APPROVED MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES
MONTHLY PUBLIC MEETING & ANNEXATION HEARING
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
TUESDAY, JUNE 16, 2026, 5:30 PM MST

Meeting also conducted via Google Meet.

1. **Welcome (5:38pm)**
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
Jon "Otto" Blum, Treasurer
Karri Taix
Caroline Gleich
David Olson (online), arrived late
Scott Wikin (online), arrived late

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

Absent: Justin Shea, Vice Chair
Guests: Jon Haderlie, Larson & Co.; Ryan Blair, Park City Municipal; Dave Sanderson, DS Accounting

2. **General Public Comment (5:39)**
- John Nowoslawki (online)

3. **Consent Agenda (5:41pm)**
Otto motioned to approve the consent agenda, Caroline second the motion. All Trustees present voted to approve the consent agenda. (vote 4-0)

4. **Administrative & Financial**
a. Audit Review - Jon Haderlie from Larson & Co presented. The annual audit has been completed and everything has been submitted to the state. Part of their review is to make sure all balances and funds are reported accurately. It was noted that there were no significant journal entries. Jon spoke about the importance of separation of duties. For such a small organization, we are doing the best we can. It was noted that the general funds exceeded budget for roads. Jon stated the budget is basically a roadmap of anticipated spending. They don't put a lot of stock in the budget, they want to see actuals. Jon's advice was to over budget but don't underbudget.

b. Resolution 2026-05 - Interlocal Agreement - This was not voted on. Waiting for the interlocal agreement from the County so we can't approve this resolution at this time. This is an annual interlocal agreement between the Service Area and Summit County for road work.

c. Compensation for Interim GM - Karri is requesting compensation for the Interim GM, Board Chair, Derek Price, to backdate to his appointment in March 2026 upon Vince's absence. Nathan stated that Derek could be considered an employee, but can't be a contractor. Utah law does allow Board compensation as chair and this would expire when we hire a GM, would want a written resolution until we hire a staff person. **Karri made a motion to retroactively pay Derek back dated to March 2026 at a rate of $5,000 per month for his work as Interim GM. This payment will discontinue once a full time GM is hired. Otto seconded the motion. All Trustess in attendance voted in favor of approving compensation for Interim General Manager. (vote 4-0.)**

5. Public Hearing - Annexation Hearing (6:04pm)

a. Annexation Proposal - Ryan Blair from Park City Municipal was present. Derek presented the projects and the reason for the annexation. This annexation is part of the utility easement agreement that was purchased for the new in-ground water storage tank as part of our water infrastructure upgrade. It was noted that there are no development proposals and we know of no plans that Park City Municipal has to develop the 62 acres in question. This parcel is zoned as hillside stewardship, Summit County is the land use authority, as it is currently zoned, it is allowed one unit per 30 acres.

b. Public Comment for Annexation Hearing

- Rudy Geist & Valerie Geist - 7664 Whileaway
- Jessica Brach - 1580 Crescent Dr.
- John Nowoslawksi - 1494 Oakridge Rd
- Scott Aldrich - 1328 Crescent Dr.
- Doug McLennan - 7756 Whilaway
- Max Moncreif - 7618 Whileaway Rd
- Johanna Bryne - 1543 Crescent Dr.

There was a lot of discussion and questions about the bond and the water infrastructure upgrade project. This was an annexation hearing to hear public comment about the annexation application. Ryan Blair from Park City Municipal did comment about the petition application and noted there are no development plans but this stipulation was made by the City Council when putting this easement agreement in place. The public was directed to submit GRAMA requests or visit the website to learn about the water upgrade project which was voted on in previous meetings.

c. Resolution 2026-06 - Vote to approve annexation petition by Park City Municipal. **Scott motioned to approve the annexation petition as presented and Caroline seconded the motion. All Trustees in attendance approved in favor of approving the annexation petition and resolution presented. (vote 5-0) Scott Witkin joined the call and voted.**

Chris Bullock dropped off the call around 6pm due to technical issues.

6. Water, Roads & Trails Update (6:48pm)

a. Update on bond progress - Chris presented. We should be closing the bond soon. We are currently waiting for additional documentation in order to close the bond which we expect soon.

b. Water, road and trails update - Chris presented. Repairs are in progress on the Greenfield well which has been down since last year. The material to make the repairs have been delivered. The repairs should take about a week and then the Greenfield well will be back online. Road work has started and we are waiting for crack seal and slurry seal before the end of July. Weeds have been sprayed,

7. **Public Comments II**: (6:51pm)

- John Nowoslawksi

8**. Closed Session**

At 6:52, Otto made a motion to move into closed session to discuss personnel, reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205, Derek seconded the motion. All Trustees in attendance voted to move into closed session. (vote 5-0) David Olson joined the meeting as we entered closed session.

8. Adjournment (7:39pm)

At 7:39pm, Caroline motioned to adjourn the meeting, Derek seconded the motion. All Trustees in attendance voted to adjourn the meeting. (vote 6-0)

Next meeting is Monday, August 24, 2026 at Mountain Life Church.

Online participants: John Nowoslawski, Scott Aldrich