



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Welcome

Tuesday, June 16, 2026

Summit County Service Area #3 Board of Trustees Public Meeting

Meeting Date & Time: Tuesday, June 16, 2026, 5:30pm MST
Meeting Location: Mountain Life Church, 7375 Silver Creek Rd, Park City, UT 84098
For more information or questions: (435) 500-6276

Agenda Item	Time	Presenter(s)
1. Welcome and Call Meeting to Order (motion/voting) a. Welcome b. Roll Call & Conflict of Interest Disclosure	5:30 pm	Chair
2. General Public Comments (Limited to 3 minutes per person)	5:35 pm	Chair
3. Consent Agenda a. Approval of May 19, 2026 minutes b. Monthly Financials	5:45 pm	Chair, Office Manager
4. Administrative & Financial (motion/voting) a. Audit Review b. Resolution 2026-05 - Interlocal Agreement c. Compensation for Interim GM	5:50 pm	Chair, Legal counsel, Dave Sanderson, Jon Haderlie
5. Public Hearing - Annexation (motion/voting): a. Annexation Proposal b. Public Comments For Public Hearing c. Resolution 2026-06 - Annexation	6:00 pm	Chair, Legal counsel
6. Water, Roads & Trails Update (motion/voting) a. Update Water Infrastructure Upgrade project b. Water, Road and Trails update - Greenfield well	6:45pm	Water & Road Manager
7. General Public Comments (Limited to 3 minutes per person)	7:00 pm	Chair
8. Closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205. **	7:20 pm	Chair
9. Adjournment	7:45 pm	Chair

To participate online: Google Meet joining info Video call link: <https://meet.google.com/sys-gdvj-vnx>
Or dial: (US) +1 470-250-1720 PIN: 535 432 764#; More phone numbers:
<https://tel.meet/sys-gdvj-vnx?pin=3736965577842>

*Minutes and agendas available at:

<https://www.summitcountyutah.gov/AgendaCenter/Search/?term=&CIDs=34,&startDate=01/01/2026&endDate=04/15/2026&dateRange=&dateSelector=>

**Any motion/voting will take place in open meeting after closed session



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Public Comment

(Limited to 3 minutes per person)





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Consent Agenda



PENDING MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES
MONTHLY PUBLIC MEETING & RATE AND FEE HEARING
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
[TUESDAY, MAY 19, 2026, 5:30 PM MST](#)

Meeting also conducted via Google Meet.

1. **Welcome (5:32 pm)**

- a. Welcome called to order by Derek Price, Board Chair
- b. Roll Call & Conflict of Interest Disclosure - No conflicts were disclosed.

Board Members:

Derek Price, Chair
Justin Shea, Vice Chair
Jon "Otto" Blum, Treasurer
David Olson, Clerk
Scott Witkin
Karri Taix (online)

Staff & Contractors:

Jody Anagnos, Office Manager
Chris Bullock, Road & Water Mgr
Nathan Bracken, legal counsel (online)

Absent: Caroline Gleich

Guests: Joe Santos - Rimrock Engineering; Aaron Sanborn - Zion Public Finance (online)

2. **General Public Comment (5:32pm)**

- Kate Fitzgerald - Silver Creek Rd
- Justin Brach - Crescent Drive
- Sally White - Pace Rd
- Luann Lukenbach - Summit Dr
- John Nowoslawski - Oakridge Rd

- 4b. Rate and Fee Study Proposal - Moved up in the agenda as the Board requested Aaron's presence to answer questions about the proposal for a rate and fee study. Derek clarified that this is a proposal for a full permit, road and water rate study not just water. The proposal has three different categories, one is water rate study, then transportation utility fees and user and development fees. The model is how these fees are set to make sure the costs are covered. The Board would take this information to help determine the fees. We want an objective third party recommendation based on a study. This study is a tool and the Board decides which fees they want to implement or not. The goal is to figure out the best way to fund the district. The Service area has never had the money to do

everything that people want in terms of road improvements. In Nathan's tenure we have never done a study on how to fund the roads. The study will examine the expense to the Service Area including personnel, overhead costs, legal, etc. Some districts track expenses and time like a legal office and then bill the resident. Derek proposed looking at the a la carte cost vs the whole proposal. We don't need the water fee. We need the road, permit and development study which the cost is about \$22,000 which is the amount budgeted in December.

Derek's opinion is that we don't need to do the water rates as we work with Rural Water for rate and fee studies for water. Derek proposed we move ahead with Zion Public proposal on a limited or a la carte basis. We are unique in that we manage the roads as a special district. The County owns the roads. This proposal would qualify under a small purchase but the staff wanted Board approval on this study.

Derek made a motion to move ahead with rate study for the user and development fee study, the transportation utility fee study and the report and presentation, Justin seconded the motion. The vote was split. (vote 4 yay and 1 nay) Roll call: Yay: Derek, Justin, David, Otto. Nay: Scott. The motion passes.

At 6:30pm Karri dropped off the call before the vote.

3. **Consent Agenda (6:33pm)**

Scott motioned to approve the consent agenda as presented, Derek second the motion. All Trustees in attendance voted in favor of approving the consent agenda. (vote 5-0)

[Link: Approved minutes for April 21, 2026 Board meeting](#)

[Link: Approved minutes for May 6, 2026 Board meeting](#)

4. **Administrative & Financial (6:34pm)**

- a. Personnel and Accountant Contract and Compensation - Most of this discussion will be saved for closed session. Due to staff changes and reorganization of duties the Board discussed compensation for the Accountant. An increase was approved in September and duties have changed.

Scott motioned to change the compensation for the accountant based on redistribution of duties, David seconded the motion to change the compensation. All Trustees in attendance voted in favor of changing the compensation for the accountant. (vote 5-0)

- b. Rate and Fee Study Proposal - See above.

5. **Public Hearing - Rate and Fee Schedule (6:36PM)**

- a. Proposed 2026 rate and fee schedule discussion - Jody presented. There are just a few items that are proposed to change. There are three new fees and about five that are going down so they are more in line with actual costs.
- b. Public Comment - There was no public comment.
- c. Resolution 2026-04: Nathan noted a couple typos in the resolution to update.

Scott motioned to adopt the rate and fee changes presented and Justin Shea seconded the motion. All Trustees in attendance voted in favor of approving Resolution 2026-04 to adopt changes to the rate and fee schedule. (vote 5-0)

[Link: Resolution 2026-04: Adopting new rate and fee schedule](#)

6. Water, Roads & Trails Update (6:46pm)

- a. Update on bond progress - Chris presented. We have one more waiting period for the NEPA but once that period is completed, we will be done with the bond requirements. We are planning to close the bond in early June. Jody added that we have two more submittals to provide to the state which are the project contracts.
- b. Water, road and trails update - Repairs for the Greenfield well are in process. The arsenic level is down. Usually, the arsenic level is pretty consistent which is why the water is blended with the District well. The point of this repair is to stop sediment.
- c. RFP for Culinary Water Storage Tank - Joe Santos from Rimrock Engineering is here to answer any questions about the proposals for the culinary project. The Board was provided bid tabulations from the proposals. The low bid is \$3.9 million. The final item is the well house/pump station which will be designed once we know how much water is diverting from the well. The Board asked for staff's recommendation which was the lowest cost but to ensure they could deliver. The name of the contractor is MC Contractors.

Nathan stated the motion, to approve the proposal subject to the negotiation and development of the contract and a meeting with the selected contractor to discuss next steps and terms that is acceptable to staff and chair. Derek made a motion to accept the staff recommendation to award the culinary water project, Scott seconded the motion. All Trustees in attendance voted to approve the contractor proposal for the lowest bid to MC Contractors. (vote 5-0)

7. Public Comments II: (7:04pm)

No public comment

8. Closed Session

At 7:05pm, Justin made a motion to move into closed session to discuss the personnel, reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205, David seconded the motion. All Trustees in attendance voted to move into closed session. (vote 5-0)

9. Adjournment (7:48)

Derek motioned to adjourn the meeting and Otto seconded the motion. All Trustees in attendance voted to adjourn the meeting. (vote 4-0)

Scott Witkin left at the very end of closed session but before the adjournment.

Next meeting is June 16, 2026 at Mountain Life Church.

Online participants: John Nowoslawski, Aaron Sanborn (Zion Public Finance)

PENDING

Summit County Service Area #3
Operational Budget Report
41.66% of Year
10 General Fund
01/01/2026 to 05/31/2026

Revenue:

Taxes

	Current YTD	Annual Budget	Percentage	Projection
3110 Property taxes - current	\$ 39,367	\$ 590,311	7%	\$ 590,311
3120 Property taxes - prior years	-	10,000	0%	10,000
3170 Fee in lieu of property tax	-	7,500	0%	7,500
3171 Interest and penalties taxes	-	250	0%	250
Total Taxes	39,367	608,061	6%	608,061

Intergovernmental revenue

3356 Class B road allotment	51,992	145,000	36%	145,000
Total Intergovernmental revenue	51,992	145,000	36%	145,000

Charges for services

3430 Construction service fees	49,029	85,000	58%	85,000
3431 Roads maintenance fees	3,225	8,000	40%	8,000
3432 Roads transfer fees	-	1,000	100%	1,000
3433 Road Inspection Fees	2,000	2,500	100%	2,500
Total Charges for services	54,254	96,500	56%	96,500

Interest

3610 Interest income	34,521	60,000	58%	60,000
Total Interest	34,521	60,000	58%	60,000

Miscellaneous revenue

3615 Miscellaneous non-operating income	-	-	0%	-
3690 Sundry revenue	96	100	0%	100
Total Miscellaneous revenue	96	100	0%	100

Contributions and transfers

3810 Appropriated use of fund balance	-	-	100%	-
Total Contributions and transfers	-	-	0%	-

Total Revenue:	180,230	909,661	20%	909,661
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Expenditures	Current YTD	Annual Budget	Percentage	Projection
Payroll				
Payroll	19,481	94,542	21%	94,542
4403 Payroll Fees	245	1,236	20%	1,236
4410 Benefits	12,419	50,779	24%	50,779
Total Payroll	32,145	146,557	22%	146,557
Professional Fees				
4326 Legal fees- Roads	699	10,000	7%	10,000
4327 Legal fees - General	18,272	25,000	73%	25,000
4330 Professional fees	1,500	1,700	88%	1,700
4331 Accounting Fees	21,014	16,000	131%	25,000
4332 Engineering fees	3,922	8,000	49%	8,000
4800 Training	(310)	2,500	-12%	2,500
Total Professional Fees	45,097	63,200	71%	72,200
Office Expenses				
4212 Membership and subscriptions	24	460	5%	460
4220 Public notice	-	300	0%	300
4225 Bank fees	-	2,500	0%	2,500
4238 Computer/Technology Equipment	-	2,000	0%	2,000
4239 Software	2,040	4,500	45%	4,500
4240 Office supplies and expenses	161	2,000	8%	2,000
4240.1 Newsletter	-	-	0%	-
4241 Food	-	400	0%	400
4245 Postage	-	100	0%	100
4850 Rent	4,500	10,000	45%	10,000
Total Office Expenses	6,725	22,260	30%	22,260
Maintenance & Repairs				
4250 Snow Removal	20,692	130,000	16%	130,000
4251 Road maintenance	13,967	200,000	7%	200,000
4252 Trail Maintenance	261	30,000	1%	30,000
4333 Road manager fees	13,000	37,500	35%	37,500
Total Maintenance & Repairs	47,920	397,500	12%	397,500
Utilities				
4268 Internet Office	73	350	21%	350
4270 Electric Office	899	1,000	90%	1,000
Total Utilities	972	1,350	72%	1,350
Capital Outlay	-			
4740 Capital Outlay	-	-	0%	-
Total Capital Outlay	-	-	0%	-

	Current YTD	Annual Budget	Percentage	Projection
Other General Administration				
4510 Insurance	426	5,542	8%	5,542
4999 Other General Administrative Expenses	-	1,400	0%	1,400
Total Other General Administration	426	6,942	6%	6,942
Transfers out				
4941 Transfers to Capital Projects	-	271,852	0%	271,852
Total Transfers out	-	271,852	0%	271,852
Total Expenditures	133,285	909,661	50%	918,661
Surplus (Deficit)	\$ 46,945	\$ -		\$ (9,000)
Fund Balance beginning of year				\$ 936,427
Projected (deficit) surplus				\$ (9,000)
(Appropriated fund balance) reserves				\$ -
Estimated fund balance end of year				\$ 927,427
Restricted fund Balance				\$ 215,576

Summit County Service Area #3
 Operational Budget Report
 41.66% of Year
 45 Capital Fund
 01/01/2026 to 05/31/2026

Revenue:	Current YTD	Annual Budget	Percentage	Projection
3110 Transfers from General Fund	\$ 271,852	\$ -	#DIV/0!	\$ 271,852
Total Revenue:	271,852	-	#DIV/0!	271,852
Expenditures				
4252 Capital projects	-	-		-
Reserves		-		-
Total Expenditures	-	-	0%	-
Surplus (Deficit)	\$ -	\$ -		\$ 271,852
Fund Balance beginning of year				\$ 508,102
Projected Surplus (Deficit)				\$ 271,852
(Appropriated fund balance) reserves				\$ -
Estimated fund balance end of year				\$ 779,954

Operating Budget
41.66% of Year
Water Fund
01/01/2026 to 05/31/2026

	Current YTD	Annual Budget	Percentage	Projection
Operating income				
5110 Water standby fees	180	11,900	2%	11,900
5111 Well standby fees	-	6,000	0%	6,000
5140 Water service fees	162,066	420,000	39%	420,000
5240 Hydrant Water fees	-	1,500	0%	1,500
5240 Water rights assessments	2,335	35,000	7%	35,000
5310 Connection fees	23,000	20,000	115%	25,000
5310 Inspection fees	693	1,200	100%	1,200
5317 Water evaluation fee	-	-	100%	-
5410 Late penalties and fees	4,866	1,000	487%	10,000
5490 Other operating income	2,696	10,000	27%	10,000
5510 Water Transfer Fee	24,000	5,000	480%	30,000
Total Operating income	219,836	511,600	43%	550,600

	Current YTD	Annual Budget	Percentage	Projection
Operating expense				
Payroll				
6402 Staff Payroll	19,481	94,542	21%	94,542
6403 Payroll Fees	392	1,236	32%	1,236
6410 Benefits	11,623	50,779	23%	50,779
Total Payroll	31,496	146,557	21%	146,557

Professional Fees				
6332 Water operator services	23,000	37,500	61%	37,500
6333 Professional fees	365	1,700	21%	1,700
6333.1 Accounting Fees	5,600	20,000	28%	20,000
6334 Water Engineering Fees Capital	-	-	0%	-
6335 Water Engineering Maintenance	-	8,000	100%	8,000
6336 Water Engineering Projects	-	-	100%	-
6800 Training	475	2,500	19%	2,500
Total Professional Fees	29,440	69,700	42%	69,700

Legal Fees				
6327 Water General Legal Fees	-	7,500	100%	7,500
6330 Well System Legal Fees	33	15,000	100%	15,000
6331 Water System Legal Fees	6,284	10,000	63%	10,000
Total Legal Fees	6,317	32,500	19%	32,500

Utilities				
6270 Utilities	1,297	-	0%	2,000
6271 Electric Office	5,351	-	100%	7,500
6272 Electric Water System	-	20,000	0%	-
6275 Phone Office	204	100	100%	500
6276 Water System Monitoring	1,747	8,500	21%	8,500
Total Utilities	8,599	28,600	30%	18,500

	Current YTD	Annual Budget	Percentage	Projection
Office Expenses				
6212 Association and subscriptions	914	1,500	61%	1,500
6215 Bank fees	2,510	5,500	46%	5,500
6238 Computer/Technology Equipment	453	2,000	100%	2,000
6239 Software	10,473	4,500	100%	12,500
6240 Office supplies and expenses	2,736	1,000	274%	3,000
6241 Newsletter	-	-	0%	-
6242 Board meetings	181	450	40%	450
6243 Postage	78	500	16%	500
Total Office Expenses	17,345	15,450	112%	25,450
Repairs & Maintenance				
6250 Repairs and maintenance	2,329	125,000	2%	125,000
6253 Water tests	3,523	12,500	28%	12,500
6254 Water rights assessments	4,436	7,000	63%	7,000
6255 Parts & supplies purchases	3,780	5,000	100%	5,000
62334 Arsenic study	910	-	100%	1,000
6380 Meter relocation and replacement	-	2,500	0%	2,500
6731 Water System - District Well	3,366	-	100%	4,000
6732 Water System - Greenfield Well	85,883	1,000	100%	90,000
6733 Water System - Infrastructure	101,631	5,000	100%	102,600
6734 Water System - SA3 Water Rights	1,591	-	100%	3,500
6735 Concurrency	-	-	100%	3,500
6739 New Water Tank Project	-	-	100%	-
6744 Fire flow improvements	-	-	100%	-
Total Repairs & Maintenance	207,449	158,000	131%	356,600
Other General Administration				
6510 Insurance & bonds	-	5,000	0%	5,000
6520 Depreciation expense	-	-	0%	-
6600 Rent	4,500	9,000	50%	9,000
6730 Capital outlay	-	30,000	0%	30,000
6850 Interest expense	-	1,000	0%	1,000
6999 Other Water Administration	-	52,293	100%	52,293
Total Other General Administration	4,500	97,293	5%	97,293
Total Operating expense	305,146	548,100	56%	746,600
Non-operating income (Expense)				
5492 Non Compliant well fee	-	-	100%	-
5610 Interest income	12,925	40,000	32%	40,000
5615 Non-operating Income	-	-	100%	-
5810 Transfers in	-	-	0%	-
Total Non-operating income	12,925	40,000		40,000
Total Income or Expense	(72,385)	3,500		(156,000)

Cash Balance beginning of year	\$ 843,581
Projected Surplus (Deficit)	\$ (156,000)
(Appropriated fund balance) reserves/Depreciation non cash	\$ -
Estimated cash balance end of year	<u><u>\$ 687,581</u></u>

Summit County Service Area #3
Standard Financial Report
10 General Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 Checking - General	(206,268.84)	(152.62)	(215,103.47)
1113 Checking - Water	76,183.67	0.00	76,183.67
1115 Payroll	(8,036.79)	0.00	(8,036.79)
1121 PTIF 850 General	1,612,999.78	11,916.76	1,819,954.51
1122 PTIF 851 Water	12,648.00	0.00	12,648.00
1123 PTIF 8712 Capital Account	225,239.58	747.44	228,857.33
1124 Checking - General - US BANK	(391,694.60)	(31,810.55)	(422,545.07)
1130 Xpress Bill Pay	4,717.01	55.36	2,817.93
1175 Undeposited receipts	0.00	0.03	0.04
Total Cash and cash equivalents	1,325,787.81	(19,243.58)	1,494,776.15
Receivables			
1311 Accounts receivable	10,933.23	(13,303.28)	7,979.96
1351 Property taxes - current	136,685.13	0.00	0.00
1352 Property taxes - deferred	590,311.00	0.00	590,311.00
1411 Due from other governments (Class C Roads)	27,115.14	0.00	0.01
Total Receivables	765,044.50	(13,303.28)	598,290.97
Other current assets			
1600 Pre-paid Rent	750.00	0.00	0.00
Total Other current assets	750.00	0.00	0.00
Total Current Assets	2,091,582.31	(32,546.86)	2,093,067.12
Total Assets:	2,091,582.31	(32,546.86)	2,093,067.12
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	12,558.88	1,400.00	2,000.00
2330 Customer deposits - roads	215,500.00	(19,000.00)	181,500.00
2422 Escrow Account #1 MLC	55,454.28	0.00	55,454.28
2423 Escrow Account #2 RH ESP Project	25,721.72	0.00	25,721.72
Total Current liabilities	309,234.88	(17,600.00)	264,676.00
Deferred inflows			
2380 Deferred inflows - property taxes	590,311.00	0.00	590,311.00
Total Deferred inflows	590,311.00	0.00	590,311.00
Total Liabilities:	899,545.88	(17,600.00)	854,987.00
Equity - Paid In / Contributed			
2981 Fund balance	1,192,036.43	(14,946.86)	1,238,080.12
Total Equity - Paid In / Contributed	1,192,036.43	(14,946.86)	1,238,080.12
Total Liabilites and Fund Equity:	2,091,582.31	(32,546.86)	2,093,067.12
Total Net Position	0.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
10 General Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	590,955.15	5,442.15	39,366.63	590,311.00	590,311.00
3120 Property taxes - prior years	19,564.10	0.00	0.00	10,000.00	10,000.00
3170 Fee in lieu of property tax	26,138.36	0.00	0.00	7,500.00	7,500.00
3171 Interest and penalties taxes	591.57	0.00	0.00	250.00	250.00
Total Taxes	637,249.18	5,442.15	39,366.63	608,061.00	608,061.00
Intergovernmental revenue					
3356 Class B road allotment	133,189.93	0.00	51,992.32	145,000.00	145,000.00
Total Intergovernmental revenue	133,189.93	0.00	51,992.32	145,000.00	145,000.00
Charges for services					
3430 Construction service fees	197,280.93	1,000.00	49,029.00	85,000.00	85,000.00
3431 Roads maintenance fees	21,246.80	3,224.80	3,224.80	8,000.00	8,000.00
3432 Roads transfer fees	0.00	0.00	0.00	1,000.00	1,000.00
3433 Road Inspection Fees	3,650.00	450.00	2,000.00	2,500.00	2,500.00
Total Charges for services	222,177.73	4,674.80	54,253.80	96,500.00	96,500.00
Interest					
3610 Interest income	71,414.79	7,222.05	34,520.72	60,000.00	60,000.00
Total Interest	71,414.79	7,222.05	34,520.72	60,000.00	60,000.00
Miscellaneous revenue					
3690 Sundry revenue	38.53	0.00	96.50	100.00	100.00
Total Miscellaneous revenue	38.53	0.00	96.50	100.00	100.00
Total Revenue:	1,064,070.16	17,339.00	180,229.97	909,661.00	909,661.00
Expenditures					
Payroll					
4400 General Manager	28,340.53	0.00	0.00	0.00	0.00
4401 Operations Payroll	32,812.27	0.00	0.00	0.00	0.00
4402 Staff Payroll	23,896.14	2,063.14	19,481.27	94,542.00	94,542.00
4403 Payroll Fees	1,200.80	90.27	244.72	1,236.00	1,236.00
4410 Benefits	48,913.00	1,653.72	12,418.91	50,779.00	50,779.00
Total Payroll	135,162.74	3,807.13	32,144.90	146,557.00	146,557.00
Professional Fees					
4326 Legal fees- Roads	23,286.50	699.00	699.00	10,000.00	10,000.00
4327 Legal fees - General	64,246.00	4,657.00	18,272.00	25,000.00	25,000.00
4328 ROW	1,650.00	0.00	0.00	0.00	0.00
4330 Professional fees	1,000.00	0.00	1,500.00	1,700.00	1,700.00
4331 Accounting Fees	16,586.33	16,000.00	21,014.40	16,000.00	16,000.00
4332 Engineering fees	16,307.78	1,775.00	3,922.15	8,000.00	8,000.00
4800 Training	713.80	0.00	(310.70)	2,500.00	2,500.00
Total Professional Fees	123,790.41	23,131.00	45,096.85	63,200.00	63,200.00
Office Expenses					
4212 Membership and subscriptions	722.63	0.00	23.75	460.00	460.00
4220 Public notice	0.00	0.00	0.00	300.00	300.00
4225 Bank fees	2,992.59	0.00	0.00	2,500.00	2,500.00
4238 Computer/Technology Equipment	752.77	0.00	0.00	2,000.00	2,000.00
4239 Software	4,248.77	212.67	2,040.17	4,500.00	4,500.00
4240 Office supplies and expenses	1,010.92	161.51	161.51	2,000.00	2,000.00
4241 Food	63.53	0.00	0.00	0.00	0.00
4242 Board Meeting	0.00	0.00	0.00	400.00	400.00
4245 Postage	74.64	0.00	0.00	100.00	100.00
4850 Rent	10,500.00	750.00	4,500.00	10,000.00	10,000.00
Total Office Expenses	20,365.85	1,124.18	6,725.43	22,260.00	22,260.00
Maintenance & Repairs					
4250 Snow Removal	57,831.76	0.00	20,692.00	130,000.00	130,000.00
4251 Road maintenance	362,725.90	0.00	13,966.70	200,000.00	200,000.00
4252 Trail Maintenance	1,902.00	0.00	261.44	30,000.00	30,000.00
4333 Road manager fees	42,250.00	3,250.00	13,000.00	37,500.00	37,500.00
Total Maintenance & Repairs	464,709.66	3,250.00	47,920.14	397,500.00	397,500.00
Utilities					
4269 Phone	348.71	73.55	73.55	350.00	350.00
4270 Electric Office	49.23	0.00	899.41	1,000.00	1,000.00

Summit County Service Area #3
Standard Financial Report
10 General Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Total Utilities	397.94	73.55	972.96	1,350.00	1,350.00
Other General Administration					
4334 Other general administration	3,361.75	0.00	0.00	0.00	0.00
4510 Insurance	4,180.58	0.00	426.00	5,542.00	5,542.00
4999 Other General Administrative Expenses	141.00	0.00	0.00	1,400.00	1,400.00
Total Other General Administration	7,683.33	0.00	426.00	6,942.00	6,942.00
Transfers out					
4941 Transfers to Capital Projects	271,852.00	0.00	0.00	271,852.00	271,852.00
Total Transfers out	271,852.00	0.00	0.00	271,852.00	271,852.00
Total Expenditures	1,023,961.93	31,385.86	133,286.28	909,661.00	909,661.00
Total Change In Net Position	40,108.23	(14,046.86)	46,943.69	0.00	0.00
Income or Expense					
Income From Operations:					
Operating expense					
Repairs & Maintenance					
4650 Trails and parks	0.00	900.00	900.00	0.00	0.00
Total Repairs & Maintenance	0.00	900.00	900.00	0.00	0.00
Total Operating expense	0.00	900.00	900.00	0.00	0.00
Total Income From Operations:	0.00	900.00	900.00	0.00	0.00
Total Income or Expense	0.00	900.00	900.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
40 Capital Projects - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1121 PTIF 850 General	97,000.00	0.00	97,000.00
1123 Checking - General - US BANK	411,102.00	0.00	411,102.00
Total Cash and cash equivalents	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Current Assets	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Assets:	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	508,102.00	0.00	508,102.00
Total Equity - Paid In / Contributed	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Liabilites and Fund Equity:	<u>508,102.00</u>	<u>0.00</u>	<u>508,102.00</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Summit County Service Area #3
Standard Financial Report
40 Capital Projects - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Revenue:					
Contributions and transfers					
3800 Transfers in	271,852.00	0.00	0.00	271,851.00	271,851.00
Total Contributions and transfers	<u>271,852.00</u>	<u>0.00</u>	<u>0.00</u>	<u>271,851.00</u>	<u>271,851.00</u>
Total Revenue:	<u>271,852.00</u>	<u>0.00</u>	<u>0.00</u>	<u>271,851.00</u>	<u>271,851.00</u>
Total Change In Net Position	<u>271,852.00</u>	<u>0.00</u>	<u>0.00</u>	<u>271,851.00</u>	<u>271,851.00</u>

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 Checking - Water	(76,183.67)	0.00	(76,433.43)
1113 Checking - General	206,268.84	152.62	215,103.47
1115 Payroll	8,036.79	0.00	8,036.79
1120 PTIF 850 General	68,476.00	0.00	68,476.00
1121 PTIF 0851 Water savings	596,805.46	2,022.43	606,594.36
1122 PTIF 5944 Debt service	11,196.39	37.15	11,376.22
1123 PTIF 5945 Debt service reserve	11,196.39	37.15	11,376.22
1124 PTIF 5946 Repair & replace	162,963.92	540.78	165,581.40
1125 Checking - US BANK	78,147.74	(3,246.80)	42,377.33
1130 Xpress Bill Pay	8,453.22	2,857.57	3,316.57
1175 Undeposited receipts	(5,223.00)	3,556.33	3,607.32
Total Cash and cash equivalents	1,070,138.08	5,957.23	1,059,412.25
Receivables			
1311 Accounts receivable	91,501.63	3,660.42	33,285.44
1312 Allowance for doubtful accounts	(10,368.00)	0.00	(10,368.00)
1312.1 Installment receivable	3,160.55	(100.00)	2,660.55
Total Receivables	84,294.18	3,560.42	25,577.99
Other current assets			
1500 Pre-paid rent	750.00	0.00	0.00
Total Other current assets	750.00	0.00	0.00
Total Current Assets	1,155,182.26	9,517.65	1,084,990.24
Non-Current Assets			
Capital assets			
Property			
1610 Land	64,735.05	0.00	64,735.05
1620 Buildings and improvements	40,734.00	0.00	40,734.00
1630 Water Right	425,000.00	0.00	425,000.00
1630.20 Water system 20yrs	888,720.22	0.00	888,720.22
1630.40 Water system 40yrs	369,938.99	0.00	369,938.99
1630.50 Water system 50yrs	1,203,473.35	0.00	1,203,473.35
1641 Machinery and equipment	7,951.00	0.00	7,951.00
Total Property	3,000,552.61	0.00	3,000,552.61
Accumulated depreciation			
1720 AccDpn Buildings and improvements	35,360.35	0.00	35,360.35
1730 AccDpn Water system & improvements	1,677,312.47	0.00	1,677,312.47
1741 AccDpn Machinery and equipment	7,951.00	0.00	7,951.00
Total Accumulated depreciation	1,720,623.82	0.00	1,720,623.82
Total Capital assets	1,279,928.79	0.00	1,279,928.79
Other non-current assets			
1800 Deferred Outflows-pensions	64,785.00	0.00	64,785.00
Total Other non-current assets	64,785.00	0.00	64,785.00
Total Non-Current Assets	1,344,713.79	0.00	1,344,713.79
Total Assets:	2,499,896.05	9,517.65	2,429,704.03
Liabilities and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	7,677.24	(1,823.15)	(2,000.00)
2330 Customer deposits	16,995.00	0.00	29,870.00
2410 Bond payable, current portion	8,000.00	0.00	8,000.00
2500 Net pension liability	41,498.00	0.00	41,498.00
2511 Compensated Absences Current	3,619.24	0.00	3,619.24
Total Current liabilities	77,789.48	(1,823.15)	80,987.24
Deferred inflows			
2800 Deferred inflows-pensions	1,107.00	0.00	1,107.00
Total Deferred inflows	1,107.00	0.00	1,107.00
Long-term liabilities			
2510 Bonds payable - 2010 series	134,999.99	0.00	134,999.99

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Total Long-term liabilities	<u>134,999.99</u>	<u>0.00</u>	<u>134,999.99</u>
Total Liabilities:	<u>213,896.47</u>	<u>(1,823.15)</u>	<u>217,094.23</u>
Equity - Paid In / Contributed			
2851 Owners equity	132,542.68	0.00	132,542.68
2901 Net investment in capital assets	1,366,196.28	0.00	1,366,196.28
2902 Restricted - debt service	26,285.78	0.00	26,285.78
2903 Restricted - capital projects	60,416.09	0.00	60,416.09
2981 Retained earnings	700,558.75	11,340.80	627,168.97
Total Equity - Paid In / Contributed	<u>2,285,999.58</u>	<u>11,340.80</u>	<u>2,212,609.80</u>
Total Liabilities and Fund Equity:	<u>2,499,896.05</u>	<u>9,517.65</u>	<u>2,429,704.03</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
5110 Water standby fees	26,120.00	0.00	180.00	11,900.00	11,900.00
5111 Well standby fees	0.00	0.00	0.00	6,000.00	6,000.00
5140 Water service fees	525,491.23	38,273.82	162,065.87	420,000.00	420,000.00
5142 Hydrant water fees	2,619.46	0.00	0.00	1,500.00	1,500.00
5240 Water rights assessments	40,010.43	0.00	2,335.60	35,000.00	35,000.00
5310 Connection fees	25,000.00	0.00	22,000.00	20,000.00	20,000.00
5315 Inspection Fees	999.00	250.00	693.00	1,200.00	1,200.00
5317 Water Evaluation Fee	12,000.00	0.00	0.00	0.00	0.00
5410 Late penalties and fees	3,749.82	410.00	4,865.50	1,000.00	1,000.00
5490 Other operating income	17,035.81	1,942.00	2,695.88	10,000.00	10,000.00
5510 Water Transfer Fee	49,125.00	3,000.00	24,000.00	5,000.00	5,000.00
Total Operating income	702,150.75	43,875.82	218,835.85	511,600.00	511,600.00
Operating expense					
Payroll					
6400 General Manager	26,846.10	0.00	0.00	0.00	0.00
6401 Operations Payroll	32,811.20	0.00	0.00	0.00	0.00
6402 Staff Payroll	39,967.46	2,063.13	19,481.22	94,542.00	94,542.00
6403 Payroll Fees	1,200.61	90.24	392.40	1,236.00	1,236.00
6410 Benefits	50,410.31	1,653.71	11,622.54	50,779.00	50,779.00
Total Payroll	151,235.68	3,807.08	31,496.16	146,557.00	146,557.00
Professional Fees					
6332 Water operator services	42,250.00	13,250.00	23,000.00	37,500.00	37,500.00
6333 Professional fees	0.00	365.25	365.25	1,700.00	1,700.00
6333.1 Accounting Fees	18,151.37	0.00	5,600.00	20,000.00	20,000.00
6334 Water Engineering Fees Capital	25,830.00	0.00	0.00	0.00	0.00
6335 Water Engineering Maintenance	3,223.25	0.00	0.00	8,000.00	8,000.00
6336 Water Engineering Projects	(0.11)	0.00	0.00	0.00	0.00
6800 Training	2,684.44	24.65	474.65	2,500.00	2,500.00
Total Professional Fees	92,138.95	13,639.90	29,439.90	69,700.00	69,700.00
Legal Fees					
6327 Water General Legal Fees	0.00	0.00	0.00	7,500.00	7,500.00
6329 Litigations Water	2,000.00	0.00	0.00	0.00	0.00
6330 Well System Legal Fees	13,112.50	0.00	33.50	15,000.00	15,000.00
6331 Water System Legal Fees	17,230.50	3,183.50	6,284.00	10,000.00	10,000.00
Total Legal Fees	32,343.00	3,183.50	6,317.50	32,500.00	32,500.00
Utilities					
6270 Utilities	4,720.25	1,297.57	1,297.57	0.00	0.00
6272 Electric Water System	15,240.47	0.00	5,350.88	20,000.00	20,000.00
6274 Internet Office	0.00	0.00	0.00	100.00	100.00
6275 Phone Office	150.01	0.00	204.04	8,500.00	8,500.00
6276 Water System Monitoring	3,556.96	0.00	1,747.02	0.00	0.00
Total Utilities	23,667.69	1,297.57	8,599.51	28,600.00	28,600.00
Office Expenses					
6211 Public notices	257.99	0.00	0.00	0.00	0.00
6212 Association and subscriptions	735.87	513.00	914.75	1,500.00	1,500.00
6215 Bank fees	4,944.51	464.99	2,510.85	5,500.00	5,500.00
6237 Office Supplies	624.78	0.00	0.00	0.00	0.00
6238 Computer/Technology Equipment	735.43	0.00	453.32	2,000.00	2,000.00
6239 Software	4,291.61	7,483.69	10,473.26	4,500.00	4,500.00
6240 Office supplies and expenses	1,097.18	847.22	2,736.19	1,000.00	1,000.00
6242 Board meetings	26.10	0.00	181.25	450.00	450.00
6243 Postage	572.74	0.00	78.00	500.00	500.00
Total Office Expenses	13,286.21	9,308.90	17,347.62	15,450.00	15,450.00
Repairs & Maintenance					
6250 Repairs and maintenance	155,639.68	2,153.00	2,329.05	125,000.00	125,000.00
6253 Water tests	5,127.05	201.00	3,523.00	12,500.00	12,500.00
6254 Water rights assessments	8,790.26	840.00	4,436.19	7,000.00	7,000.00
6255 Parts & supplies purchases	19,886.14	0.00	3,780.34	5,000.00	5,000.00
6334.1 HAL - Arsenic Study	2,472.50	0.00	910.00	0.00	0.00
6380 Meter relocation and replacement	3,299.28	0.00	0.00	2,500.00	2,500.00
6729 Parts & Equipment repairs	1,772.32	0.00	0.00	0.00	0.00

Summit County Service Area #3
Standard Financial Report
51 Water Fund - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
6731 Water System - District Well	0.00	0.00	3,366.39	0.00	0.00
6732 Water System - Greenfield Well	0.00	0.00	85,883.12	1,000.00	1,000.00
6733 Water System - Infrastructure	0.00	0.00	101,631.22	5,000.00	5,000.00
6734 Water System - SA3 Water Rights	0.00	0.00	0.00	3,500.00	3,500.00
6735 Cncurrency	0.00	0.00	1,590.75	0.00	0.00
Total Repairs & Maintenance	196,987.23	3,194.00	207,450.06	161,500.00	161,500.00
Other General Administration					
6510 Insurance & bonds	4,180.57	0.00	0.00	5,000.00	5,000.00
6520 Depreciation expense	66,229.92	0.00	0.00	0.00	0.00
6600 Rent	9,000.00	750.00	4,500.00	9,000.00	9,000.00
6730 Capital outlay	0.00	0.00	0.00	25,000.00	25,000.00
6850 Water Rights - Capital Outlay	0.00	0.00	0.00	5,000.00	5,000.00
6901 Interest expense	4,501.21	0.00	0.00	1,000.00	1,000.00
6998 Reserves	0.00	0.00	0.00	51,793.00	51,793.00
6999 Other Water Administration	2,183.53	0.00	0.00	500.00	500.00
Total Other General Administration	86,095.23	750.00	4,500.00	97,293.00	97,293.00
Total Operating expense	595,753.99	35,180.95	305,150.75	551,600.00	551,600.00
Total Income From Operations:	106,396.76	8,694.87	(86,314.90)	(40,000.00)	(40,000.00)
Non-Operating Items:					
Non-operating income					
5610 Interest income	34,705.92	2,645.93	12,925.12	40,000.00	40,000.00
Total Non-operating income	34,705.92	2,645.93	12,925.12	40,000.00	40,000.00
Total Non-Operating Items:	34,705.92	2,645.93	12,925.12	40,000.00	40,000.00
Total Income or Expense	141,102.68	11,340.80	(73,389.78)	0.00	0.00

Summit County Service Area #3
Standard Financial Report
91 General Fixed Assets - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Work in Process			
1601 Work in process	2,542.24	0.00	2,542.24
Total Work in Process	<u>2,542.24</u>	<u>0.00</u>	<u>2,542.24</u>
Property			
1610 Land	1,120,000.00	0.00	1,120,000.00
1621 Buildings	68,153.66	0.00	68,153.66
1631.10 Road Signage 10 yrs	16,155.34	0.00	16,155.34
1631.20 Road Improvements	2,428,539.65	0.00	2,428,539.65
Total Property	<u>3,632,848.65</u>	<u>0.00</u>	<u>3,632,848.65</u>
Accumulated depreciation			
1721 AccDpn Buildings	65,573.29	247.02	66,918.66
1731 AccDpn Improvements	1,849,448.16	5,878.30	1,878,839.66
Total Accumulated depreciation	<u>1,915,021.45</u>	<u>6,125.32</u>	<u>1,945,758.32</u>
Total Capital assets	<u>1,720,369.44</u>	<u>6,125.32</u>	<u>1,689,632.57</u>
Total Non-Current Assets	<u>1,720,369.44</u>	<u>6,125.32</u>	<u>1,689,632.57</u>
Total Assets:	<u>1,720,369.44</u>	<u>6,125.32</u>	<u>1,689,632.57</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2971.1 Invested in capital assets	3,635,390.89	0.00	3,635,390.89
2972 Total depreciation charged	(1,915,021.45)	(6,125.32)	(1,945,758.32)
Total Equity - Paid In / Contributed	<u>1,720,369.44</u>	<u>(6,125.32)</u>	<u>1,689,632.57</u>
Total Liabilites and Fund Equity:	<u>1,720,369.44</u>	<u>(6,125.32)</u>	<u>1,689,632.57</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Summit County Service Area #3
Standard Financial Report
91 General Fixed Assets - 01/01/2026 to 05/31/2026
41.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Expenditures					
Other General Administration					
4400 Depn Expense	75,912.79	6,125.32	30,736.87	0.00	0.00
Total Other General Administration	<u>75,912.79</u>	<u>6,125.32</u>	<u>30,736.87</u>	<u>0.00</u>	<u>0.00</u>
Total Expenditures	<u>75,912.79</u>	<u>6,125.32</u>	<u>30,736.87</u>	<u>0.00</u>	<u>0.00</u>
Total Change In Net Position	<u>(75,912.79)</u>	<u>(6,125.32)</u>	<u>(30,736.87)</u>	<u>0.00</u>	<u>0.00</u>



Summit County Service Area #3

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Administrative & Financial

SUMMIT COUNTY SERVICE AREA #3

RESOLUTION NO. 2026 – 05

**A RESOLUTION APPROVING THE EXECUTION OF AN INTERLOCAL
AGREEMENT AUTHORIZING SUMMIT COUNTY TO CONDUCT CERTAIN
CONSTRUCTION SERVICES**

WHEREAS, Summit County Service Area #3 (“**SCSA3**”) and Summit County (“**County**”) are “public agencies” as defined by the Utah Interlocal Cooperation Act, Utah Code §§ 11-13-101 to -608 (the “**Interlocal Act**”), and

WHEREAS, as public agencies, the Interlocal Act authorizes SCSA3 and the County to enter into agreements to act jointly and cooperatively in a manner that will enable them to make the most efficient use of their resources and powers; and

WHEREAS, SCSA3 maintains and operates a system of County-owned roadways for its residents and visitors within Silver Creek Estates and certain surrounding areas; and,

WHEREAS, SCSA3 needs to maintain and repair those roadways, which become damaged due to weather and other natural and human-generated forces; and

WHEREAS, the County has the resources to conduct those repairs and maintenance and, SCSA3 has requested the County to perform hot asphalt mix patching, slurry and crack seal work; and,

WHEREAS, SCSA3 and the County are willing to execute the interlocal agreement attached to this Resolution (“**Agreement**”), wherein the Parties agree that the County, through a contractor, will perform slurry and crack seal work requested by SCSA3; and

WHEREAS, Utah Code § 11-13-202 authorizes SCSA3 and the County to enter into the Agreement.

NOW, THEREFORE, be it **RESOLVED** by the Board of Trustees of Summit County Service Area #3 that:

1. Adoption of the Agreement. The attached Agreement between SCSA3 and the County is approved and adopted.
2. Keeper of the Records. The SCSA3 Clerk is authorized and instructed to keep an executed copy of the Agreement as part of SCSA3’s records.
3. Utah Open and Public Meetings Act. SCSA3 provided proper notice that the SCSA3 Board of Trustees would consider approval of the Agreement during its regular meeting on May 19, 2026, and the Board’s approval of the Agreement during that meeting complied with

the Utah Open and Public Meetings Act.

4. Effective Date. Pursuant to Utah Code § 11-13-202.5(2), this Resolution will take effect immediately upon its adoption, but the Agreement will become effective as and when stated in Section 6 of the Agreement and in harmony with the requirements of the Interlocal Act.

ADOPTED AND APPROVED by majority vote at a duly called meeting of the Board of Trustees on this 16th day of June 2026.

SUMMIT COUNTY SERVICE AREA NO. 3

Derek Price, Chair

ATTEST:

David Olson, Clerk

VOTING

Trustee Blum	_____
Trustee Gleich	_____
Trustee Olson	_____
Trustee Price	_____
Trustee Shea	_____
Trustee Taix	_____
Trustee Witkin	_____



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Annexation Public Hearing

SUMMIT COUNTY SERVICE AREA #3
Resolution No. 2026-06

**A RESOLUTION ACCEPTING AN ANNEXATION PETITION FOR
FURTHER CONSIDERATION
(Park City)**

WHEREAS, Utah Code Ann. §§ 17B-1-401 to -418 (the “**Annexation Code**”) constitutes the statutory framework for annexation of an area outside the boundaries of a special district in order to provide to the area a service that the special district provides; and

WHEREAS, on April 20, 2026, an Annexation Petition (the “**Petition**”), sponsored by the Municipal Building Authority of Park City and Park City Municipal Corporation, attached hereto as **Exhibit A**, was filed with the Board of Trustees (the “**Board**”) for Summit County Service Area #3 (the “**Service Area**”) seeking annexation into the Service Area of approximately sixty-two (62) acres of real property located adjacent to the Service Area; and

WHEREAS, the Service Area has reviewed the Petition and determined that it meets the requirements of the Annexation Code; and

WHEREAS, after careful consideration, the Board has determined that it is in the best interests of the health, safety and welfare of the citizens of the Service Area to accept the Petition for further consideration under the Annexation Code;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees for the Summit County Service Area #3, that effective immediately:

1. That the Petition attached as Exhibit A is hereby accepted by the Service Area for further consideration; and
2. That the Service Area’s staff is directed to prepare any and all documents and notices that the Annexation Code may require for further consideration of the Petition.

PASSED AND APPROVED this 16th day of June, 2026, by the Board of Trustees for Summit Service Area #3.

(Signatures on Next Page)

SUMMIT COUNTY SERVICE AREA NO. 3

Derek Price, Chair

ATTEST:

David Olson, Clerk

VOTING

Trustee Blum voting	_____
Trustee Gleich voting	_____
Trustee Olson voting	_____
Trustee Price voting	_____
Trustee Shea voting	_____
Trustee Taix voting	_____
Trustee Witkin voting	_____

EXHIBIT A
to Resolution _____

ANNEXATION PETITION

SUMMIT COUNTY SERVICE AREA #3
629 Parkway Drive, Park City, UT 84098
permit@summitcosa3ut.gov - (435)-500-6276
Website: bit.ly/SCSA3

ANNEXATION PETITION

1. Petition Sponsor(s): (May designate up to 3 Sponsors)

Name: Municipal Building Authority of Park City	Email: adam.lenhart@parkcity.gov
Address: 445 Marsac Ave, Park City, UT 84060	Phone: 435-615-5000
Signature:	Acreage in Proposed Annexation Area: 62

Name: Park City Municipal Corporation	Email: adam.lenhart@parkcity.gov
Address: 445 Marsac Ave, Park City, UT 84060	Phone: 435-615-5000
Signature:	Acreage in Proposed Annexation Area: 62

Name:	Email:
Address:	Phone:
Signature:	Acreage in Proposed Annexation Area:

2. Petition Contact Sponsor: (Designated Sponsor for Petition communications)

Name: Ryan Blair	Email: ryan.blair@parkcity.gov
Address: 445 Marsac Ave, Park City 84060	Phone: 385-290-7703
Signature:	Acreage in Proposed Annexation Area: 62

3. Petition (Property Owner) Requirements: (Please check the applicable boxes)

- ☐ Owner(s) of private real property that lies within the proposed annexation area.
- ☐ Owner(s) of private real property that covers at least 10% of the total private land area in that proposed annexation area and each applicable sub-area.
- ☐ Owner(s) of private real property that represents at least 10% of the total assessed value of all private real property in the proposed annexation area and each sub-area.
- ☒ Public entity owner of all real property in the proposed annexation area.
- ☐ Registered voters are initiating Annexation Petition, equal to at least 10% of the votes cast for governor in the proposed annexation area (and each sub-area) during the last general election.

***Additional Petition signatures may be attached to this Petition. Please include a printed Name, Address, Email, and Acreage in Proposed Annexation Area with each signature.**

SUMMIT COUNTY SERVICE AREA #3
629 Parkway Drive, Park City, UT 84098
permit@summitcosa3ut.gov - (435)-500-6276
Website: bit.ly/SCSA3

4. Proposed Annexation Area: (Please attach the following)

- ✓ Description of Proposed Annexation Area (prepared by a licensed surveyor)
- ✓ Accurate and recordable map of current boundaries, proposed new boundaries, and ownership of Proposed Annexation Area

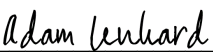
5. Statement of Purpose for Annexation: (Please describe why the Proposed Annexation Area should be annexed into Summit County Service Area #3)
Park City owns 62 acres of land adjacent to SCSA #3's
service area. As part of granting a utility easement to SCSA
on a portion of Park City's property, SCSA agreed to
annex the City's property into it's service area.

6. Current Providers: (Please indicate the current provider(s) of water service in the Proposed Annexation Area)

None

***Additional information, maps, surveys, feasibility studies, and noticing may be required by the Board of Trustees in consideration of this Annexation Petition**

DATED and filed with the Board of Trustees on this 20 day of April, 2026.

By:  (signature)

Petition Sponsor: Adam Lenhard (print name)

PARCELS SS-21-A-X & SS-29-C-X

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,
& NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 1 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

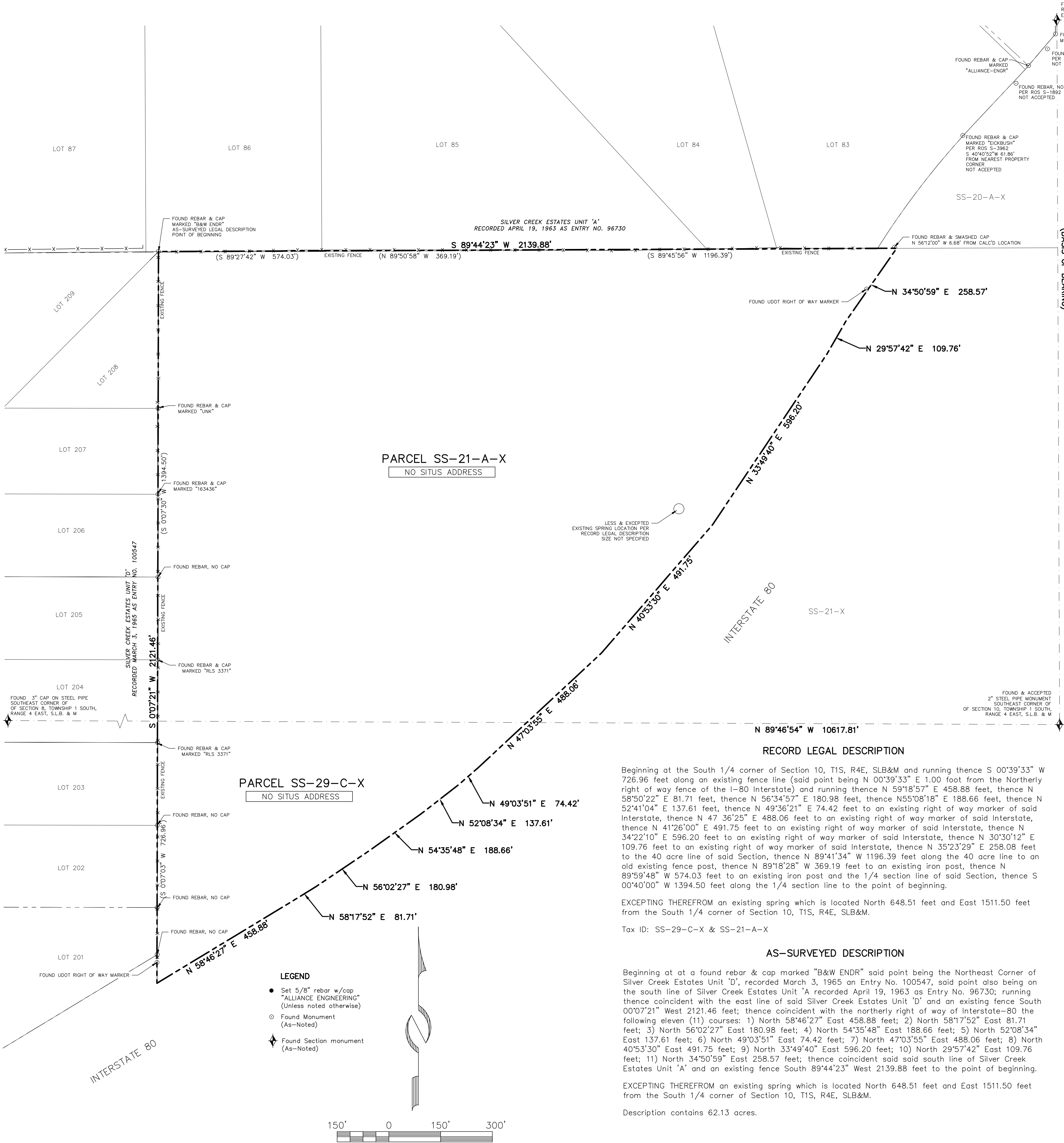
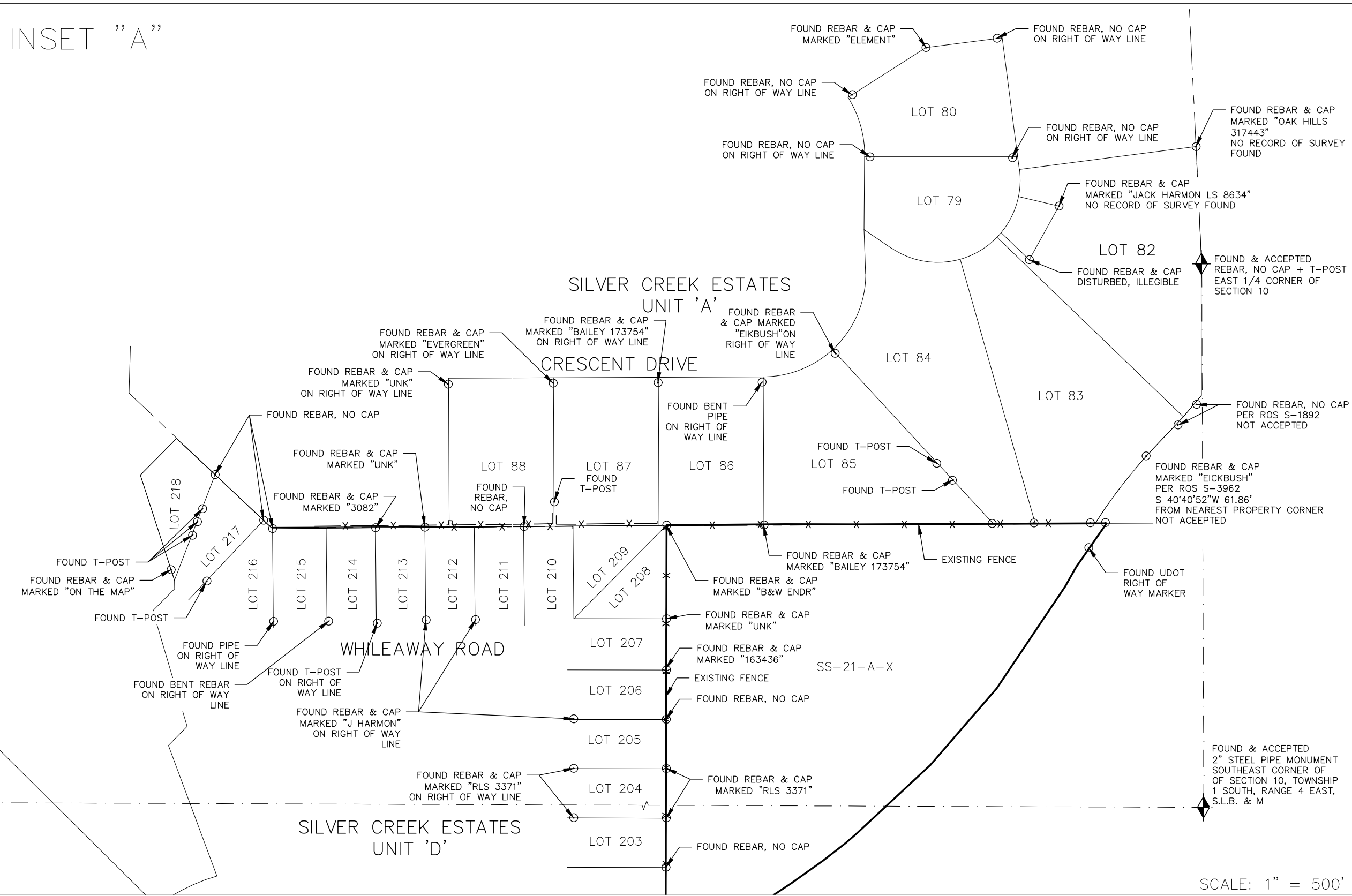


SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold certificate No. 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have completed a survey of the property described on this topographic map in accordance with Section 17-23-20 and have verified all measurements.

NARRATIVE/NOTES

- Basis of Bearing for this survey is between the found section corners as shown on this plat.
- Field work for this survey was performed January 29 & 30, 2026 and is in compliance with generally accepted industry standards for accuracy.
- The purpose of this survey was to perform a Record of Survey to determine the property boundary for the possibility of future improvements to the property.
- A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plat were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of covenants, encroachments or encumbrances on the property surveyed except as shown hereon.
- The following evidence was considered in determining the property boundary:
County tax maps
Recorded Deeds: Special Warranty Deed Entry No. 1234502
Record of Survey Maps: S-3962, S-1892, S-10792, S-11782
Physical evidence found in the field as noted hereon
Silver Creek Estates Unit "A", recorded April 19, 1963 as Entry No. 96730
Section Tie Sheets: S-11198, & S-10759
Warranty Deed recorded August 10, 1990 as Entry No. 327864
Quit Claim Deed recorded October 27, 2014 as Entry No. 1005778
- The architect is responsible for verifying building setbacks, zoning requirements and building heights.
- Property corners were found as shown.
- Record bearings and distances are shown in parenthesis. Measured distances are bold.
- Several records of survey exist, presenting conflicting boundary evidence. The boundary shown hereon is based on the best available evidence.



RECORD LEGAL DESCRIPTION

Beginning at the South 1/4 corner of Section 10, T1S, R4E, SLB&M and running thence S 00°39'33" W 726.96 feet along an existing fence line (said point being N 00°39'33" E 1.00 foot from the Northerly right of way fence of the I-80 Interstate) and running thence N 59°18'57" E 458.88 feet, thence N 58°50'22" E 81.71 feet, thence N 56°34'57" E 180.98 feet, thence N55°08'18" E 188.66 feet, thence N 52°41'04" E 137.61 feet, thence N 49°36'21" E 74.42 feet to an existing right of way marker of said Interstate, thence N 47°36'25" E 488.06 feet to an existing right of way marker of said Interstate, thence N 41°26'00" E 491.75 feet to an existing right of way marker of said Interstate, thence N 34°22'10" E 596.20 feet to an existing right of way marker of said Interstate, thence N 30°30'12" E 109.76 feet to an existing right of way marker of said Interstate, thence N 35°23'29" E 258.08 feet to the 40 acre line of said Section, thence N 89°41'34" W 1196.39 feet along the 40 acre line to an old existing fence post, thence N 89°18'28" W 369.19 feet to an existing iron post, thence N 89°59'48" W 574.03 feet to an existing iron post and the 1/4 section line of said Section, thence S 00°40'00" W 1394.50 feet along the 1/4 section line to the point of beginning.

EXCEPTING THEREFROM an existing spring which is located North 648.51 feet and East 1511.50 feet from the South 1/4 corner of Section 10, T1S, R4E, SLB&M.

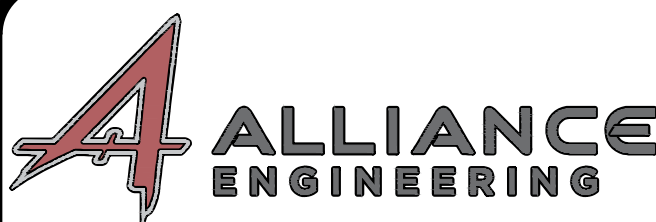
Tax ID: SS-29-C-X & SS-21-A-X

AS-SURVEYED DESCRIPTION

Beginning at at a found rebar & cap marked "B&W ENDR" said point being the Northeast Corner of Silver Creek Estates Unit "D", recorded March 3, 1965 an Entry No. 100547, said point also being on the south line of Silver Creek Estates Unit "A" recorded April 19, 1963 as Entry No. 96730; running thence coincident with the east line of said Silver Creek Estates Unit "D" and an existing fence South 00°07'21" West 2121.46 feet; thence coincident with the northerly right of way of Interstate-80 the following eleven (11) courses: 1) North 58°46'27" East 458.88 feet; 2) North 58°17'52" East 81.71 feet; 3) North 56°02'27" East 180.98 feet; 4) North 54°35'48" East 188.66 feet; 5) North 52°08'34" East 137.61 feet; 6) North 49°03'51" East 74.42 feet; 7) North 47°03'55" East 488.06 feet; 8) North 40°53'30" East 491.75 feet; 9) North 33°49'40" East 596.20 feet; 10) North 29°57'42" East 109.76 feet; 11) North 34°50'59" East 258.57 feet; thence coincident said said south line of Silver Creek Estates Unit "A" and an existing fence South 89°44'23" West 2139.88 feet to the point of beginning.

EXCEPTING THEREFROM an existing spring which is located North 648.51 feet and East 1511.50 feet from the South 1/4 corner of Section 10, T1S, R4E, SLB&M.

Description contains 62.13 acres.



P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

STAFF:
MEGAN BLOSSER
MICHAEL DEMKOWICZ
TYLER LEPORE
ROB LOCK

DATE: 4/10/2026

RECORD OF SURVEY
PARCELS SS-21-A-X & SS-29-C-X
SUMMIT COUNTY, UTAH

FOR: PARK CITY MUNICIPAL CORPORATION

JOB NO.: 8-2-26

FILE: X:\SilverCreekEstates\dwg\sr\sr\2026\080226-SS21AX.dwg

SHEET
1
OF
1



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Water, Roads & Trails



Summit County Service Area #3

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Public Comment

(Limited to 3 minutes per person)





Summit County Service Area #3

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Closed Session



Summit County Service Area #3

629 E Parkway Drive · Suite 1 · Park City · UT 84098 · (435) 500-6267 · bit.ly/SCSA3 · permit@summitcosa3ut.gov

Adjournment

**The next meeting is Tuesday, August
25 at the Mountain Life Church.
There is no scheduled meeting for
July**