

# **Dammeron Valley Fire SSD**

## **Approved Minutes of Public Meeting Held August 9, 2016**

Meeting Place: Dammeron Valley Fire Station

1261 North Dammeron Valley Dr. E, Dammeron Valley, Utah 84783

ACB Members Present: Chairman Gary Jensen

Vice-Chairman AB Johnson

Treasurer Craig Meyocks

Clerk Mike Thomas

ACB Member at Large Mack Sorensen

Management Company represented by Amanda Lamb

Meeting called to order by Gary Jensen at approximately 7:00 PM

### **1. Acceptance of Agenda**

AB Johnson made a motion to amend the Agenda and add budget discussion under financials, "I make a motion to amend and approve the August 9, 2016 agenda as amended", Mack Sorensen seconded the motion, the motion passed unanimously.

### **2. Approval of Minutes**

AB Johnson made a motion to approve the previous meeting minutes, "I make a motion to approve the July 12, 2016 meeting minutes, Mike Thomas seconded the motion, the motion passed unanimously.

### **3. DVFSSD Monthly Bills/Financials**

*Mike Thomas, Clerk:* gave financial report.

Total Income and Expenses were reported as of the end of July 2016.

#### **Bank Balance:**

Checking Account: \$58,109.42

US Bank Account: \$4,300.54

Savings Account: \$6,569.04

Total Income to Date: \$0.00

Total Income Year to Date: \$106,782.75

Total Expenses to Date: \$14,656.24

Total Expenses Year to Date: \$57,327.45

**Invoices to be approved:**

Certified Fire Protection \$106.85, Certified Fire Protection \$801.38, Emergency Vehicle Systems \$1,200, Life Assist \$1,514.80, Utah Valley University \$5.00, and A-1 Service \$222.48.

Mike Thomas made a motion, "I make a motion to pay the monthly bills and invoices as reported", AB Johnson seconded the motion, the motion passed unanimously.

**Credit Cards:** Mack Sorensen stated he will go to the bank and get set up.

**2017 Budget:** The Board is getting close to reviewing the budget for next year. CAM will provide a proposed budget for the Board to review. Mike Thomas stated that this year he feels it would be good to have the Fire Chief and Captains review the budget and give items needed for 2017. Craig Meyocks stated that he has talked to the Chief and the Captains about meeting on the last Thursday of the month to review the proposed budget and also the general ledger to make sure all invoices were coded correctly. AB Johnson stated he has been on the Board since the 1<sup>st</sup> of January and has not been notified or invited to the Captains meeting. Craig Meyocks stated the reason Mike Thomas and himself have been attending the Captains meeting is due to the extensive work Mike Thomas has done on the grant writing. Only two (2) Board Members can attend the Captains Meetings. AB stated he would like to attend the next one.

**4. Grants:** Mike Thomas gave an update on the progress of Grants. Currently there is enough money in the bank account to reimburse for grant expenditures. The SSD will get reimbursed within the next month to six weeks. Expected grant money is around \$30,000.00 in firefighting equipment. A question was asked if a hearing would need to take place if the budget was increased by the grant money. Craig Meyocks stated that he will contact Ryan Roberts to confirm the process. December 15<sup>th</sup> the SSD will also receive the money from those who were

delinquent and fees collected by taxes filed. A \$5,000.00 grant was available in July but hasn't been posted yet, funds can be used on any items. Mike Thomas will look into see if it is too late to apply. There are two (2) communication grants available to be used for communication devices and the fire chief will have the amounts in a few weeks, Mike Thomas will finalize the paper work and apply.

## **NEW BUSINESS:**

### **5. Legal Discussion:**

Craig Meyocks stated that an individual from Utah State Special Service District Association contacted him regarding the land that was returned to Brook Pace and also that GRAMA requests are not being responded to. Craig Meyocks and Gary Jensen stated no GRAMA requests have been officially made to the Board of Directors or the Management office. An official GRAMA request must be sent to either the Board of Directors or the Management Office. Craig Meyocks stated that there is a concern of the process that took place of handing over the land back to Brook Pace; the land given back was the land where the mailboxes sit and also the burn pile. Looking back at previous meeting minutes on January 8, 2015, Brook Pace asked the Board to turn the burn pile and mailboxes land over to him to build a convenient store. A gentleman's agreement was made and no legal description was done, if the property was not used by the Community then it was to be turned back. On January 29, 2015 Dammeron Corp. made a presentation about the land and the convenient store being placed there, concerns were discussed about the mailboxes and tabled for further discussion. The Board met on February 3, 2015 to review a proposal from Dammeron Corp. to turn over the training site, burn pile, volley ball pit, and mailboxes. An agreement was made to have a survey of the property and the Board motioned to accept the proposal to return the property back to Dammeron Corp. for the convenient store and gas station. The Board agreed to seek legal counsel in regards to turning the property to the developer. Discussion was made that the survey was not correct and that the process was not done correctly; shouldn't have been transferred from the DVLA to the SSD. On February 19, 2015 there was a discussion on returning land to Stoddard Land Company and the proposal was to be looked at by the Attorney and move forward based upon his recommendations. March 3, 2015 continued discussion that the mailboxes were to stay at current location and the recycle bins were to stay, burn pile to be cleaned up. The SSD to pay half and Stoddard Land Company to pay the other. Discussion and concern for training site location and liabilities and still at that time no legal guidance was given from the attorney; the discussion was then tabled. May 5, 2015

Halley Myers asked if the land had been turned over to Dammeron Corp. and recorded with the County. Craig Meyocks reported that the land was turned over to Stoddard Land Company and a motion was never made or a hearing; a lot was done that was not correct. The actual deed for that area was recorded in 2001, the parcel did not have the mail boxes; the mail boxes were given from the DVLA. Ballots went out to all DVLA members to have the vote to turn over the fire department park and the 3.17 acres to the SSD, the only thing exempt was the community center. Mack Sorensen read the recorded deeds to the Board and audience. Craig Meyocks stated this needs to be corrected and may have to hold a public hearing; the owners need to be able to state their opinions and have a voice. Craig Meyocks made a motion, "I make a motion to seek legal counsel to review and correct the deed transfer and see what options can be given", Mack Sorensen seconded the motion, three (3) voted for and one (1) voted against. Motion passed. AB Johnson asked what will change by doing this. Mike Thomas stated that the land should be under the SSD and needs to be done right and recorded correctly. Mack Sorensen stated that the deed was recorded and belongs to Brook Pace. Craig Meyocks stated that he talked to the county and they advised the SSD to seek legal counsel. Mack Sorensen stated that the current Board at the time thought they did everything right. Gary Jensen opened the floor to the public. Rose Henroid stated that the area can only house so many mailboxes; the US Postal Service wants to add more mail boxes on the north side. Larry Garland stated that he went to several of the meetings and he remembers it was stated that the property was not surveyed correctly. He also stated that the land was miss deeded to the DVLA and the SSD. Craig Meyocks stated that no one is accusing any one of anything, it just might have not been done correctly and needs to be corrected. Rose Milne asked who made the complaints that it wasn't done correctly. The Board reported that there was one individual that they know the name of; which is Dave Arnez who brought this up to the Board and the other individuals with complaints haven't been identified.

## **6. Fire Chief Report:**

Chief Kevin Dye reported Brush Truck 2 had fluid leaking; truck was taken to St. George Transmission and two (2) days' worth of work with no charges to the SSD. The leaking gasket was fixed. There were eighteen (18) calls for the fire department and three (3) medical calls. Two (2) fire fighters have left and the department is looking for more volunteers; the volunteers will be on a 90-day probation period with not missing any training. Training takes place every Thursday. Last month the fire drill took place and the evacuation route was posted in the Valley to inform Owners of the evacuation route. Mack Sorensen asked Kevin Dye when the CPR training will be and if the individuals that participate will be certified. Kevin Dye

reported that the individuals who participate and pass the test will be certified. Gary Jensen thanked the Chief and the department for their services. Craig Meyocks made a motion, "I make a motion to send a thank you letter to St. George Transmission", Mike Thomas seconded the motion and all voted in favor.

### **7. Park:**

Craig Meyocks stated that the Park is not part of the Charter for the SSD. There are three options; one- to have the Commissioners have a public hearing to add to the SSD Charter, two- have a new special service district formed for Parks and Recreational, or three- have it given back to the DVLA. Mack Sorensen volunteered and talked to the County Commissioners on the process needed; a hearing for the public can take place by adding to the September agenda for the Commissioners meeting. Mack Sorensen made a motion, "I make a motion to contact the County Commissioner's office and have them add to their Agenda Parks and Recreation to be added to the SSD Charter", AB Johnson seconded the motion and all voted in favor.

### **8. Request for Closed Session**

No request at this time.

### **9. Chair Opens Discussion for Public Comments**

Rose Henriod asked if there is enough money to hire an Attorney to do the research. Mack Sorensen stated if the budget had to be raised in order to hire an Attorney a vote from the membership would be required. Owner stated that the title company should insure the title transfer and be held liable. Gary Jensen stated the title transfer was not done by a title company. Mike Thomas stated that the SSD has budgeted \$6,000.00 for any legal matters. Gary Jensen stated if a motion would be necessary to have an amount approved for an Attorney. Craig Meyocks stated they usually have a retainer. Larry Garland stated that talking to those individuals that have complained may help the situation of not being sued. Craig Meyocks stated there has been no threats of anyone suing any one, they would just like to make sure the process has been done correctly. Mike Thomas stated that the prior Board did the best that they could do with the resources given and that it is best to seek an Attorney for the options. Mack Sorensen stated that the SSD can wait for a laws suit but at that time it would cost more and would be best to correct before it gets to that. Gary Jensen thanked those for their input, the SSD is doing there best to make everything known, he stated the GRAMA requests must be a formal request. All GRAMA requests must state all the data the individual is requesting, the individual's names must be listed and the request needs to be

made to the management office, fire department or the Board. At this time no GRAMA requests have been made to the SSD. People are indicating that GRAMA requests are not being responded to; this is not true and not the case.

## **15. Adjournment**

Mack Sorensen made a motion, "I make a motion we adjourn", Mike Thomas seconded the motion, the motion passed unanimously.

**Meeting Adjourned**