BOARD OF TRUSTEES MEETING MINUTES

April 20, 2026
** District Office**
5:00 p.m.

** The meeting is open to the public and will also be conducted electronically using Microsoft Teams**

** For information on how to connect to the meeting, please call 435.649.7993 or email Dan Olson @ dolsen@sbwrd-ut.gov by 4:30 p.m. on Monday, April 20, 2026**

I. CALL TO ORDER

The April 20, 2026, Board of Trustees meeting was called to order by Chair Jan Wilking at 5:00 p.m. Other Board members in attendance were Mary Ann Pack, Robert Richer, Richard Pick and Ryan Dickey. Staff in attendance were Mike Luers, Kevin Berkley, Dan Olson, Chad Burrell, Bryan Steele, Scott McPhie, Dustin Lewis, Steven Lamb, and Kim Dudley. Also, in attendance were Jeremy Cook, Cohne/Kinghorn, and Erin Anderson, Carollo Engineers

II. CONSENT AGENDA

A. Approval of Board Meeting Minutes for March 16, 2026
B. Final Project Approval
   1. Studio Crossing
   2. Park City Heights Phase 5
C. Escrow Fund Reduction Approval
   1. Silver Creek Village Lot 8 – Retain 0%
   2. Vista Point at Promontory – Retain 0%
   3. Promontory Link's Edge Subdivision – Retain 0%
   4. Sage Hills Estates Subdivision/ The hills Clubhouse – Retain 0%
   5. Studio Crossing – Retain 10%
   6. Park City Heights Phase 5 – Retain 10%

Mr. Richer made the motion to approve the Consent Agenda, Mr. Pick seconded, and the motion carried with Mr. Dickey, Mr. Pick, Mr. Richer, Ms. Pack, and Mr. Wilking voting in the affirmative.

III. PUBLIC INPUT – There was no public input.

IV. APPROVAL OF EXPENDITURES – Bills in the Amount of $1,270,082.43 – Mr. Luers stated the bills were in the amount of $1,270,082.43. He said there are a few bills for MGC Contractors for the equipment being installed at East Canyon.

Mr. Dickey made the motion to approve the Expenditures in the amount of $1,270,082.43, Ms. Pack seconded, and the motion carried with Mr. Richer, Mr. Pick, Ms. Pack, Mr. Dickey, and Mr. Wilking voting in the affirmative.

V. SERVICE AWARDS – Steven Lamb – 10 years
Mr. Wilking presented Mr. Lamb with his service award for 10 years of service. He congratulated him on his service.

Mr. Luers said that Mr. Lamb has done an outstanding job and jumped right into everything and he wanted to thank him for everything he does for the District.

Mr. Lamb wanted to extend his appreciation to the Board saying that it doesn't go unnoticed for everything that gets approved.

Mr. McPhie stated that Mr. Lamb has a great attitude. He said he has worked with him for the 10 years that he's been here, and he approaches every task he's given with that great attitude. He's worked on about every crew we have in Collections and has taken over Blue States and has done an amazing job. We appreciate everything he does.

The Board and staff congratulated Mr. Lamb on his 10 years of service.

Dustin Lewis – 20 years

Mr. Wilking gave Mr. Lewis his service award for 20 years and thanked him for his service.

Mr. Lewis echoed Mr. Lamb saying that the Board and the District have been great and thanked them.

Mr. Luers said that Mr. Lewis moved over to the Engineering Department about a year ago because we needed additional help in the IT Department. He also handles all the work order software in Collections and is now about 80% helping Mr. Garritson in I.T. and it's good when someone goes on vacation we have additional coverage.

Mr. Berkley stated that it's great having Mr. Lewis with the team. If he there is something that he doesn't know he will figure it out and he does. He is eager to learn and is strengthening our security within I.T.

Mr. McPhie said that Mr. Lewis has always had an itch for I.T. ever since we hired him. Every time we have changed software he has jumped in and figured it out. He has made his job easier with the staff learning to transition from paper to electronic. He's been able to teach everyone at every level.

The Board and staff congratulated Mr. Lewis on his 20 years of service.

VI. SUBDIVISION PROJECTS

Estimated LEA REs Year to Date: # Above Splitter 0; # ECWRF 3.33; # SCWRF 12; Total 15.33
Proposed this Meeting: # Above Splitter 0; # ECWRF 0; # SCWRF 0; Total 0

VII. DISTRICT MANAGER

A. Discussion Items – Status of Bond Refinancing – We had our interview with Standard & Poors and they gave us a rating of a double A with a positive outlook. They define positive outlook as reflecting on the District's improved debt capacity, strong debt service coverage, and supports a higher rating as sustained as the District progresses through the upcoming capital improvements plan. We got all that ready and all the bond documents prepared were quite extensive and the market went to pot. We sat down with our finance advisor and decided not to proceed with refinancing.

Mr. Pick asked if the rating was where we expected it to be. Mr. Luers said yes, the double A is nothing to complain about. Two things that hurt us with ratings: we're small and that the projects are funded with impact fees.

Mr. Wilking said that we have a fallback to collect property tax if we find ourselves in a difficult financial time. Mr. Luers responded that the way it's set up right now is we would increase user fees to pick up the difference. If the Board wants to use the property tax, it's an option but it's not on the table right now. When you look at the bond documents any short fall would be picked up by user fees.

B. Information Items
   1. Financial Statement
   2. Impact Fee Report

VIII. FUTURE AGENDA ITEMS

A. Projects
B. Operations
C. Finance

D. Governmental Matters – Mr. Pick said we talked about our East Canyon permit last month and if our draft permit got out. Mr. Luers replied that it was put out for public hearing and it hasn't closed yet but is on schedule.

Mr. Luers mentioned that associated with that permit we told the board at last month's board meeting that we will be jointly conducting a study with the Division of Water Quality using a consultant SWCA doing an extensive modeling of the creek all the way from Bitner Ranch down to the East Canyon Reservoir. We are heavily involved in that right now and will be for the rest of the year.

Mr. Wilking asked how we feel about the impact fees coming in throughout the year. Mr. Berkley responded that they have picked up a little bit. He doesn't see anything big coming in this year. It looks like it might pick up next year.

Mr. Luers stated that with lower impact fee revenues we are evaluating a new approach to expanding the East Canyon Facility. We will be evaluating the options and will be getting back to the board with a different approach.

Mr. Luers said we are possibly looking at building our new maintenance building out at Silver Creek. We are considering a metal garage / office space that would save a little bit of money. That would involve asking Air-Med to move. We have a meeting with the Fire District, Summit County, and Air-Med to discuss this option.

IV. ADJOURN

Mr. Dickey made the motion to Adjourn at 5:16 p.m., Ms. Pack seconded, and the motion carried with Mr. Pick, Mr. Dickey, Mr. Richer, Ms. Pack, and Mr. Wilking voting in the affirmative.

Jan Wilking, Chairman

Kim Dudley, Administrative Assistant / Clerk

Snyderville Basin Water Reclamation District
CORPORATE
SEAL
Summit County
UTAH