



Grand Water & Sewer Service Agency

3025 E. Spanish Trail Rd. ♦ PO Box 1046 ♦ Moab, UT 84532
435-259-8121 ♦ 435-259-8122 fax ♦ www.grandwater.org

AGENCY MANAGER
Dana Van Horn

OPERATING COMMITTEE
Dan Pyatt (President)
Gary Wilson (V. President)
Brian Backus
Mike Holyoak
Rex Tanner
Rick Thompson
Dale Weiss

FORMING BOARDS:

SVWSID
Gary Wilson (Ch)
Mike Holyoak (V. Ch)
Dale Weiss (Treas.)
Rick Thompson (Clerk)
Ken Helfenbein

GCWCD
Dan Pyatt (Ch)
Jerry McNeely (V. Ch)
Brian Backus
Preston Paxman
Rex Tanner

GCSWD
Gary Wilson (Ch)
Mike Holyoak (V. Ch)
Mike Duncan
Trisha Hedin
Rick Thompson

GWSSA OPERATING COMMITTEE MEETING
3025 E. SPANISH TRAIL ROAD, MOAB, UTAH
DECEMBER 2, 2021 – 7:00 P.M.
AGENDA

Grand Water & Sewer Service Agency

Call to order

1. Minutes board meeting of 11-4-2021
 2. Citizens to be heard
 3. Check approval
 4. Financial statement
 5. Discussion and approval of Memorandum of Understanding with Kane Springs, LLC for operations and maintenance of their proposed water and wastewater systems on Kane Springs Road
 6. 2021 amended and 2022 budget discussion
 7. Project updates
 8. Lake/snow report
 9. Committee report
 10. Items from staff
 11. Items from board members
 12. Closed session if necessary
- Adjournment

Those with special needs request wishing to attend this meeting are encouraged to contact the Agency three (3) days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. Requests, or any questions or comments can be communicated to: (435) 259-8121

GWSSA FULL BOARD AND DISTRICT MEETINGS
3025 E. SPANISH TRAIL ROAD, MOAB, UTAH
November 4, 2021- 7:00 p.m.

The meeting was called to order by President Dan Pyatt at 7:28 p.m. at the Agency Office, 3025 E. Spanish Trail Rd., Moab, Utah. Trustees present were Mike Duncan, Rex Tanner, Trisha Hedin, Jerry McNeely, Mike Holyoak, Dale Weiss, Ken Helfenbein, Preston Paxman. Those present established a quorum. Gary Wilson Brian Backus and Rick Thompson were absent.

Others present were: Dana Van Horn and Kristi Taylor.

Minutes of meeting 9-2-2021 Motion to approve the minutes of 10-7-2021 as presented by Mike Dale Weiss. Second by Trisha Hedin. MOTION CARRIED 9-0.

Citizens to be heard None.

Check approval Motion to approve the payment of bills in the amount of \$146,989.14 by Rex Tanner. Second by Dale Weiss. MOTION CARRIED 9-0.

Financial statement the September 2021 financial statement was presented.

Approval of 2022 tentative budget Motion to approve the 2022 tentative budget as presented by Trisha Hedin. Second by Dale Weiss. MOTION CARRIED 9-0.

Approval of public hearing for 2021 amended and 2022 budgets to be held Thursday, December 9, 2021 at 7:00 p.m. Trisha Hedin made a motion to approve the public hearing date on December 9, 2021 at 7:00 p.m. Second by Dale Weiss. MOTION CARRIED 9-0.

Resolution 2021-11-4 – Surplus Property Declaration Dale Weiss made a motion to approve Resolution 2021-11-4 – Surplus Property Declaration. Second by Rex Tanner. MOTION CARRIED 9-0.

Discussion and approval of Development Improvement Agreement with Kane Creek Preservation and Development, LLC this was not discussed at this meeting.

Project updates Silverspur is coming back to repair portions of the highway. Phase I and Phase II has a bit of funding left over, getting parts for those projects seems to be the issue.

Lake/Snow report the lake has 762.75 AF in storage, SWE is 0% of average and Precipitation is 207% of average. Soil moisture is at 60%. There is a little bit of snow on the mountain. Billing for irrigation will be done tomorrow.

Committee report None.

Items from staff Kenny has resigned. Dana had a phone meeting with Candice Hosenyager about Colorado River authority, nothing has happened yet, she has been invited to the meeting with Grand County. Candice has agreed to join meeting to hear about concerns regarding the river. The ARPA money that we had applied for was denied.

Items from board members none.

Closed session if necessary none.

President Pyatt declared the meeting adjourned. Hearing no objections; the meeting adjourned at 8:17 p.m.

ATTEST:

Dan Pyatt, Chairman

Dana Van Horn, Secretary/Treasurer

DRAFT

**CHECKS PRESENTED AT GW&SSA MEETING OF
December 2, 2021**

Summary Sheet

GW&SSA 11/4/21 through 12/2/21	140,170.01
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Check Total	<hr/> 140,170.01 <hr/>
SVWSID 11/4/21 through 12/2/21	16,336.00
<hr/>	
Check Total	<hr/> 16,336.00 <hr/>
Grand Total	<hr/> \$156,506.01 <hr/>

GWSSA
Check List Detail
November 5 through December 2, 2021

Num	Date	Name	Account	Paid Amount	Original Amount
	11/10/2021	QUICKBOOKS PAYROLL SERVICE	1111 · Checking - Zions Bank		-14,147.26
		QUICKBOOKS PAYROLL SERVICE	2110 · Direct Deposit Liabilities	-14,147.26	14,147.26
				-14,147.26	14,147.26
	11/24/2021	QUICKBOOKS PAYROLL SERVICE	1111 · Checking - Zions Bank		-14,075.39
		QUICKBOOKS PAYROLL SERVICE	2110 · Direct Deposit Liabilities	-14,075.39	14,075.39
				-14,075.39	14,075.39
527	11/17/2021	URS	1111 · Checking - Zions Bank		-3,758.40
	11/17/2021		4160 · Retirement	-3,758.40	3,758.40
				-3,758.40	3,758.40
528	12/02/2021	URS	1111 · Checking - Zions Bank		-3,724.04
	12/02/2021		4160 · Retirement	-3,724.04	3,724.04
				-3,724.04	3,724.04
941	11/16/2021	ZIONS BANK-FEDERAL WITHHOLDING	1111 · Checking - Zions Bank		-4,624.66
			2222 · Federal Withholding	-1,717.00	1,717.00
			2221 · FICA Payable	-1,178.27	1,178.27
			2221 · FICA Payable	-1,178.27	1,178.27
			2221 · FICA Payable	-275.56	275.56
			2221 · FICA Payable	-275.56	275.56
				-4,624.66	4,624.66
941	11/30/2021	ZIONS BANK-FEDERAL WITHHOLDING	1111 · Checking - Zions Bank		-4,543.28
			2222 · Federal Withholding	-1,673.00	1,673.00
			2221 · FICA Payable	-1,163.12	1,163.12
			2221 · FICA Payable	-1,163.12	1,163.12
			2221 · FICA Payable	-272.02	272.02
			2221 · FICA Payable	-272.02	272.02
				-4,543.28	4,543.28
DD2542	11/12/2021	Benjamin R Musselman	1111 · Checking - Zions Bank		0.00
			4108 · Ben Musselman	-3,100.80	
			2110 · Direct Deposit Liabilities	2,070.93	
					0.00
DD2543	11/12/2021	Colt L Jarrett	1111 · Checking - Zions Bank		0.00
			4214 · Colt Jarrett	-1,600.00	
			2110 · Direct Deposit Liabilities	1,048.34	
					0.00
DD2544	11/12/2021	Corbie R Shumway	1111 · Checking - Zions Bank		0.00
			4216 · Corbie Shumway	-2,080.00	
			4216 · Corbie Shumway	-351.00	
			2110 · Direct Deposit Liabilities	1,967.03	
					0.00
DD2545	11/12/2021	Dana M. Van Horn	1111 · Checking - Zions Bank		0.00
			4106 · Dana Van Horn	-3,558.58	
			2110 · Direct Deposit Liabilities	100.00	
			2110 · Direct Deposit Liabilities	2,433.57	
					0.00
DD2546	11/12/2021	Jason M Gerber	1111 · Checking - Zions Bank		0.00
			4122 · Jason Gerber	-2,165.50	
			4122 · Jason Gerber	-411.75	
			4122 · Jason Gerber	-274.50	
			2110 · Direct Deposit Liabilities	2,071.54	
					0.00

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				0.00
DD2547	11/12/2021 Kristi A Taylor	1111 - Checking - Zions Bank		0.00
		4213 · Kristi Taylor	-1,876.80	
		4213 · Kristi Taylor	-79.18	
		2110 · Direct Deposit Liabilities	1,482.81	
			0.00	
DD2548	11/12/2021 Maggie Hamilton	1111 - Checking - Zions Bank		0.00
		4138 · Maggie Hamilton	-1,876.00	
		2110 · Direct Deposit Liabilities	1,526.99	
			0.00	
DD2549	11/12/2021 Tyler D Shumway	1111 - Checking - Zions Bank		0.00
		4146 · Tyler D. Shumway	-1,917.60	
		4146 · Tyler D. Shumway	-35.96	
		2110 · Direct Deposit Liabilities	1,446.05	
			0.00	
DD2550	11/26/2021 Benjamin R Musselman	1111 - Checking - Zions Bank		0.00
		4108 · Ben Musselman	-3,100.80	
		2110 · Direct Deposit Liabilities	2,070.93	
			0.00	
DD2551	11/26/2021 Colt L Jarrett	1111 - Checking - Zions Bank		0.00
		4214 · Colt Jarrett	-1,580.00	
		4214 · Colt Jarrett	-210.00	
		4214 · Colt Jarrett	-40.00	
		2110 · Direct Deposit Liabilities	1,321.14	
			0.00	
DD2552	11/26/2021 Corbie R Shumway	1111 - Checking - Zions Bank		0.00
		4216 · Corbie Shumway	-2,080.00	
		4216 · Corbie Shumway	-26.00	
		2110 · Direct Deposit Liabilities	1,725.89	
			0.00	
DD2553	11/26/2021 Dana M. Van Horn	1111 - Checking - Zions Bank		0.00
		4106 · Dana Van Horn	-3,558.58	
		4160 · Retirement	300.00	
		2110 · Direct Deposit Liabilities	100.00	
		2110 · Direct Deposit Liabilities	2,433.69	
			0.00	
DD2554	11/26/2021 Jason M Gerber	1111 - Checking - Zions Bank		0.00
		4122 · Jason Gerber	-1,952.00	
		4122 · Jason Gerber	-488.00	
		2110 · Direct Deposit Liabilities	1,802.37	
			0.00	
DD2555	11/26/2021 Kristi A Taylor	1111 - Checking - Zions Bank		0.00
		4213 · Kristi Taylor	-1,689.12	
		4213 · Kristi Taylor	-17.60	
		4213 · Kristi Taylor	-187.68	
		2110 · Direct Deposit Liabilities	1,440.95	
			0.00	
DD2556	11/26/2021 Maggie Hamilton	1111 - Checking - Zions Bank		0.00
		4138 · Maggie Hamilton	-1,594.60	
		4138 · Maggie Hamilton	-93.80	
		4138 · Maggie Hamilton	-187.60	

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		2110 · Direct Deposit Liabilities	1,526.97	<u>0.00</u>
DD2557	11/26/2021 Tyler D Shumway	1111 · Checking - Zions Bank		0.00
		4146 · Tyler D. Shumway	-1,917.60	
		4146 · Tyler D. Shumway	-359.60	
		2110 · Direct Deposit Liabilities	1,653.45	<u>0.00</u>
11933	12/01/2021 U.S. POSTMASTER	1111 · Checking - Zions Bank		-611.09
	12/01/2021	7105 · Billing Expenses	-553.09	553.09
		7105 · Billing Expenses	-58.00	58.00
			<u>-611.09</u>	<u>611.09</u>
11966	11/10/2021 A&E ELECTRIC	1111 · Checking - Zions Bank		-822.16
INV 20765	10/25/2021	7115 · O&M Water	-822.16	822.16
			<u>-822.16</u>	<u>822.16</u>
11967	11/10/2021 COLORADO DOCUMENT SECURITY	1111 · Checking - Zions Bank		-68.00
INV 274344	11/05/2021	7114 · O&M Office	-68.00	68.00
			<u>-68.00</u>	<u>68.00</u>
11968	11/10/2021 EMERY TELECOM	1111 · Checking - Zions Bank		-264.70
	11/01/2021	7114 · O&M Office	-264.70	264.70
			<u>-264.70</u>	<u>264.70</u>
11969	11/10/2021 LARSON & COMPANY	1111 · Checking - Zions Bank		-267.00
INV 22458097	10/31/2021	7108 · Professional Services	-267.00	267.00
			<u>-267.00</u>	<u>267.00</u>
11970	11/10/2021 MOAB HEAT N COOL	1111 · Checking - Zions Bank		-1,974.93
V22183	10/26/2021	7115 · O&M Water	-1,974.93	1,974.93
			<u>-1,974.93</u>	<u>1,974.93</u>
11971	11/10/2021 PACKARD WHOLESAL	1111 · Checking - Zions Bank		-126.47
INV 176375	11/01/2021	7111 · Shop & Safety Expenses	-126.47	126.47
			<u>-126.47</u>	<u>126.47</u>
11972	11/10/2021 PEHP	1111 · Checking - Zions Bank		-303.66
	11/10/2021	4155 · Group Insurance	-303.66	303.66
			<u>-303.66</u>	<u>303.66</u>
11973	11/10/2021 SOLID WASTE SSD1	1111 · Checking - Zions Bank		-76.00
	11/10/2021	7122 · O&M Buildings & Grounds	-76.00	76.00
			<u>-76.00</u>	<u>76.00</u>
11974	11/10/2021 TIBBETTS, TERI ANN	1111 · Checking - Zions Bank		-350.00
	11/10/2021	7122 · O&M Buildings & Grounds	-350.00	350.00
			<u>-350.00</u>	<u>350.00</u>
11975	11/10/2021 WASH-IT EXPRESS	1111 · Checking - Zions Bank		-16.73
	10/31/2021	7121 · O&M Vehicle	-16.73	16.73
			<u>-16.73</u>	<u>16.73</u>
11977	11/22/2021 A&E ELECTRIC	1111 · Checking - Zions Bank		-333.36
INV 20783	11/04/2021	7115 · O&M Water	-333.36	333.36
			<u>-333.36</u>	<u>333.36</u>
11978	11/22/2021 BROWNS HILL ENGINEERING & CONTROL	1111 · Checking - Zions Bank		-132.00
INV 22198	11/19/2021	7108 · Professional Services	-132.00	132.00
			<u>-132.00</u>	<u>132.00</u>

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11979	11/22/2021	CHEMTECH-FORD, INC.	1111 - Checking - Zions Bank		-80.00
INV 21K0934	11/18/2021		7115 - O&M Water	-80.00	80.00
				<u>-80.00</u>	<u>80.00</u>
11980	11/22/2021	DEPARTMENT OF PUBLIC SAFETY	1111 - Checking - Zions Bank		-25.00
	11/22/2021		7111 - Shop & Safety Expenses	-25.00	25.00
				<u>-25.00</u>	<u>25.00</u>
11981	11/22/2021	FARM & CITY	1111 - Checking - Zions Bank		-67.99
INV 132880	11/19/2021		7122 - O&M Buildings & Grounds	-67.99	67.99
				<u>-67.99</u>	<u>67.99</u>
11982	11/22/2021	FUEL NETWORK	1111 - Checking - Zions Bank		-537.96
	11/03/2021		7121 - O&M Vehicle	-537.96	537.96
				<u>-537.96</u>	<u>537.96</u>
11983	11/22/2021	NELSON'S HEATING & REFRIGERATION	1111 - Checking - Zions Bank		-157.46
INV 32508	11/10/2021		7122 - O&M Buildings & Grounds	-157.46	157.46
				<u>-157.46</u>	<u>157.46</u>
11984	11/22/2021	ROCKY MOUNTAIN POWER	1111 - Checking - Zions Bank		-1,601.22
41665999-002 0	11/03/2021		7112 - Pump Costs - Culinary	-1,601.22	1,601.22
				<u>-1,601.22</u>	<u>1,601.22</u>
11985	11/22/2021	SUNRISE ENGINEERING	1111 - Checking - Zions Bank		-704.00
INV 0121549	11/09/2021		7107 - Will Serve Expense	-160.00	160.00
			7107 - Will Serve Expense	-544.00	544.00
				<u>-704.00</u>	<u>704.00</u>
11986	11/30/2021	WORKMAN NYDEGGER	1111 - Checking - Zions Bank		-592.60
INV 1204671	11/24/2021		7108 - Professional Services	-592.60	756.00
				<u>-592.60</u>	<u>756.00</u>
11987	12/01/2021	BROWNS HILL ENGINEERING & CONTROLS	1111 - Checking - Zions Bank		-2,456.01
INV GW-2021-12	12/01/2021		7101 - Software, Subs. & Memberships	-2,456.01	2,456.01
				<u>-2,456.01</u>	<u>2,456.01</u>
11988	12/01/2021	CITY OF MOAB	1111 - Checking - Zions Bank		-34,624.02
	12/01/2021		7123 - Sewage Treatment	-34,624.02	34,624.02
				<u>-34,624.02</u>	<u>34,624.02</u>
11989	12/01/2021	DESERT WEST OFFICE SUPPLY	1111 - Checking - Zions Bank		-108.58
INV 241898	11/01/2021		7114 - O&M Office	-46.99	46.99
INV 242185	11/09/2021		7114 - O&M Office	-3.69	3.69
INV 242374	11/16/2021		7115 - O&M Water	-16.00	16.00
INV 242453	11/18/2021		7114 - O&M Office	-41.90	41.90
				<u>-108.58</u>	<u>108.58</u>
11990	12/01/2021	DOMINION ENERGY	1111 - Checking - Zions Bank		-147.06
	11/22/2021		7114 - O&M Office	-147.06	147.06
				<u>-147.06</u>	<u>147.06</u>
11991	12/01/2021	GRAND COUNTY CLERK	1111 - Checking - Zions Bank		-37,895.75
INV 1870	11/03/2021		4155 - Group Insurance	-4,811.49	4,811.49
INV 1871	11/03/2021		4155 - Group Insurance	-16,542.13	16,542.13
INV 1872	11/03/2021		4155 - Group Insurance	-16,542.13	16,542.13
				<u>-37,895.75</u>	<u>37,895.75</u>
11992	12/01/2021	GRAND JUNCTION PIPE & SUPPLY	1111 - Checking - Zions Bank		-319.93
INV 1284034	11/17/2021		7115 - O&M Water	-319.93	319.93
				<u>-319.93</u>	<u>319.93</u>

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November 5 through December 2, 2021

			-319.93	319.93
11993	12/01/2021	LEGRAND JOHNSON CONSTRUCT	1111 - Checking - Zions Bank	-6,575.35
INV 2600523-1	11/24/2021		7115 - O&M Water	6,575.35
			-6,575.35	6,575.35
			-6,575.35	6,575.35
11994	12/01/2021	ROCKY MOUNTAIN POWER	1111 - Checking - Zions Bank	-46.54
58978956-007 7	11/18/2021		7113 - Pump Costs - Irrigation	6.25
58978956-006 9	11/18/2021		7113 - Pump Costs - Irrigation	6.25
58978956-001 0	11/18/2021		7113 - Pump Costs - Irrigation	6.25
58978956-004 4	11/18/2021		7113 - Pump Costs - Irrigation	21.62
58978956-003 6	11/22/2021		7113 - Pump Costs - Irrigation	6.17
			-6.17	6.17
			-46.54	46.54
11995	12/01/2021	SOLID WASTE SSD1	1111 - Checking - Zions Bank	-47.00
INV 122689	10/14/2021		7115 - O&M Water	47.00
			-47.00	47.00
			-47.00	47.00
11996	12/01/2021	STANDARD PLUMBING	1111 - Checking - Zions Bank	-2.58
INV NLQV75	11/10/2021		7114 - O&M Office	2.58
			-2.58	2.58
			-2.58	2.58
11997	12/01/2021	TAYLOR, KRISTI	1111 - Checking - Zions Bank	-116.48
	11/30/2021		7104 - Travel and Training	116.48
			-116.48	116.48
			-116.48	116.48
11998	12/01/2021	TURNER LUMBER ACE HARDWARD	1111 - Checking - Zions Bank	-33.17
INV 2111-257674	11/23/2021		7111 - Shop & Safety Expenses	33.17
			-33.17	33.17
			-33.17	33.17
11999	12/01/2021	VERIZON WIRELESS	1111 - Checking - Zions Bank	-274.26
	11/20/2021		7114 - O&M Office	274.26
			-274.26	274.26
			-274.26	274.26
12000	12/01/2021	WALKER DRUG	1111 - Checking - Zions Bank	-5.77
INV 168984	11/22/2021		7115 - O&M Water	5.77
			-5.77	5.77
			-5.77	5.77
12001	12/01/2021	WALKER TRUE VALUE HARDWARE	1111 - Checking - Zions Bank	-34.97
INV 901449	11/23/2021		7111 - Shop & Safety Expenses	34.97
			-34.97	34.97
			-34.97	34.97
12002	12/02/2021	MOUNTAINLAND SUPPLY COMPANY	1111 - Checking - Zions Bank	-3,170.38
S104379927.001	11/01/2021		7115 - O&M Water	47.46
S104379927.002	11/03/2021		7115 - O&M Water	23.73
S104311589.002	11/10/2021		7115 - O&M Water	141.79
S104399597.001	11/12/2021		7115 - O&M Water	574.29
S104388411.001	11/19/2021		7115 - O&M Water	2,383.11
			-2,383.11	2,383.11
			-3,170.38	3,170.38
TOTAL				140,170.01

SVW & SID Check Detail

November 5 through December 2, 2021

Num	Date	Name	Item	Account	Paid Amount	Original Amount
ACH	11/15/2021	RURAL DEVELOPMT	1111 - Checking			-5,421.00
			2494 - Note Pay - RD Wtr Bond Phase II		-3,032.35	3,032.35
			4450 - Interest Expense - Bonds		-2,388.65	2,388.65
					-5,421.00	5,421.00
ACH	11/27/2021	RURAL DEVELOPMT	1111 - Checking			-9,099.00
			2496 - Notes Pay-RD Water Bond 2018		-3,394.19	3,394.19
			4450 - Interest Expense - Bonds		-5,704.81	5,704.81
					-9,099.00	9,099.00
5528	12/01/2021 12/01/2021	RURAL DEVELOPMT	1111 - Checking			-1,816.00
			2495 - Notes Pay-RD Water Bond		-601.69	601.69
			4450 - Interest Expense - Bonds		-1,214.31	1,214.31
					-1,816.00	1,816.00
TOTAL						16,336.00

	12/2/21				
Grand Water & Sewer Service Agency					
Monthly Financial Statement					
October 2021 - 83% Of Year Elapsed					
		Amended/ Approved 6/3/2021		YEAR TO DATE	
		2021 Budget	October Operating Revenue "BILLED"	PERCENT	Current YTD Operating Revenue "BILLED"
REVENUE - Operating					
1	Water Fees - Irrigation	\$143,300.00	\$0.00	2%	\$3,392.61
2	Water Fees - RSI	\$5,500.00	\$618.10	89%	\$4,881.49
3	Irrigation Pumping Reimburse Fees	\$5,000.00	\$0.00	38%	\$1,899.79
4	Water Fees-Culinary	\$1,400,000.00	\$109,568.24	87%	\$1,213,238.79
5	Sewer Fees	\$975,000.00	\$87,057.56	87%	\$849,157.39
6	SJSVSSD Sewer Monthly O&M	\$0.00	\$0.00	100%	\$0.00
7	W&S Fees & Penalties	\$18,000.00	\$1,912.59	106%	\$19,151.28
8	Other Fees	\$4,000.00	\$165.00	26%	\$1,056.12
9	Will Serve Fees	\$4,000.00	\$1,160.00	122%	\$4,870.00
10	Irrigation Fees & Penalties	\$300.00	\$0.00	101%	\$304.05
11	Irrigation Meter Fees	\$4,100.00	\$0.00	0%	\$0.00
12	Water Connections	\$16,000.00	\$615.98	198%	\$31,649.77
13	Sewer Connections	\$1,000.00	\$0.00	30%	\$300.00
14	Irrigation Connections	\$6,200.00	\$0.00	107%	\$6,606.60
TOTAL OPERATING REVENUE		\$2,582,400.00	\$201,097.47	83%	\$2,136,507.89
YEAR TO DATE					
			OCTOBER NON- OPERATING REVENUE	PERCENT	CURRENT YTD NON- OPERATING REVENUE
REVENUE - Non-Operating					
15	Impact Fees - RSI	\$36,000.00	\$0.00	71%	\$25,452.00
16	Impact Fees - Water	\$425,000.00	\$0.00	37%	\$156,868.80
17	Impact Fees - Sewer	\$244,000.00	\$0.00	37%	\$89,471.32
18	Impact Fees - Sewer SJSVSSD	\$35,100.00	\$1,755.00	74%	\$26,079.30
19	Impact Fees - Moab City	\$163,000.00	\$1,361.00	42%	\$68,393.20
20	Lease Income - Others/Misc.	\$4,800.00	\$450.00	741%	\$35,565.12
21	Interest Income	\$30,000.00	\$1,067.40	38%	\$11,351.60
22	Impact Fee Reserve Transfer - SVWSID	\$700,073.28	\$0.00	100%	\$700,073.28
23	Revenue Transfer From GCWCD	\$350,000.00	\$0.00	100%	\$350,000.00
24	Revenue Transfer From SVWSID	\$0.00	\$0.00	0%	\$0.00
25	Retained earnings - Irrigation Meter (1157)	\$0.00	\$0.00	0%	\$0.00
26	Retained earnings - O&M Irrigation Reserve (1153)	\$0.00	\$0.00	0%	\$0.00
27	Retained earnings - Capital Improvements, other (1163)	\$0.00	\$0.00	0%	\$0.00
28	Retained earnings - Contingency R&R Fund (1165)	\$0.00	\$0.00	0%	\$0.00
29	Retained earnings - Fleet (1166)	\$0.00	\$0.00	0%	\$0.00
30	Transfer from GCSSWD	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUE RECEIVED - (Operating & Non- Operating)		\$4,570,373.28	\$205,730.87	79%	\$3,599,762.51
YEAR TO DATE					
			OCTOBER EXPENSES	PERCENT	CURRENT YTD EXPENSES
EXPENSES - Operating					
31	Salaries	\$565,000.00	\$41,986.91	80%	\$453,427.44
32	Employees Benefits	\$325,000.00	\$5,863.36	82%	\$266,761.00
33	Software, Subscriptions & Memberships	\$50,000.00	\$2,520.97	86%	\$43,141.26

34	Education/Donations	\$1,500.00	\$0.00	0%	\$0.00
35	Public Notices	\$1,800.00	\$0.00	33%	\$588.63
36	Travel & Training	\$8,000.00	\$732.80	46%	\$3,660.95
37	Billing Expense	\$30,000.00	\$2,917.79	91%	\$27,429.97
38	Rents/Leases	\$18,500.00	\$0.00	87%	\$16,085.00
39	Will Serve Expense	\$4,000.00	\$460.00	160%	\$6,403.00
40	Professional Services	\$42,000.00	\$5,103.60	95%	\$40,032.02
41	Insurance & Bonds	\$41,000.00	\$0.00	90%	\$37,084.14
	EXPENSES - Operating (con't.)				
42	Election Costs - SVWSID	\$0.00	\$0.00	0%	\$0.00
43	Shop & Safety Expense	\$17,000.00	\$813.44	71%	\$12,068.90
44	Pump Cost Culinary	\$90,000.00	\$6,957.28	96%	\$86,833.86
45	Pump Cost Irrigation	\$10,000.00	\$1,263.30	335%	\$33,509.45
46	O&M Office	\$30,000.00	\$1,591.20	69%	\$20,605.27
47	O&M Water	\$95,000.00	\$19,427.94	122%	\$115,495.06
48	O&M Sewer	\$12,000.00	\$0.00	26%	\$3,167.69
49	O&M Reservoir and Grounds	\$1,000.00	\$0.00	132%	\$1,317.86
50	O&M Irrigation	\$15,000.00	\$0.00	6%	\$973.20
51	O&M Wells -Culinary	\$5,000.00	\$0.00	77%	\$3,828.08
52	O&M Wells - Irrigation	\$5,000.00	\$0.00	29%	\$1,474.44
53	O&M Vehicle	\$30,000.00	\$7,733.33	118%	\$35,328.98
54	O&M Buildings & Grounds	\$3,500.00	\$676.00	95%	\$3,315.27
55	Sewage Treatment	\$425,000.00	\$34,624.02	87%	\$371,759.50
56	Irrigation Water Assessments	\$16,000.00	\$7,391.00	46%	\$7,391.00
57	Water Rights Expense	\$50,500.00	\$250.00	79%	\$39,757.25
	EXPENSES Non-Operating				
58	Reserve - Contingency Water (1161)	\$0.00	\$0.00	0%	\$0.00
59	Reserve - Contingency Sewer (1162)	\$0.00	\$0.00	0%	\$0.00
60	Reserve - Contingency Irrigation (1156)	\$3,000.00	\$0.00	0%	\$0.00
61	Capital Improvements - Building Fund (1165)	\$0.00	\$0.00	0%	\$0.00
62	Fleet Replacement Fund (1166)	\$30,000.00	\$0.00	0%	\$0.00
63	Irrigation Meter Replacement Fund (1157)	\$4,100.00	\$0.00	0%	\$0.00
64	Water Line Connections	\$16,000.00	\$615.98	198%	\$31,649.77
65	Sewer Line Connections	\$1,000.00	\$0.00	30%	\$300.00
66	Irrigation Connections	\$6,200.00	\$0.00	107%	\$6,606.60
67	Irrigation Project	\$300,000.00	\$800.00	86%	\$259,478.60
68	Impact Fee Reserve - Water (SVW&SID)	\$425,000.00	\$0.00	0%	\$0.00
69	Impact Fee Reserve - Sewer (SVW&SID)	\$244,000.00	\$0.00	0%	\$0.00
70	Impact Fee Reserve - SJ (SVW&SID)	\$35,100.00	\$0.00	0%	\$0.00
71	Impact Fee Reserve - RSI (GCWCD)	\$36,000.00	\$0.00	0%	\$0.00
72	Impact Fee Transfer - Moab City	\$163,000.00	\$1,361.00	42%	\$68,393.20
73	Capital Improvements (1164)	\$131,000.00	\$0.00	35%	\$46,069.06
74	Transfer to SVWSID 2020 Sewer Project	\$0.00	\$0.00	0%	\$0.00
75	Transfer to SVWSID 2018 Water Project	\$0.00	\$0.00	0%	\$0.00
76	Transfer to SVWSID Water Project Phase II	\$0.00	\$0.00	0%	\$0.00
77	Impact Fee Refunds	\$0.00	\$0.00	100%	\$22,827.20
78	Revenue Transfer to SVWSID	\$150,000.00	\$0.00	100%	\$150,000.00
79	" - Impact Fees For Loan Participation	\$700,073.28	\$0.00	100%	\$700,073.28
80	" - City Sewer Bond Payment	\$102,207.00	\$0.00	100%	\$102,207.00
81	Revenue Transfer to GCWCD	\$18,250.00	\$18,250.00	100%	\$18,250.00
82	Revenue Transfer to SVWSID - asset reserve	\$106,050.00	\$0.00	0%	\$0.00
83	Miscellaneous Expenses	\$500.00	\$0.00	3502%	\$17,509.62
	TOTAL EXPENSES	\$4,363,280.28	\$161,339.92	70%	\$3,054,803.55
	Subtotal (Revenues-Expenses)	207,093.00	44,390.95		
	Depreciation	73,902.00	6,158.46	83%	
	Operating Margin	3.05%			

Grand Water & Sewer Service Agency										
Monthly Financial Statement - YTD										
Outstanding Accounts Receivable										
October 2021 - 83% Of Year Elapsed										
		Amended/ Approved 6/3/2021	YEAR TO DATE				YEAR TO DATE			
Operating Revenue Billed Vs. Operating Revenue Received		2021 Budget	October Operating Revenue "BILLED"	PERCENT	Current YTD Operating Revenue "BILLED" TOTAL	October Operating Revenue "RECEIVED"	PERCENT	Current YTD Operating Revenue "RECEIVED" TOTAL	YTD OUTSTANDING ACCTS RECEIVABLE	
REVENUE - Operating										
1	Water Fees - Irrigation	\$143,300.00	\$0.00	2%	\$3,392.61	\$840.37	10%	\$13,925.41	\$10,532.80	
2	Water Fees - RSI	\$5,500.00	\$618.10	89%	\$4,881.49	\$616.18	94%	\$5,183.00	\$301.51	
3	Irrigation Pumping Reimburse Fees	\$5,000.00	\$0.00	38%	\$1,899.79	\$15.49	39%	\$1,953.69	\$53.90	
4	Water Fees-Culinary	\$1,400,000.00	\$109,568.24	87%	\$1,213,238.79	\$142,751.33	85%	\$1,194,481.01	-\$18,757.78	
5	Sewer Fees	\$975,000.00	\$87,057.56	87%	\$849,157.39	\$83,200.57	85%	\$829,046.41	-\$20,110.98	
6	SJSVSSD Sewer Monthly O&M	\$0.00	\$0.00	100%	\$0.00	\$0.00	100%	\$12,843.09	\$12,843.09	
7	W&S Fees & Penalties	\$18,000.00	\$1,912.59	106%	\$19,151.28	\$1,414.26	94%	\$16,920.28	-\$2,231.00	
8	Other Fees	\$4,000.00	\$165.00	26%	\$1,056.12	\$88.39	23%	\$912.02	-\$144.10	
9	Will Serve Fees	\$4,000.00	\$1,160.00	122%	\$4,870.00	\$1,620.00	260%	\$10,415.20	\$5,545.20	
10	Irrigation Fees & Penalties	\$300.00	\$0.00	101%	\$304.05	\$0.00	77%	\$230.55	-\$73.50	
11	Irrigation Meter Fees	\$4,100.00	\$0.00	0%	\$0.00	\$39.54	10%	\$396.33	\$396.33	
12	Water Connections	\$16,000.00	\$615.98	198%	\$31,649.77	\$978.98	211%	\$33,807.45	\$2,157.68	
13	Sewer Connections	\$1,000.00	\$0.00	30%	\$300.00	\$0.00	43%	\$427.73	\$127.73	
14	Irrigation Connections	\$6,200.00	\$0.00	107%	\$6,606.60	\$0.00	107%	\$6,661.75	\$55.15	
TOTAL OPERATING REVENUE		\$2,582,400.00	\$201,097.47	83%	\$2,136,507.89	\$231,565.11	82%	\$2,127,203.92	-\$9,303.97	

GWSSA
Balance Sheet
As of December 2, 2021

	Dec 2, 21
ASSETS	
Current Assets	
Checking/Savings	
1110 · Banking	
1111 · Checking - Zions Bank	265,640.05
1112 · Checking - Wells Fargo	62,904.40
Total 1110 · Banking	328,544.45
1114 · Cash on Hand - Drawer	218.80
1115 · Petty Cash	100.00
1150 · PTIF Accounts	
1151 · Cash at PTIF	1,037,937.86
1152 · GCSSWD Reserve	
1153 · O&M Reservoir Reserve-Restrict	207,094.08
Total 1152 · GCSSWD Reserve	207,094.08
1154 · GCWCD Reserve	
1155 · GCWCD - Capital Improvements	50,587.43
1156 · GCWCD - Contingency	15,262.43
1157 · Irrigation Meter Replace-Rest.	6,600.00
Total 1154 · GCWCD Reserve	72,449.86
1158 · SVWSID Reserve	
1159 · Capital Improvements - Water	206,383.00
1160 · Capital Improvements - Sewer	38,663.57
1161 · Contingency - Water	130,000.00
1162 · Contingency - Sewer	200,000.00
Total 1158 · SVWSID Reserve	575,046.57
1163 · Capital Improvements	
1164 · Capital Improvemts Reserve	170,175.00
1165 · Building Repair & Replace Fund	40,000.00
1166 · Vehicle Fleet Fund	109,538.00
1163 · Capital Improvements - Other	67,082.00
Total 1163 · Capital Improvements	386,795.00
1167 · Impact Fees-Available for Bonds	
1168 · I.F. - WATER	351,796.95
1169 · I.F. - SEWER	296,782.50
Total 1167 · Impact Fees-Available for Bonds	648,579.45
1150 · PTIF Accounts - Other	112,327.17
Total 1150 · PTIF Accounts	3,040,229.99
1170 · Impact Fees	
1171 · Water	230,222.26
1173 · Sewer	131,319.86
1176 · SJSVSSD SEWER	25,249.04
1177 · RSI	52,764.55
Total 1170 · Impact Fees	439,555.71
1190 · Impact Fees - Holding	
1191 · I.F. - Water	309,636.47
1195 · I.F. - Sewer	170,505.76
1196 · I.F. - SJSVSSD SEWER	74,390.03
1190 · Impact Fees - Holding - Other	2,362.88
Total 1190 · Impact Fees - Holding	556,895.14
Total Checking/Savings	4,365,544.09

GWSSA
Balance Sheet
As of December 2, 2021

	Dec 2, 21
Accounts Receivable	
1200 · Customer Receivables	282,153.91
Total Accounts Receivable	282,153.91
Other Current Assets	
1270 · Inventory - Water Materials	112,342.06
1275 · Inventory - Sewer Materials	9,855.04
1280 · Water Rights	284,440.00
1301 · Allowance for Doubtful Accts	-75,760.15
1360 · Prepaid Rents & Fees	4,736.81
Total Other Current Assets	335,613.76
Total Current Assets	4,983,311.76
Fixed Assets	
1600 · Fixed & Other Assets	3,120,990.71
1610 · Fixed Assets - Office Equipment	98,183.50
1620 · Buildings & Building Improvements	352,381.77
1630 · Land & Easements	148,126.97
1640 · Vehicle & Equipment	645,658.34
1800 · Accumulated Depreciation	-1,210,680.36
Total Fixed Assets	3,154,660.93
Other Assets	
1910 · Deferred Outflows of Resources	114,461.00
Total Other Assets	114,461.00
TOTAL ASSETS	8,252,433.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	-282.04
Total Accounts Payable	-282.04
Other Current Liabilities	
2110 · Direct Deposit Liabilities	0.01
2120 · Salaries Payable	23,011.88
2150 · Compensated Absences	17,667.99
2221 · FICA Payable	2,061.47
2222 · Federal Withholding	2,547.14
2223 · Utah State Withholding	6,094.29
2240 · Cafeteria Plan Ins	38,012.45
2241 · Other Payable	165.12
2245 · Moab Fitness Center Employee Ac	556.68
2246 · Allstate - Vol Insur Benefits	1,045.32
Total Other Current Liabilities	91,162.35
Total Current Liabilities	90,880.31
Long Term Liabilities	
2610 · Net Pension Liability	107,325.00
2620 · Deferred Inflows of Resources	59,179.00
Total Long Term Liabilities	166,504.00
Total Liabilities	257,384.31

GWSSA
Balance Sheet
As of December 2, 2021

	<u>Dec 2, 21</u>
Equity	
2720 · Contrib fro Other Local Govt	544,564.33
2831 · Ret Earnings - Swr Conn Rev	225,724.91
2841 · Ret Earnings - Wtr Conn Rev	179,211.13
2851 · Ret Earnings - Irri Conn Rev	18,000.00
2891 · Retained Earnings	7,020,961.61
Net Income	6,587.40
Total Equity	<u>7,995,049.38</u>
TOTAL LIABILITIES & EQUITY	<u><u>8,252,433.69</u></u>

WATER & WASTEWATER TREATMENT FACILITIES OPERATING AGREEMENT

THIS OPERATING AGREEMENT (“**Agreement**”) is made _____, 2021 (“**Effective Date**”), by and between Grand Water & Sewer Services Agency, a _____ (“**GWSSA**”), and Kane Creek Preservation and Development, LLC, a Delaware limited liability company, and its affiliates whose address is 10466 N Iverson Ln Highland, UT 84003 (“**Developer**”). GWSSA and Developer are individually referred to as a “**Party**” and jointly as the “**Parties**”.

RECITALS

- A. Developer is the owner of certain real property situated in Grand County, Utah, more particularly described in the attached **Exhibit A** (“**Property**”).
- B. Developer desires to develop and own an onsite wastewater treatment plant and a culinary & irrigation water distribution plant (the “**Improvements**”) as part of its development of the Property.
- C. GWSSA agrees to operate those Improvements in conjunction with a third-party Level 3/4 certified operator providing additional technical support and oversight under a long-term contract with the Developer.

NOW, THEREFORE, in consideration of the terms and conditions stated in this Agreement and for other valuable consideration, the adequacy of which is acknowledged by the Parties, it is agreed as follows:

DEVELOPER’S OBLIGATION

- 1. **Improvements:** Developer will design, construct, and install, at its own expense, the Improvements.
- 2. **Ownership of the Improvements:** Developer, or its affiliates, shall own the Improvements once completed.
- 3. **Standards:** Developer will construct the Improvements according to the approved Plans, general industry standards, this Agreement, and applicable County regulations (“**Standards**”).
- 4. **Compliance with Law:** Developer will comply with all relevant federal, state and local laws and regulations in effect at the time of this Agreement when fulfilling its obligations under this Agreement.

GWSSA’S OBLIGATION

- 5. **Operation of the Improvements:** GWSSA intends to operate the Improvements under a separate long-term contract with the Developer or its affiliates. Developer shall be responsible for any operating expense shortfalls.

6. **Level 3 or Level 4 Certified Operator Requirement:** Developer will retain an approved 3rd party Level 3/4 certified operator at its expense to provide additional technical support and facility oversight as required, under a separate long-term contract. GWSSA shall provide management of and coordination with this Operator.

OTHER PROVISIONS

7. **Indemnification:** Developer expressly agrees to indemnify and hold GWSSA, its employees, agents, and assigns harmless from and against all claims, costs, and liability of every kind and nature except those caused by or arising out of any willful act, omission, or negligence on the part of GWSSA, its employees, agents, and assigns, for injury or damage received or sustained by any person or entity in connection with, or on account of the performance of work at the Property pursuant to this Agreement. Developer further agrees to aid and defend GWSSA against any such claims, costs, or liability.

8. **No Waiver:** No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for in a written amendment to this Agreement signed by both GWSSA and Developer; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. GWSSA's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by Developer or the acceptance of any Improvement.

9. **Amendment or Modification:** The Parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of GWSSA by its Board of Directors and by Developer or its authorized officer. Such amendment or modification will be properly notarized and recorded as an amendment to this Agreement, before it may be effective.

10. **Third-Party Rights:** No person or entity, who or which is not a party to this Agreement, will have any right of action under this Agreement.

11. **Scope:** This Agreement constitutes the entire agreement between the Parties and no statements, promises or inducements that are not contained in this Agreement will be binding on the Parties.

12. **Force Majeure:** For the purpose of computing the Completion Period, and time periods for GWSSA or Developer action, such times in which war, civil disasters, terrorism, pandemics, epidemics, or other public health emergencies (including, by way of example, Covid-19 events), or acts of God occur or exist, will not be included if events or conditions during such times prevent Developer or GWSSA from performing their obligations under this Agreement.

13. **Severability:** If any part, term, or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term, or provision hereof, and the rights of the Parties will be construed as if the illegal or unenforceable part, term, or provision was never contained within this Agreement.

14. **Benefits:** The benefits, rights and obligations of this Agreement pertaining to Developer are personal in nature and may not be assigned without the express written consent of GWSSA. Such

consent may not be unreasonably withheld or conditioned, but any unapproved assignment is voidable at the option of GWSSA.

15. **Binding Effect:** This Agreement and the terms, conditions, and covenants contained herein will run with the land and will be binding upon and will inure to the benefit of the Parties hereto and their successors, heirs, and assigns; provided that, purchasers of residential lots within the Property or any owner's association that receives title to any portion of the Property will not incur any liability hereunder and no person or entity, including any owner's association that receives title to any portion of the Property, may claim to be a third-party beneficiary of the terms, conditions, or covenants of this Agreement.

16. **Notice:** Any notice required or permitted by this Agreement will be deemed effective either (a) when personally delivered in writing, or (b) seven (7) calendar days after notice is deposited with the U.S. Postal Service, certified, and return receipt requested, and addressed as follows:

If to Developer: Kane Creek Preservation and Development,
LLC
Attention: Craig Weston
10466 N Iverson Ln
Highland, UT 84003
Telephone: _____
Email: craig@builderfusion.com

With a copy to: Lauren Reber
Parsons Behle & Latimer
201 S. Main Street
P.O. Box 45898
Salt Lake City, Utah 84145-0898
Telephone: 801-532-1234
E-mail: ltreber@parsonsbehle.com

If to GWSSA: _____

17. **Applicable Law:** This Agreement will be construed, administered, and enforced according to the laws of the State of Utah.

**EXHIBIT A
TO
DEVELOPMENT IMPROVEMENTS AGREEMENT**

LEGAL DESCRIPTION OF PROPERTY

SIGNATURE AND ACKNOWLEDGEMENT PAGES

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed per the Effective Date as indicated.

DEVELOPER:

KANE CREEK PRESERVATION AND DEVELOPMENT, LLC,
a Delaware limited liability company

By: _____
Print Name: _____
Title: Authorized Signatory

GWSSA:

Grand Water & Sewer Service Agency,
a _____

By: _____
Print Name: _____
Title: _____

Utah SNOTEL Snow/Precipitation Update Report

Provisional data, subject to revision

December 2, 2021

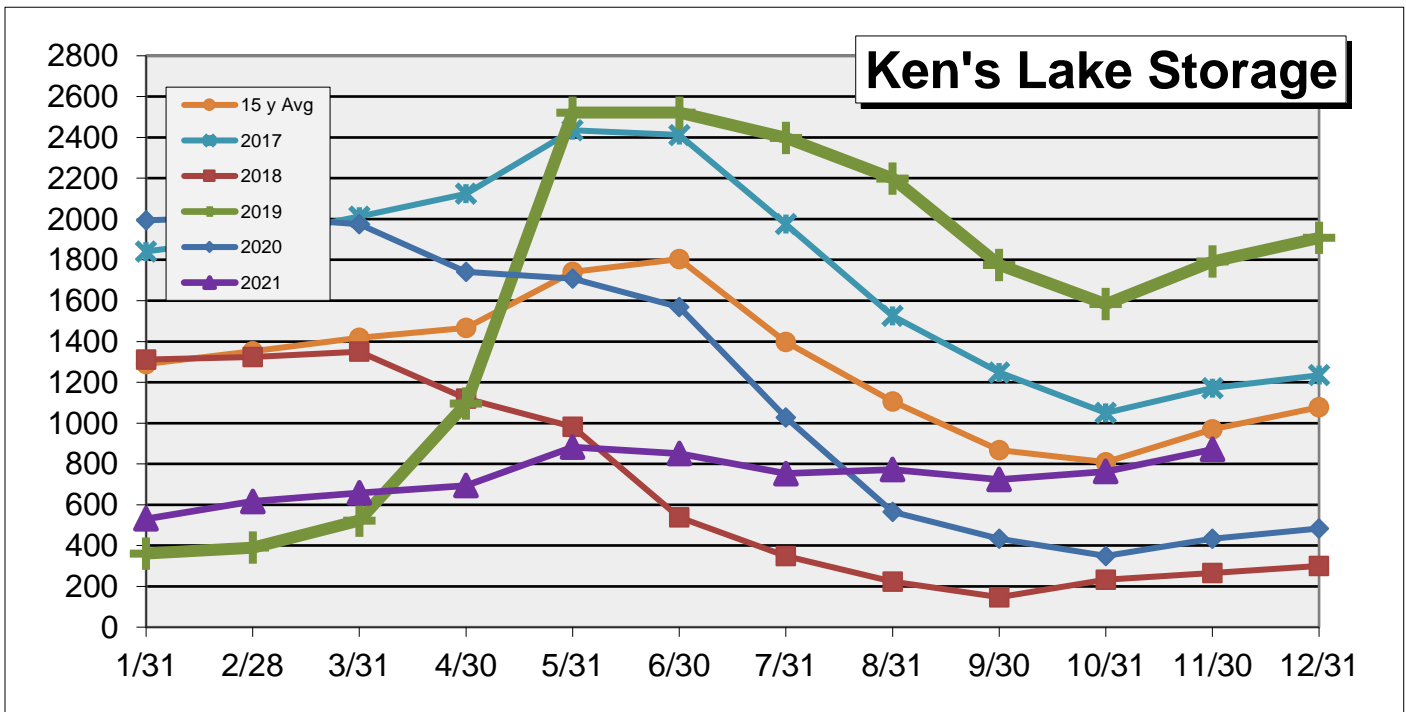
Basin Site Name	Elev (ft)	Snow Water Equivalent			Year-to-Date Precipitation		
		Current (in)	Average (in)	Pct of Avg	Current (in)	Average (in)	Pct of Avg
SOUTH EASTERN UTAH							
12/2/2021	9560	0	2.1	0	6.8	5.8	117
11/4/2021	9560	0.2	0	*	6.2	3	207
Last Year		0.2	2.1	10	3.9	5.8	67
	Max Avg	12.2					

Lake level

11/30/2021	871
10/31/2021	762.75

2020 AF	433
2019 AF	1792

201% of 2020
49% of 2019



Soil Moisture Data

Basin Site Name	Elev. (ft)	Soil Moisture (% Volume)				Weighted Average	Estimated % Saturation
		2 inch	4 inch	8 inch	20 inch		
SOUTH EASTERN UTAH							
LASAL MOUNTAIN	9560	16.8	*	13.7	21.8	18.02	45%
11/4/2021		25.5	*	19.5	26.6	23.91	60%
Last Year		2.4	*	12.2	3.5	6.34	16%