

JOHNSON WATER DISTRICT

3748 W Highway 87
Roosevelt, UT 84066

Board of Trustee Meeting

Minutes

June 9, 2022

1. CALL TO ORDER:

CONVENED: Board Meeting convened at 6:34 p.m. The meeting was called to order by Drew Eschler.

2. ROLL CALL:	Dusty Monks	Chairman (absent)
	Drew Eschler	Vice-Chairman
	Dean Brough	Treasurer
	Paul Percival	Trustee
	Daniel Crozier	Trustee
	Dickson Taylor	Water System Manager
	Jim Smart	Operator
	Karen Ashby	Secretary

VISITOR: Cameron Olsen, Aycock Miles & Assoc

- Cameron Olsen went over the 2021 audit, and he said that everything looked great no state findings.

VISITOR: Jason Blankenagel & Curtis Shawcroft, Sunrise Engineering

- Jason Blankenagel went over the Pleasant Valley Construction it is 100% finished. There will be a walk through on Tuesday the 16th. It would be good if there was some Board Members there for the final walk through. It looked like there would be approximately \$227,000 left for the next project. Duchesne County Road Department agreement for placing overlay over 13500 South. The County will pay half of overlay \$45,104.63.
 - A. Booster pumps \$200,000
 - B. Replacing 4000 feet of 8-inch pipe \$200,000
 - C. Automation \$588,000
- a. Get some hard cost and bring back to the Board meeting.
- Division of Drinking Water would pay 100% at 2% interest. The Independence Project was presented at the DDW Board meeting this past week, and they want to meet again at their next Board meeting.
- BIA Right of Way for East of Myton and Independence get some cost on them.
- On access across the gulch to the property the archaeologist came out and we are waiting for their report to come back. He has submitted a letter to the US Fish and Wildlife Service for an informal consultation meeting and hasn't heard from him. He will submit the application to Division of Water Rights after Jim Smart has signed it.

1. MINUTES:

- It was moved by Daniel Crozier to adopt the May 12, 2022, Regular Board Meeting Minutes as revised, second by Paul Percival all approved. (Dusty Monks absent – Paul Percival yes – Daniel Crozier yes – Dean Brough yes)
- It was moved by Paul Percival to adopt the Special Meeting May 24, 2022, seconded by Dan Crozier all approved. (Dusty Monks absent – Paul Percival yes – Daniel Crozier yes – Dean Brough yes)

2. REPORTS:

Financial Reports:

- Operational Budget Report was handed out for Board Members to look over. A copy of the Vender Register was handed out on checks that were written for May 2022. It was moved by Paul Percival to adopt the financial report, second by Dean Brough all approved. (Dusty Monks absent – Paul Percival yes – Daniel Crozier yes – Dean Brough yes)

Manager Report:

- We got the new backhoe and took it out and it had a leak, they came out and repaired the leak.
- Bike Shiner came to the office and was upset and wanted to know why he was getting a bill for water at his place. He said he is supposed to get free water for the easement to the tank. We have a signed easement that has Miles and Bonnie Shiner signature November 18, 2002
- Jim Smart found out that the County is going to do a Special Service District for the South Myton Bench. The property is owned by Tejal H Patel from Provo. They said that it is Not a District for water but more for a Sewer District. The Commissioners advise them to meet with JWID. The Commissioners will be having a meeting next month.
- Maverik shop wants fire suppression connection. We need a policy to know what we will charge Monthly fee, standby fee and do we meter it.
 - a. It was suggested to adopt the policy on state of regulation from the Fire Marshall.

Property Discussion:

Action items:

3. OTHER BUSINESS:

- Vender Register, OCC and Reconciliation were handed out for Trustees to sign

4. CLOSED SESSION:

- It was moved by Dan Crozier to go into closed session at 7:58 p.m., held at the JWID office to talk about property, second by Dean Brough all approved. (Drew Eschler yes – Paul Percival yes – Daniel Crozier yes – Dean Brough yes – Dusty Monks absent)
 - a. Attendance to the meeting:
 - Dean Brough
 - Daniel Crozier
 - Paul Percival
 - Drew Eschler
 - Dickson Taylor
 - Jim Smart
 - Karen Ashby

It was moved by Paul Percival to come out of closed session at 8:54 p.m., second by Dean Brough all approved. (Drew Eschler yes – Paul Percival yes – Daniel Crozier yes – Dean Brough yes)

Action Items:

- It was motioned by Daniel Crozier to terminate the litigation with Ryan Ross, second by Paul Percival all approved. (Drew Eschler yes – Paul Percival yes – Daniel Crozier yes – Dean Brough yes – Dusty Monks absent)
- It was moved by Daniel Crozier to have a meeting on the 21st of June to discuss the sell of the property, seconded by Dean Brough all approved. (Drew Eschler yes – Paul Percival yes – Daniel Crozier yes – Dean Brough yes – Dusty Monks absent)

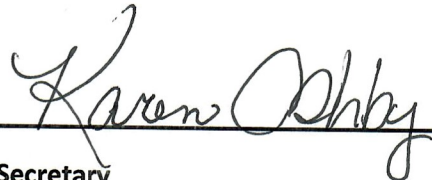
5. **ADJOURNEMENT:** It was motioned to adjourn at 8:55 p.m. by Paul Percival, second by Daniel Crozier.

APPROVAL:



Dusty Monks - Chairman

Attest:



Karen Ashby, Secretary

JOHNSON WATER DISTRICT


3748 West Highway 87
Roosevelt, UT 84066
Phone (435) 722-2620

Date: 6/9/2022

I, Drew Eschler the Chairman of JWID swear that the Board of Trustee

went into a closed session to only talk about Property.

Signature



JOHNSON WATER DISTRICT

3748 W Highway 87
Roosevelt, UT 84066

Special Meeting

Minutes

June 21, 2022

1. CALL TO ORDER:

CONVENED: Board Meeting convened at 6:35 p.m. The meeting was called to order by Dusty Monks.

2. ROLL CALL:	Dusty Monks	Chairman
	Drew Eschler	Vice-Chairman
	Dean Brough	Treasurer
	Paul Percival	Trustee
	Daniel Crozier	Trustee (absent)
	Dickson Taylor	Water System Manager (absent)
	Jim Smart	Operator (absent)
	Karen Ashby	Secretary

1. REPORTS:

- Discussing Property and offer bids
 - a. Kevin Ross email with questions but no offer
 - b. Steven White \$488,000
 - c. Richard Ross \$400,000
 - d. Daniel & Kristine Howard \$250,000
- We don't accept offers unless it is written down. Dusty Monks has talked to Attorney Gayle McKeachnie about the highest offer Wyatt Griffith \$750,000 on the property.

2. Old Business:

3. CLOSED SESSION:

- It was moved by Paul Percival to go into closed session at 6:45 p.m., held at the JWID office to review the offers on the Property. second by Dean Brough all approved. (Drew Eschler yes – Paul Percival yes – Daniel Crozier absent– Dusty Monks yes)
 - a. Attendance to the meeting:
 - Dean Brough
 - Paul Percival
 - Drew Eschler
 - Dusty Monks
 - Karen Ashby
- It was moved by Paul Percival to come out of closed session on discussion of property at 8:39 p.m., second by Drew Eschler all approved. (Drew Eschler yes – Paul Percival yes – Dean Brough yes - Dusty Monks yes)

4. Action Item:

- It was moved by Dean Brough that we accept the addendum #2 with these corrections and additions.
 - a. #3: Seller will not pay greenbelt rollback taxes. The land is currently tax exempt. If any rollback tax is due, buyer will pay it.

#6: Settlement deadline and closing shall take place no later than September 21, 2022.

#7: As a condition of the sale the lease will be transferred to Buyer with the option of a lease buyout at \$61,500 or lease will remain for term of lease.

#8: Negotiation price is set at \$703,000

#9: Buyer and seller will pay their individual fees at closing, and authorized Gayle McKeachnie to help on the sale of this property and clean up anything that needs cleaned up, second by Paul Percival motion carries. (Drew Eschler yes – Paul Percival yes – Daniel Crozier absent – Dean Brough yes)

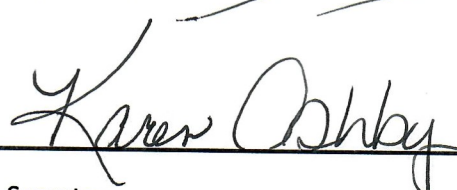
5. **ADJOURNEMENT:** It was motioned to adjourn at 8:45 p.m. by Paul Percival.

APPROVAL:



Dusty Monks - Chairman

Attest:



Karen Ashby, Secretary

JOHNSON WATER DISTRICT

3748 West Highway 87
Roosevelt, UT 84066
Phone (435) 722-2620

Date: 6/21/2022

I, Dusty Monks the Chairman of JWID swear that the Board of Trustees

went into a closed session to only talk about Property.

Signature

