailed financial information including account balances and upcoming payments

Operations Accounts

1. Loan Payments	\$113,728.12
Bond Payment 11/1/2025	\$52,659.36
Overage on Account	\$81,968.76
Bond Payment due 11/1/2026	\$113,659.36
2. Checking	\$16,208.68
3. X-Press	\$23,834.87
4. Upper Mountain Acct	\$5,003.35
5. Birch Creek Acct	\$5,003.34
6. Petty Cash	\$1,516.79
Total	\$185,295.15

Restricted Accounts

7. Public Treasurer (PTIP)	\$0.00	All Bills Paid
8. Impact Fees Account	\$20,016.99	Separate Account

9. Debt Service	\$3,001.08
10. CD Debt Service	<u>\$26,784.48</u>
Total	\$29,785.56
Need by 11/1/2025	\$11,441.25
Credit Overage	\$18,344.31
11. Capital Facilities	\$1,500.85
12. CD Capital Facilities	<u>\$42,015.78</u>
Total	\$43,516.63
Need by 11/1/2025	\$18,100.00
Credit Overage	\$25,416.63

- o Loan payment account has \$133,728.12, with an upcoming payment of \$52,659.36
- o Next year's bond payment will be \$113,659.36
- o The district is ahead in the debt service and capital facilities accounts
- o All bills for Thad's Peak well have been paid and the state issued the final checks
- o Craig shared this is the first time in 12 years on the board that SMSSD has sufficient funds for bond payments without the need to request an extension from the State

- **Conclusion**

- o The financial situation has improved significantly compared to previous years
- o The refinanced bond has reduced yearly payments from \$144,000 to average \$114,000
- o The district now has more flexibility for capital improvement considerations

After discussion and Mont's compliment to Roy for the format of presenting and reviewing the financials, a Motion to Approve the financials above was made by Ferris Taylor, Seconded by Mont Pugmire, and the financials were approved unanimously by voice vote of the Board

Water System Updates

Roy provided updates on various aspects of the water system

- **Details**

- o The State is to require sampling for PFAS (microplastics), which is expensive
- o We have applied for a grant to cover the testing costs (approximately \$3,000 per well)
- o Thad Peak well project is complete with some technical SCADA system work remaining
- o The water system passed an onsite sanitary services audit, with the state inspector spending a full day checking various aspects
- o Jeremy confirmed the utility truck has been very beneficial for maintenance and emergency response

- **Conclusion**

- o The water system is operating well and in compliance with state requirements
- o The 75% grant (\$650,000) for the Thad's Peak project was a significant benefit to the water system and to SMSSD customers now providing year round water access

Impact Fees

Mont mentioned the current SMSSD \$10,000 impact fee is now one of the lowest in Sanpete County

- **Details**

- In Zoom chat Johnny expressed concern about fairness for those building in areas paying the total Impact Fee without immediate water access and shared ideas for a split payment structure, based on when water becomes available or other possible considerations
- Mont: Other communities in the county have increased their impact fees (which range from \$5,600 to \$12,000)
- Craig: The impact fee study showed a fee of nearly \$30,000 per lot for total system expansion. The SMSSD Board settled on \$10,000 instead.
- He explained that impact fees help new members pay for infrastructure that existing members have funded for years

- **Conclusion**

- The board acknowledged Johnny's suggestion for consideration
- The current fee structure may be revisited in future meetings

Joint SMR/SMSSD eFlash and Customer web blast

Craig read a joint statement from the SMR and SMSSD boards dated October 6, 2020, and sent by both boards to all Skyline Mountain Resort Members and SMSSD customers:

Your SMR Board has been working hard and is very active in recreating a good working relationship with the SSD and the Sanpete County Commissioners along with their building officials. We are making good progress towards having answers and a plan to resolve past misunderstandings and issues.

The SMR and SSD Boards would ask for your patience and understanding as we continue this progress. We would also ask that concerned and well meaning members and past board members, please discontinue contacting Sanpete County Officials as individuals and allow the two elected and appointed boards to do their job without having to spend time and energy doing damage control.

This would be very much appreciated and would allow a more timely resolve.

Thank you!

SMR Board
SMSSD Board

- **Details**

- Craig: The statement requests members to direct questions through the boards, as responsibility for plans and resolutions are with the Boards, not the county officials, who will just direct questions back to the SMR and SMSSD Boards
- Ferris confirmed this was specifically requested by county officials who were being inundated with individual inquiries and meetings in the last few weeks
- Johnny: Expressed support for the boards working together to resolve issues

- **Conclusion**

- Both boards are working to improve county relationships and address member and customer concerns
- Members and customers will continue to be encouraged to work through the boards rather than county officials

Security and Emergency Systems

The Board discussed security measures and emergency systems

- **Details**

- Roy mentioned cameras have been set up at the well site. Ferris's son, Trent Taylor, donated use of a LiveView Technology (LVT) security trailer and camera system for Thad's Peak well monitoring until the tower is built and functional.
- Mont: Emphasized the critical importance of proceeding with the tower and security system, not just for Thad's Peak but for all wells and tanks
- Craig: The emergency siren will be moved to the new tower, increasing its height from 60-70 feet to 140 feet
- SMSSD is working with Jim Michaelis to ensure the siren is functional before tower construction
- Mont: Emphasized that sirens at 100+ feet height have better broadcast range
- There was a discussion about recent vandalism at the new tank
- Jeremy reported some issues with the waterline but wasn't sure if it was vandalism or a bad hose

- **Conclusion**

- Security measures are being implemented, including cameras to protect the water system and infrastructure
- The tower construction is expected around May (weather permitting). It is delayed somewhat because CentraCom is being cautious and exact in all approval processes
- The elevated siren will benefit multiple communities in the area beyond just SMR
- A more permanent security process will be established when the tower is erected

New/Old Business

- In member comments and discussions Monique and Steve Robbins introduced themselves, shared plans for their property, and mentioned water engineering expertise
 - Monique offered to contact Eric Franson at Franson Noble to maybe locate the final 2014 Water Master Plan document and help in any other ways she can

Action items

- **Roy**

- Collect, share with County and post on SMSSD website the Oath of Ethical Behavior forms and update terms of the Board members, names and positions when elected.
- Keep Board informed on PFAS testing, grant application, and State requirements
- Complete technical work on the SCADA system for monitoring and control of the Thad's Peak well
- Coordinate with Trent Taylor regarding the LVT camera setup and use

- **Mike**

- Work with SMR Board and Jim Michaelis to ensure the siren is functional before tower construction
- Consider adding a note about SMSSD fees to the SMR architectural form
- Bring any SMR board suggestions regarding impact fee structure to a future meeting
- **Board**
 - Consider Johnny's suggestion about a split payment structure for impact fees
 - Review the 2002 Water Master Plan and try to locate the 2014 Water Master Plan
 - Develop alternatives, timelines, and plans for County considerations
- **Jeremy**
 - Install the newly received check valve
- **Ferris**
 - Provide Mike with minutes regarding the architectural form update for impact fees

A Motion to Adjourn the Board Meeting was made at 6:55 pm by Don Hunter, Seconded by Mont Pugmire and approved unanimously by Board

After a few minutes of customer conversations and everyone but the SMSSD Board was invited to leave the room so the Executive Meeting could begin.

Motion to Open the SMSSD Executive Meeting was made by Ferris Taylor, Seconded by Don Hunter and approved unanimously by Board

Executive Committee Meeting ended at 8:48 pm with plans for the SMSSD Budget preparations and a Board Meeting on the Budget, including a Public Budget Hearing, on December 22, 2025 at 6:00 PM in this same location.