

SMSSD Board Meeting Minutes

September 11, 2025, 6 pm to 8:30 pm

Senior Citizens Center - 101 East 100 North, Mt. Pleasant, Utah 84647

Available via Zoom and Mobile Phone

<https://us06web.zoom.us/j/4287678058?pwd=TWxSbVR1NWZhTG9vNE0zVklZenBhdz09&omn=88648414810>

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Board Meeting Agenda

- **Approval of last meeting minutes**
- **Approval of financials**
- **Update on water system**
- **Artificial Intelligence Alert from State**
- **Thad's Peak Well Project**
- **Thad's peak tower**
- **New / Old Business**
- **Open time for customers on agenda**
- **Adjourn to an Executive Meeting**
- **Adjourn**

Attendees

SMSSD Board: Craig Godwin (J154), Don Hunter (J133, J134), Ferris Taylor (D46, D47, K35) SMSSD Staff: Roy Fox (C48, C49, C50) – Treasurer and Water Superintendent, Jeremy Fox, Water Operator SMSSD Customers In person: LeDawn Godwin (J154), Jacki Hunter (J133, J134), Richard Scutt (C58), Jake Blaney (C13), Mont Pugmire (B19), Monique Robbins (H86) SMSSD Customers via Zoom: Monique Robbins at beginning, Michelle (Hansen? - D4), Julie Shelley (M71), Tamis (Brems?) iPhone (G39), Barney ? (B2), iPhone (no name), Amber at end of meeting (Porten ? - H31, H32), Glen (?), Zach (?)

Welcome by Craig Godwin at 6:01 PM – Appreciate those attending in person and on zoom
Prayer: Don Hunter

Meeting Summary

The SMSSD board meeting approved May 20, 2025, minutes, covered and approved financials through August 30, 2025, including account balances and upcoming payments, with notable improvements in bond payments due to refinancing. The SMSSD discussed with customers various infrastructure projects including the CentraCom tower contract, water system improvements, and fire safety measures, with specific attention to siren testing and future grant funding opportunities. The meeting ended with discussions about water usage policies and management, including usage statistics and irrigation practices, before adjourning for an executive meeting.

Key takeaways

- The board approved the May 20, 2025 minutes with corrections discussed

- The board approved the current financial report as presented by Roy Fox
- The board approved a contract with CentraCom to install a communications tower at Thad's Peak, which will provide high speed system access and improve security for the water system and, as a bonus, provide an options for internet access and VoIP cell service for the mountain.
- The Thad's Peak water project is nearly complete with final installations expected next week
- The board discussed financial status, noting they are in a better position than previous years due to bond refinancing
- A new State fee policy for public water systems is in draft form and will impact the district
- The board discussed future capital improvement projects including the potential purchase of the Colledge Well

Discussed Agenda Items

Brief Board Discussion Prior to Meeting

Trent Andersen, past SMR Liaison Board Member, attended the beginning of the meeting, with Craig Godwin discussing with Trent that he was welcome to attend, but he was no longer a member of the SMSSD Board. He is no longer on the SMR Board. The SMR Board has assigned Mike Brems to fill the SMSSD SMR Liaison role. That assignment was announced at the SMR Board Meeting August 12, 2025, but Trent said he hadn't been informed. With apologies to Trent for not knowing and the meeting to officially begin, participants on zoom were instructed to submit questions via chat for customer comments at the end of the meeting.

Discussion and Approval of May 20, 2025, SMSSD Board Minutes

The minutes from the May 20, 2025, SMSSD Board meeting were reviewed with corrections made to one lot number, the spelling of CentraCom corrected to one word, and two references to a May 4, 2025, SMSSD Board meeting were corrected to reference the March 4, 2025, meeting.

A Motion to Accept the May 20, 2025, SMSSD Board Minutes with corrections above was made by Don Hunter, Seconded by Ferris Taylor and the minutes approved unanimously by Board

Financial Report

Roy presented the financial status of the district's accounts.

1. Checking	\$17,864.07
2. Loan Payments	\$113,728.12
3. X-Press	\$25,914.43
4. Upper Mountain Acct	\$5,003.35
5. Birch Creek Acct	\$5,003.34
6. Petty Cash	<u>\$1,701.00</u>
SubTotal	\$169,214.31

7. PTIP Treasury Fund	\$62,610.79	Bond balance on Thad's Peak Project
8. Impact Fees Account	\$20,016.99	Impact Study Funding, plus interest
9. Capital Facilities	\$1,500.85	
10. CD Capital Facilities	\$42,015.78	
11. Debt Service	\$3,001.08	
12. CD Debt Service Savings	<u>\$26,784.48</u>	
Total		\$93,319.18

- **Details**

- **Roy:** Reported that restricted accounts total \$93,031.18 and operational accounts total \$169,214.31
- **Roy:** Noted upcoming expenses including truck payments of \$10,000 and a bond payment
- **Don:** Mentioned this is the best financial shape they've been in at this time of year since he's been on the board
- **Craig:** Explained that refinancing the bond saved about \$60,000 in interest over the life of the loan and reduced payments from \$143,000 to \$113,000 annually

- **Conclusion**

- The financial reports were approved unanimously
- The district is in a better financial position than previous years due to bond refinancing

A Motion to Approve the financials above was made by Ferris Taylor, Seconded by Don Hunter; The financials were approved unanimously by Board

Thad's Peak Water Project Update

Roy provided an update on the completion status of the water project.

- **Details**

- **Roy:** Reported a few small items remain to be completed
- **Jeremy:** Has been working on finalizing the project
- **Roy:** Mentioned they will be turning in final bills next week
- **Craig:** Noted the grant was for \$650,000 with a 25% matching requirement from the district

- **Conclusion**

- The project is nearly complete
- The new fill station will be usable year-round, including winter
- Some issues with the hose at the fill station need to be addressed

CentraCom Tower Agreement

The board discussed finalizing an agreement with CentraCom to install a communications tower.

- **Details**

- **Craig:** Explained the tower would provide internet access for their SCADA system, security cameras, and potentially internet/cell service for residents
- **Ferris:** Noted CentraCom would pay \$500 monthly for the lease of the property and provide fiber optic installation to the SMR clubhouse at no cost

- **Craig:** Mentioned the fire siren would be moved to the tower, raising it from 70 feet to about 140 feet for better coverage
- **Don:** Shared examples of how improved communications would enhance safety during fire emergencies
- **Jake:** Raised concerns about SMR receiving adequate compensation in the agreement
- **Discussion:** SMR and SMSSD will need to negotiate their own service agreements
- **Conclusion**
 - The board unanimously approved the contract with CentraCom
 - Either Craig or Roy are authorized to sign the contract
 - The tower will improve safety through better communications and fire alert coverage

After the lengthy CentraCom discussions a Motion to Approve the CentraCom Contract and instruct Roy Fox, as Treasurer or Craig Godwin, as Board Chair to sign the contract was made by Ferris Taylor, Seconded by Don Hunter and approved unanimously by the board members present.

Public Water System Fee Policy

Roy informed the board about a draft fee policy from the state.

- **Details**
 - **Roy:** Explained the state is proposing a fee for municipalities and special service districts
 - **Ferris:** Noted the fee would be a flat fee up to 10 million gallons
 - **Roy:** Mentioned there's a 10% conservation incentive for compliance with system-specific sizing standards
 - **Richard:** Asked about the district's annual water usage
- **Conclusion**
 - The policy is still in draft form with the comment period having ended September 7th
 - The district uses approximately 17-18 million gallons annually
 - The board will provide more information when the policy is finalized

AI Use in Meeting Minutes

The board discussed state guidance regarding artificial intelligence use in government operations.

- **Details**
 - **Ferris:** Shared that the state sent draft guidance about AI potentially changing words in meeting minutes
 - **Ferris:** Highlighted concerns about data security, privacy, and reliability when using AI tools
 - **Craig:** Noted AI has been helpful in organizing meeting minutes
- **Conclusion**
 - The board will continue to monitor AI use and have further discussions
 - AI may be appropriate for regular minutes but not for confidential or executive session discussions

Capital Improvement Projects

The board discussed future capital projects and prioritization.

- **Details**
 - **Don:** Suggested using the Colledge Well to bring water to a fill station in Birch Creek
 - **Roy:** Mentioned the board had identified three priority projects for impact fees: Colledge Well, replacing the lower tank to 250,000 gallons, and an office
 - **Jake:** Asked about the priority order of these projects

- **Don:** Confirmed using impact fee money for engineering studies
- **Conclusion**
 - The board will plan a dedicated discussion to prioritize capital improvement projects
 - Engineering studies could be funded with impact fees to prepare for grant opportunities

Fire Conditions Update

Current fire restrictions were discussed.

- **Details**
 - **Mont:** Reported they are in Stage 1 fire restrictions, which allows fires in approved fire pits with pressurized water available
 - **Jake:** Clarified that Johnny specified the water must be part of a municipal water system
 - **Ferris:** Mentioned that SMR has the right to impose stricter fire restrictions
- **Conclusion**
 - Fires are allowed in approved fire pits with pressurized water from a municipal system
 - Cutting, welding, or grinding in areas with dry vegetation is prohibited

Action items

- **Ferris**
 - Make corrections to the previous meeting minutes
- **Roy**
 - Turn in final bills for the Thad's Peak project
 - Follow up on the public water system fee policy when finalized
 - Work with Tim Beasley to finalize and sign the CentraCom contract
- **SMSSD Board**
 - Confirm fire siren before the tower installation to ensure it is functioning properly
 - Schedule a dedicated discussion to prioritize capital improvement projects
 - Continue monitoring state guidance on AI use in government operations
- **Jeremy**
 - Address issues with the hose at Thad's Peak fill station

A Motion to Adjourn the Board Meeting was made at 8:10 by Don Hunter, Seconded by Ferris Taylor and approved unanimously by Board

After a few minutes of customer conversations and everyone but the SMSSD Board was invited to leave the room so the Executive Meeting could begin.

Motion to Open the SMSSD Executive Meeting was made by Ferris Taylor, Seconded by Don Hunter and approved unanimously by Board