

PUBLIC NOTICE IS HEREBY GIVEN THAT THE
SOLDIER SUMMIT SPECIAL SERVICE DISTRICT
WILL HOLD A PUBLIC MEETING
IN THE COMMISSION CHAMBERS - ROOM 1400
OF THE UTAH COUNTY ADMINISTRATION BUILDING
100 E CENTER ST, PROVO, UT 84606
November 16th, 2021 - 10:00 am

Board members may participate electronically at will, with the anchor location as stated above.

*The public may participate electronically by joining via zoom at the following link: <https://us06web.zoom.us/j/89161609149> or calling (346) 248-7799, Webinar ID: 891 6160 9149. Comments will be limited to three (2) minutes per individual unless otherwise approved by the Board. Please state your name at the beginning of the comment. Please no foul or abusive language.

Or you may watch the meeting live on YouTube under the heading UTAH COUNTY GOVERNMENT or by going to the link:
<https://www.youtube.com/channel/UckRYDnXVDLGv9792bhWn9Wg/videos>

~MEETING MINUTES~

(Approved at February 15, 2022 Meeting)

Mike Taylor (chairing at request of Commissioner Sakievick since he is calling in remotely) in Attendance
Commissioner Sakievich and Spencer Park in Attendance via Zoom
Others in Attendance: See Attached Attendance Sheet and Zoom List

(Meeting Called to Order 10:05 A.M.)

**COMMISSIONER SAKIEVICH: MOTION TO OPEN PUBLIC HEARING
SPENCER PARK: SECOND AYE: ALL IN FAVOR
PASSED: 3/0**

PUBLIC HEARING

1. PUBLIC HEARING ON FINAL APPROVAL OF THE 2022 SOLDIER SUMMIT SPECIAL SERVICE DISTRICT BUDGET

-Danene Jackson, Clerk/Auditor

DANENE JACKSON, FINANCE MANAGER – IN THE LAST MEETING THE BOARD APPROVED THE TENTATIVE BUDGET AS REQUIRED BY STATE LAW AND THEN THIS IS THE FINAL ADOPTION OF THE BUDGET. THERE IS A VERY MINOR CHANGE WHICH JUST LOOKED LIKE SOME OF THE OPERATIONAL ACCOUNTS COULD BE SHORT NEXT YEAR BASED UPON OUR HISTORY THIS YEAR SO THERE WAS AN

ADDITIONAL \$17,000 FOR OPERATIONS. THAT IS THE DIFFERENCE BETWEEN THE TENTATIVE AND THE FINAL BUDGET. THERE'S NO PROPOSED INCREASE IN THE PROPERTY TAX RATE OR THE WATER FEE RATE.

(Opened for Public Comments)

NONE

**COMMISSIONER SAKIEVICH: MOTION TO CLOSED PUBLIC HEARING
SPENCER PARK: SECOND
AYE: ALL IN FAVOR
PASSED: 3/0**

REGULAR AGENDA

1. ADOPT A RESOLUTION APPROVING THE 2022 BUDGET FOR SOLDIER SUMMIT SPECIAL SERVICE DISTRICT.

-Danene Jackson, Clerk/Auditor

Timestamp: 5:13

**SPENCER PARK: MOTION TO APPROVE
COMMISSIONER SAKIEVICH: SECOND
AYE: ALL IN FAVOR
PASSED: 3/0**

2. APPROVAL OF THE MINUTES FOR THE AUGUST 17, 2021 SOLDIER SUMMIT SPECIAL SERVICE DISTRICT PUBLIC MEETING

-Alice Black, Clerk/Auditor

Timestamp: 7:18

**COMMISSIONER SAKIEVICH: MOTION TO APPROVE
SPENCER PARK: SECOND
AYE: ALL IN FAVOR
PASSED: 3/0**

3. DISCUSS ALLRED WATER USAGE AND POTENTIAL AGREEMENTS (CONTINUED FROM MAY 12, 2021 MEETING)

-Board, Attorney

Timestamp: 7:58

BEN STANLEY, COUNTY DEPUTY ATTORNEY – THE ISSUE HERE IS THAT THE ALLRED'S HAD PROVIDED SOME WATER SHARES FOR SOME GRAZING PURPOSES AT SOLDIER SUMMER AND WERE GETTING SOME SPECIAL ARRANGEMENTS BASED ON THAT. IN FACT, THIS ITEM IS VERY SIMILAR TO A WORK SESSION WE'LL HAVE LATER IN THE DAY TODAY THAT IS WORTH DISCUSSING AT THAT POINT AS WELL. MY UNDERSTANDING OF THE ISSUES HERE ARE THAT THE

ALLRED'S SOLD THEIR SHARES, BUT A LOT OF THE FOLKS THAT LIVE UP THERE IN SOLDIER SUMMIT STILL APPRECIATE HAVING THE GRAZING OCCUR BECAUSE OF GREENBELT STATUS CONSIDERATIONS AND SO THE COMMUNITY IS SUPPORTIVE OF THEM TO CONTINUE TO HAVE WATER ACCESS. THEY WERE PAYING AT THE TIME FOR ELECTRICITY AND ALSO CONNECTION FEE AND BECAUSE OF THAT RELATIONSHIP AND BECAUSE OF THE CHANGES THAT HAVE OCCURRED THERE, WE HAVE BEEN DISCUSSING AS A BOARD WHETHER OR NOT IT MADE SENSE TO EXTEND SOME SPECIAL AGREEMENT GOING FORWARD OR TO HAVE THEM JUST PAY TRADITIONAL WATER RATES FOR THEIR WATER USAGE OR WHAT WOULD BE THE BEST APPROACH. ONE OF THE ISSUES THAT WAS DISCUSSED LAST MEETING IN AUGUST WAS THE PLAN OF OUR PUBLIC WORKS DEPARTMENT TO DO AN RFP FOR A WATER RIGHTS EXPERT, ATTORNEY OR AN ENGINEER THAT COULD SPEAK SPECIFICALLY TO WATER RIGHT CONSIDERATIONS. MY SUGGESTION WOULD BE TO CONTINUE THIS INDEFINITELY AND THEN READDRESS IT WHEN WE'VE PURSUED THAT RPF AND HAVE HAD AN OPPORTUNITY TO GO THROUGH THAT ROUTE.

BOARD MEMBERS, DANENE JACKSON (FINANCE MANAGER) AND BEN STANLEY DISCUSS ITEMS REGARDING ALLRED'S WATER BILLS, RFP'S, AMOUNT OF WATER USED, ETC.

JAMES MCCLURE, RESIDENT - I THINK WITH ALL THE ISSUES ON THE WATER, IT NEEDS TO BE MADE VERY PLAIN THAT THE ALLRED'S DO NOT OWN ANY PROPERTY. THEY ARE JUST LEASING THE GRAZING RIGHTS. THE REASON THEY HAD THAT LOW RATE WAS BECAUSE THEY OWNED THE WELL.

COMMISSIONER SAKIEVICH: MOTION TO CONTINUE TO NEXT MEETING (*February 15, 2022*)

SPENCER PARK: SECOND

AYE: ALL IN FAVOR

PASSED: 3/0

4. DISCUSS AND APPROVE AGREEMENT WITH MISSION COMMUNICATION FOR 1-YEAR OR 3-YEAR AGREEMENT FOR MYDRO TO MONITOR WELL TANKS IN SOLDIER SUMMIT

-Alice Black, Clerk/Auditor

Timestamp: 17:14

RICHARD NIELSON, PUBLIC WORKS DIRECTOR - THIS IS THE SCADA SYSTEM. THE 3-YEAR CONTRACT SAVES US ABOUT \$1,000 SO I WOULD RECOMMEND WE GO WITH THE 3-YEAR CONTRACT.

SPENCER PARK: MOTION TO APPROVE 3-YEAR CONTRACT

COMMISSIONER SAKIEVICH: SECOND

AYE: ALL IN FAVOR

PASSED: 3/0

COMMISSIONER SAKIEVICH – LET’S RECEIVE NOTICE A FEW MONTHS BEFORE THE EXPIRATION OF THE 3-YEAR CONTRACT SO THAT WE CAN DO AN RFP FOR THE RENEWAL.

MIKE TAYLOR – DOES THE 3-YEAR AMOUNT NEED TO BE PAID UPFRONT?
(Richard Nielson confirmed)

5. DISCUSS ARPA FUNDING REGARDING THE WATER LINE PROJECT AT SOLDIER SUMMIT AND POSSIBLE WASATCH COUNTY FUNDING.

-Peter Brown, Clerk/Auditor

Timestamp: 19:42

SPENCER PARK – WE TALKED ABOUT THIS IN OUR LAST MEETING AND I HAD BROUGHT IT TO OUR COUNCIL AND TAKEN IT TO OUR MANAGER AND THEY ARE SUPPORTIVE OF IT BUT WE NEED SOME TYPE OF PAPERWORK TO SHOW WHAT WE’RE EXACTLY ASKING FOR. FROM WHAT I CAN REMEMBER, YOU WERE LOOKING FOR 10% FROM WASATCH COUNTY.

DANENE JACKSON, FINANCE MANAGER – IT WAS \$2 MILLION. THE COUNTY HAS AN ASSIGNED FINANCE PERSON SPECIFICALLY TO DEAL WITH THE GRANTS, PETER BROWN, WHO WAS INVITED TO THIS MEETING. I’LL SEND HIM AN EMAIL AND HAVE HIM FOLLOW UP WITH YOU.

RICHARD NIELSON, PUBLIC WORKS DIRECTOR – WE DID A COST ESTIMATE AND FELT THE 10% WOULD BE APPROPRIATE.

DANENE JACKSON, RICHARD NIELSON AND BOARD DISCUSS ARPA (AMERICAN RESCUE PLAN ACT) FUNDING AND DISTRIBUTION PROCESS, RFP, WELL SITE, ETC.

Timestamp: 36:23

(Peter Brown, Grants/Covid Funds Manager came into meeting to answer questions regarding this agenda item)

PETER BROWN – WE APPLIED FOR MATCHING STATE GRANT FUNDS WITH THE STATE OF UTAH FOR ASSISTANCE WITH PAYING FOR THE SOLDIER SUMMIT WELL PROJECTS. WE RECEIVED NOTE LAST WEEK THAT WE HAVE BEEN APPROVED FOR THOSE STATE MATCHING GRANT DOLLARS. IT WILL BE UP TO \$1.5 MILLION WITH A MATCH AND WE HAD PRE-APPROVED THE ARPA FUNDING COUNTYWIDE FOR THAT MATCH EARLIER ON. WE WERE WAITING TO SEE WHAT THE STATE WAS GOING TO DO WITH THEIR PART OF THE MATCH. SO WE’RE JUST WORKING THROUGH THAT PROCESS RIGHT NOW. IT’S A CONDITIONAL ACCEPTANCE SO WE HAVE TO FILL OUT MORE PAPERWORK AND SAY THAT WE’RE ACCEPTING THESE MATCHING FUNDS AND WILL PAY FOR THE REST OF THAT.

PETER BROWN AND BOARD DISCUSSED THIS PROJECT AS PART OF THE CIP (CAPITAL IMPROVEMENT PLAN) PROJECT, ESTIMATED EARLY SPRING START, ETC.

6. REVIEW FINANCIAL STATEMENTS.

-Danene Jackson, Clerk/Auditor

Timestamp: 25:49

DANENE JACKSON, FINANCE MANAGER – WENT OVER FINANCIALS STATEMENTS AND NOTED THAT THERE ARE NO ADVERSE CONDITIONS IN EITHER THE BUDGET TO ACTUAL, THE BALANCE SHEET NOR THE STATEMENT OF REVENUES AND EXPENDITURES WHICH IS MORE COMMONLY KNOWN AS THE INCOME STATEMENT.

DANENE JACKSON AND THE BOARD DISCUSS TAX DISTRIBUTION NOTING THAT THE FINAL DISTRIBUTION IS MADE IN MARCH 31ST OF THE NEXT YEAR BUT THE MAJORITY OF THE DISTRIBUTIONS ARE MADE IN NOVEMBER AND DECEMBER.

7. REVIEW, APPROVE, AND AUTHORIZE PAYMENT OF INVOICES AND OTHER CURRENT OBLIGATIONS FOR PROFESSIONAL SERVICES, OPERATIONS, MAINTENANCE, AND OTHER EXPENSES.

-Danene Jackson, Clerk/Auditor

Timestamp: 29:40

DANENE JACKSON, FINANCE MANAGER – THERE ARE 3 ON THE LIST BUT A 4TH ONE WAS JUST ADDED. THE 4 THAT NEED TO BE APPROVED BY THE BOARD ARE:

- * PROPANE TANK RENTAL – THIS IS SOMETHING THAT IS DONE EVERY YEAR – IT HEATS THE WELL HOUSES.**
- * MISCELLANEOUS PARTS WHICH HAS A \$2,500 LIMIT**
- * HYDRANT MARKERS – BRADY CHRISTENSEN FROM PUBLIC WORKS WAS ABLE TO GET THESE AT A MUCH LOWER PRICES THAN ANTICIPATED.**
- * AGREEMENT WITH MISSION COMMUNICATIONS WHICH WAS JUST APPROVED ON AGENDA ITEM #4.**

DANENE JACKSON AND BOARD DISCUSS THE ABOVE ITEMS.

**COMMISSIONER SAKIEVICH: MOTION TO APPROVE
SPENCER PARK: SECOND**

AYE: ALL IN FAVOR

PASSED: 3/0

8. REVIEW AND APPROVE OR DENY OUTSTANDING RECEIVABLES, PAST DUE ACCOUNTS, AND PLACE OR REMOVE LIENS AND TAKE NECESSARY CORRECTIVE ACTION.

-Danene Jackson, Clerk/Auditor

Timestamp: 34:11

DANENE JACKSON, FINANCE MANAGER – THE ONLY ITEM THE BOARD NEEDS TO DISCUSS IS THAT THERE WAS A \$25 LATE FEE – THIS IS NOT BEING REQUESTED BY THE CUSTOMER BUT IS BEING REQUESTED BY ME – THEY HAD BEEN ASSESSED

A \$25 LATE FEE. I SENT OUT THE BILLS AND I THIS BILL MAY HAVE BEEN LOST. THIS IS A CUSTOMER THAT HAS ALWAYS PAID ON TIME AND AS SOON AS I SENT THE MESSAGE THAT SAID THEY WERE LATE, THEY ENDED UP PAYING THROUGH THE REST OF THE YEAR SO I FEEL LIKE THE ARE GOOD FAITH CUSTOMERS AND I WOULD ASK THAT THE \$25 LATE FEE BE WAIVED ON THEIR BEHALF.

BOARD MEMBERS AGREED.

**COMMISSIONER SAKIEVICH: MOTION TO APPROVE
SPENCER PARK: SECOND
AYE: ALL IN FAVOR
PASSED: 3/0**

9. SET A DATE, TIME AND LOCATION FOR THE NEXT BOARD MEETING – (10:00 A.M., FEBRUARY 15, 2022 @ UTAH COUNTY COMMISSION CHAMBERS, 100 EAST CENTER STREET, ROOM 1400, PROVO, UTAH 84606).

-Alice Black, Clerk/Auditor

Timestamp: 35:50

**SPENCER PARK: MOTION TO SET A DATE, TIME AND LOCATION FOR NEXT MEETING AS STATED COMMISSIONER SAKIEVICH: SECOND
AYE: ALL IN FAVOR
PASSED: 3/0**

WORK SESSION

1. DISCUSSION WITH PROPERTY OWNER IN SOLDIER SUMMIT REGARDING PROPOSED CONTRIBUTION OF WATER SHARE TO A SECOND WELL AND RELATED ISSUES.

-Alice Black, Clerk/Auditor

Timestamp: 42:53

BEN STANLEY, COUNTY DEPUTY ATTORNEY – THIS ITEM IS SORT OF RELATED TO THE ALLRED ISSUES. IN THE PAST SOLDIER SUMMIT PEOPLE THAT HAVE CONTRIBUTED WATER SHARES IN VARIOUS WAYS TO THE WELLS AND THE WATER NEEDS AND THEN SOUGHT SOME PREFERENTIAL PRICING RELATED TO THAT. THE IDEA HERE IS THAT THE LAST I HAD HEARD FROM BRADY CHRISTENSEN (PUBLIC WORKS), IS THAT HAD ABOUT 85 OF THE 100 SHARES NEEDED FOR THE SECOND WELL, SO THERE'S STILL SOME WATER SHARES THAT WE COULD USE. THERE IS A MEMBER OF THE PUBLIC WHO WOULD LIKE TO PROPOSE THE POSSIBILITY OF MAYBE CONTRIBUTING TO THAT NEED FOR WATER SHARE AND THEN EXPLORE WITH THE BOARD WHAT KIND OF POSSIBLE ARRANGEMENTS MIGHT BE WORKED OUT. I WILL TURN THE TIME OVER TO MR. ROBERT BAIRD.

ROBERT BAIRD, SOLDIER SUMMIT PROPERTY OWNER – I HAVE BEEN WORKING ON THIS FOR ABOUT A YEAR. I ACTUALLY GOT AN EMAIL FROM BEN (STANLEY) WITH REGARD OF SOME CONCERN ABOUT ME USING TOO MUCH WATER. IN THE LAST YEAR I’VE BEEN ABLE TO ACQUIRE 2 WATER SHARES AND I’VE WORKED WITH THE STATE ENGINEERS AND THESE 2 SHARES HAVE BEEN ASSIGNED TO THE EXISTING WELL AT SOLDIER SUMMIT. THERE’S TWO-ACRE SHARES WHICH IS EQUIVALENT TO 650,000 GALLONS A YEAR.

IT IS NOT FEASIBLE FOR ME TO DIG MY OWN WELL SO AS I REACHED OUT TO BRADY (CHRISTENSEN) TO SEE IF THERE WAS SOME WAY WE COULD WORK TOGETHER, THE THOUGHT WAS THAT I COULD CONTRIBUTE THESE TWO SHARES SO SOLDIER SUMMIT AND JUST LIKE HAS BEEN DONE WITH THE ALLRED’S, JUST PAY EITHER AN ELECTRICITY FEE OR WHATEVER THE BOARD THINKS IS APPROPRIATE. IN THE PAST YEAR I THINK I’VE USED 260,000 GALLONS OF WATER.

ROBERT BAIRD, BEN STANLEY, DANENE JACKSON, RICHARD NIELSON, AND BOARD MEMBERS DISCUSSED DIFFERENT OPTIONS, CONDITIONS, FLEXIBILITY, SYSTEM ANALYSIS, HOA, CONTRIBUTION VS. USAGE RATIO, DIFFERENCES WITH ALLRED’S, ETC.

JAMES MCCLURE – THERE ARE CC&R’S (COVENANTS, CONDITIONS & RESTRICTIONS) IN PLACE FOR BOTH THE HOME, BOARD AND THE CONSERVANCY DISTRICT ON HOW MUCH WATER CAN BE USED BY EACH HOOKUP PER MONTH.

PUBLIC COMMENTS

NONE

SPENCER PARK: MOTION TO ADJOURN

COMMISSIONER SAKIEVICH: SECOND

AYE: ALL IN FAVOR

Passed: 3/0

MEETING ADJOURNED

(Meeting Adjourned: 11:07 a.m.)

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Alice Black at 801-851-8111. Handicap parking is available, as well as a level entrance to the building. Interpretation services are available with prior notice for the hearing disabled
