

**MINUTES OF THE WASATCH COUNTY COUNCIL  
ACTING AS  
THE GOVERNING BOARD OF THE TWIN CREEKS  
SPECIAL SERVICE DISTRICT  
OCTOBER 6, 2016**

PRESENT: Board Chair Mike Kohler  
Board Member Mike Petersen  
Board Member Danny Goode  
Board Member Steve Farrell  
Board Member Kendall Crittenden  
Board Member Greg McPhie  
Board Member Kipp Bangerter

OTHERS PRESENT: On list attached to a supplemental file.

STAFF: Rick Tatton-doing minutes  
Kierstan Smith-Financial Officer  
Eliza McGala-Treasurer  
Theresa Baronek-Secretary  
Dana Kohler-Accounting Clerk  
Ron Phillips-General Manager

Board Chair Mike Kohler called the meeting to order and welcomed those present and called the first agenda item.

**APPROVAL OF THE MINUTES OF SEPTEMBER 1, 2016**

**Board Member Kipp Bangerter made a motion to approve the minutes of September 1, 2016 for the Governing Board of the Twin creeks Special Service District. Board Member Steve Farrell seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Kipp Bangerter  
AYE: Board Member Steve Farrell**

**NAY: None.  
ABSTAIN: Board Member Greg McPhie  
ABSTAIN: Board Member Mike Petersen  
ABSTAIN: Board Member Danny Goode**

## **WARRANT LIST APPROVAL**

**Board Member Kipp Bangerter made a motion to approve the warrant list for the Twin Creeks Special Service District in the amount of \$31,739.86. Board Member Greg McPhie seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Mike Petersen  
AYE: Board Member Danny Goode  
AYE: Board Member Steve Farrell  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Greg McPhie  
AYE: Board Member Kipp Bangerter**

**NAY: None.**

## **FEE ADJUSTMENT REQUEST - MARK LORD**

Ron Phillips, the General Manager, addressed the Governing Board of the Twin Creeks Special Service District and indicated that Mr. Mark Lords is not present. Ron also indicated that he explained to Mr. Lords that the base rate is what it costs per month to deliver any amount of water up to 12,000 gallons, and we cannot give credit for past months of usage under that amount of water. Also if we do as Mr. Lord requests we would set a precedent that any water user in the District could use to gain a credit. Also the General Manager has a policy to grant a fifty percent reduction when a customer has a water line break or some other circumstance beyond their control that causes an unusually high water bill. In my opinion the legitimate use of a large amount of water does not qualify for that type of reduction or any kind of credit so I am recommending denial of the fee reduction request.

**Board Member Kendall Crittenden made a motion that we deny the fee reduction request made by Mr. Lords on his water fees in Red Ledges. Board Member Greg McPhie seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Mike Petersen  
AYE: Board Member Danny Goode  
AYE: Board Member Steve Farrell  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Greg McPhie  
AYE: Board Member Kipp Bangerter**

**NAY: None.**

## **SEWER SERVICE REQUEST OUTSIDE THE DISTRICT**

Ron Phillips, the General Manager, addressed the Governing Board of the Twin Creeks Special Service District and indicated that the Giles have requested a sewer service outside of the Twin Creeks Special Service District. The Giles is on the west side of Mill Road but Heber City does not have sewer in the area that would service their property at least for now. They also have an annex petition before Heber City to annex into Heber City but the Giles need some indication from the Twin Creeks that we will serve it with sewer at least in the short term. Ron also indicated that the Giles have approximately four acres that would gravity feed and would have 8-10 hook ups. Ron also indicated that their property is on the corner of Center Creek Road and Mill Road. Ron also indicated that the Twin Creeks Advisory Committee had four things they recommended.

- (1) Felt like the property should be annexed into the District,
- (2) Sewer service is only temporary only until sewer service is available from Heber City.
- (3) There should only be one service hook-up per acre.
- (4) If the property is not annexed into the district the monthly fee would be double the normal fee.

Ron indicated that Staff's recommendation would be to approve the sewer service request with the conditions recommended by the Twin Creeks Advisory Committee.

**Board Member Danny Goode made a motion to approve the sewer request with the conditions recommended by the Twin Creeks Advisory Committee. Board Member Kipp Bangerter seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Mike Petersen  
AYE: Board Member Danny Goode  
AYE: Board Member Steve Farrell  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Greg McPhie  
AYE: Board Member Kipp Bangerter**

**NAY: None.**

## **CHRISTENSEN FARMS DEVELOPMENT AGREEMENT**

Ron Phillips, the General Manager, addressed the Governing Board of the Twin Creeks Special Service District and indicated that the proposed Development Agreement details the requirements of the Christensen Farms development in order for the Twin Creeks Special Service District to provide water and wastewater services to the development and the recommendation is for approval.

**Board Member Danny Goode made a motion to approve the Christensen Farms Development Agreement as presented. Board Member Greg McPhie seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Mike Petersen  
AYE: Board Member Danny Goode  
AYE: Board Member Steve Farrell  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Greg McPhie  
AYE: Board Member Kipp Bangerter**

**NAY: None.**

### **THE LIGHTS AT LAKE CREEK DEVELOPMENT AGREEMENT**

**Board Member Danny Goode made a motion to approve the Lights at Lake Creek Development Agreement. Board Member Kipp Bangerter seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Mike Petersen  
AYE: Board Member Danny Goode  
AYE: Board Member Steve Farrell  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Greg McPhie  
AYE: Board Member Kipp Bangerter**

**NAY: None.**

### **APPROVAL OF DEVELOPMENT AGREEMENTS**

Ron Phillips, the General manager, addressed the Governing Board of the Twin Creeks special Service District and indicated that since the Board meetings happen once a month, trying to get the development agreements done in a timely fashion so that the development projects can go before the Wasatch County Planning Commission as scheduled is proving to be difficult. So I believe the General Manager is authorized under this current policy to approve and sign the development agreements as needed. I would ask that the General Manager be approved to sign the development agreements in the future unless the Governing Board directs otherwise. Ron also indicated that under the powers and duties of the General Manager in the JSSD Administrative Policy and Procedures Manual Section 3.6.W gives the General Manager authority to do this.

The Governing Board of the Twin Creeks Special Service District had no objection to this taking

place.

### **OTHER BUSINESS**

Ron Phillips, the General Manager, indicated that he has no other business.

**Board Member Greg McPhie made a motion to adjourn. Board Member Kipp Bangerter seconded the motion and the motion carries with the following vote:**

**AYE: Board Chair Mike Kohler  
AYE: Board Member Mike Petersen  
AYE: Board Member Danny Goode  
AYE: Board Member Steve Farrell  
AYE: Board Member Kendall Crittenden  
AYE: Board Member Greg McPhie  
AYE: Board Member Kipp Bangerter**

**NAY: None.**

Meeting adjourned

---

Chair Mike Kohler