



APPROVED MINUTES

SUMMIT COUNTY SERVICE AREA #3 BOARD OF TRUSTEES
MONTHLY PUBLIC HEARING & MONTHLY BOARD MEETING
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
[TUESDAY, AUGUST 24, 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
Justin Shea, Vice Chair (online)
Jon "Otto" Blum, Treasurer
Karri Taix
Caroline Gleich (online)
David Olson, Clerk
Scott Wikin

Staff & Contractors:

Jody Anagnos, Office Manager
Chris Bullock, Road & Water Manager
Nathan Bracken, Legal Counsel (online)

Guests: Gary Horton, Methods Consulting

2. **General Public Comment (5:39pm)**

- No public present for public comment

3. **Consent Agenda (5:39pm)**

David made a motion to approve the consent agenda as presented, Otto seconded the motion. (Vote 7-0)

4. **Administrative & Financial (5:40pm)**

- a. Resolution 2026-05 - Interlocal Agreement - Jody and Gary Horton, Road Engineer, explained the interlocal agreement and the benefits to the Service Area. The Service Area works with Summit County and we piggy back on their projects to get a better pricing for road work. The Service Area road maintenance budget is able to go a lot further with this agreement. Gary spoke about the chip and seal project on Mammoth that was done by the County. This was a planned project to do maintenance after two years to slurry and chip seal which gives the road a better wearing surface for the next 5-10 years.

David made the motion to approve Resolution 2026-05 as presented, Karri seconded the motion. (Vote 6-0), Justin did not audibly vote.

- b. **Staff Reorganization** - Derek presented. Staff is comfortable with the current staffing level. Jody is the full time Office Manager and Chris is a contractor. Derek has been appointed the Interim GM since March 2026. Derek and the Personnel Committee proposed a title change for Jody to Operations Manager and a pay increase to match additional responsibilities including all billing and overseeing the water infrastructure project. Deciding on how to proceed with a GM will be decided on at a later time, at this time Derek is okay with his continued role as Board Chair and Interim GM.
 - c. **Rate Study Discussion** - There are two rate study proposals to review. The cost would be \$40,000 - \$75,000 to get this third party study done. In May, the Board approved a study and that firm added an additional cost of \$22,000 to the cost of the study so staff did not proceed. One of the specific items that we wanted studied is a Transportation Utility Fee (TUF) and whether that would be a viable option for the Service Area to fund roads. Gary Horton from Methods Consulting was present. Gary spoke about past budgets and economy of scale, pooling money for larger projects. TUF fees are planned and formalized, we won't be able to be as flexible and use the economy of scale that we have been using with County and UDOT projects. It won't be as fluid planning for the roads. Municipalities have started implementing TUF fees. Legally, it is not clear if special districts can implement this fee or if it's just for municipalities. We are the only special district that we know of in the state that manages roads. It was decided to table the rate study for now. The Board will look at budgets and pro formas that Dave, the accountant, is preparing for the Board. Nathan would still like a third party objective, the fees have been decided on by staff in the past and need to know the methodology and defensibility of the fees.
5. **Public Hearing - Board Compensation Public Hearing (6:41pm)**
- a. Compensation for Interim GM - Jody presented. Compensation would be for the Board Chair only, Derek Price, who was appointed as Interim GM in March 2026. The Board voted to compensate Derek in June upon Vince's leave. Whenever you decide to compensate a Board member who had not been previously compensated, you have to have a Public Hearing. The GM role is already defined by the job description, the Board Chair has taken on duties of the GM. Right now there is not a sunset clause for the end of this interim position.
 - b. Public Comment for Board Compensation Public Hearing
 - There was no public present for comment.
 - c. Resolution 2026-07 - Board Compensation

Karri made the motion to approve Resolution 2026-07, the Board authorized Derek to sign the resolution in their presence even though the resolution pertains to him. Scott seconded the motion. (Vote 7-0)

Karri departed at 6:52pm.

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

- a. Update on Water Infrastructure Project - Chris presented. The Silver Bullet well is currently pumping 150 gallons/minute, they are trying for 200 gallons/minute. Chris is very happy about the amount of water that is pumping from the new well. They will be testing the water for arsenic. They can do the water testing sooner rather than later but they are waiting for us to hit the threshold before testing the water. The well depth is around 800', the pump is at 190'. Everything is looking very very good. The Greenfield has been recased and has been back online for a month or so. The Greenfield well will run until October, it has been used as a backup well and we blend the water with the District well because of the arsenic levels in the Greenfield well. For the water lines, piping is in the roads on Whileaway, half the pipe is already in place. Work is already happening on Greenfield Dr. for fireflow improvements, we are planning another water shut off this week to loop the new water lines which will improve the fireflow. Hydrants will be added as well. A new section of the waterline has been added along Greenfield Dr. There was 600' of water line that was on the maps that was not found in the ground. This was a change order for the project to add this new 600' of water line. Jody updated the Board on the status of the permit. The building permit is for the in-ground water tank. A building permit has been submitted, we are waiting for approval.
 - b. Water, road and trails update - Chris presented. Chris met with Gary to discuss future road and trails project. There will be some band aid work on Crescent Dr S and there are plans for a road improvement on Crescent Drive S after the construction project is complete. They are planning to cut trails and to spray weeds to improve the existing trail. The plan is to increase from a single track to hopefully a 6' path. We need the public to use the trails to help keep the weeds down.
7. **Public Comments II: (7:04pm)**
 - No public present to comment
 8. **Closed Session**

At 7:04pm, David 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, Scott seconded the motion. All Trustees in attendance voted to move into closed session. (vote 5-0) Justin did not verbally vote on the motion.
 8. **Adjournment (7:30pm)**

At 7:30pm, Derek motioned to adjourn the meeting, David seconded the motion. All Trustees in attendance voted to adjourn the meeting. (vote 5-0)

Next meeting is Tuesday, September 15, 2026 at the Mountain Life Church.

Online participants: There were no public participants online.