

**NOTICE AND AGENDA**  
**OF THE GOVERNING BOARD OF THE TWIN CREEKS SPECIAL SERVICE DISTRICT**  
Wednesday, July 08, 2015 7:00 P.M.  
Wasatch County Administration Building 25 N. Main Street, Heber City, Utah

ORDER OF AGENDA ITEMS SUBJECT TO CHANGE

**Regular Session:**

- Approval of minutes ( June 4, 2015, June 11, 2015, June 24, 2015)
- Warrant list approval
- Resolution 2015-03 - Adopting the change in schedule of fees and charges for irrigation
- Resolution 2015-04 - Adopting the change in schedule of fees and charges for sewer
- Water treatment plant update and status
- Wholesale water to Twin Creeks SSD
- Manager's report
- Other business

**Executive Session** – If needed

## **Twin Creeks Special Service District Board Meeting**

25 N Main Street, Heber City, Utah

Thursday June 4, 2015

### **PRESENT:**

Mike Kohler	Board Chair
Greg McPhie	Board Member
Mike Petersen	Board Vice-Chair
Kendall Crittenden	Board Member
Kipp Bangerter	Board Member
Danny Goode	Board Member-Excused
Steve Farrell	Board Member-Excused

### **ALSO PRESENT:**

Darrel Scow	Asst. General Manager
Theresa Baronek	Treasurer
Eliza McGaha	District Clerk
Kierstan Smith	Financial Officer
Lee Kapaloski	Legal Council

### **AGENDA:**

- Approval of minutes
- Warrant list approval
- Manager's report
- Other business

#### **PUBLIC HEARING – 6:00 PM**

Mike Kohler opened the meeting at 4:27 p.m.

#### **Approval of minutes**

**MOTION:** Motion to approve the minutes of the May 7, 2015 made by Greg McPhie and seconded by Kipp Bangerter. Motion passes unanimously.

#### **Warrant List approval:**

**MOTION:** Motion to approve the warrants made by Mike Petersen and seconded by Greg McPhie. Motion passes unanimously.

#### **Manager's Report: None**

#### **Other Business: None**

**MOTION:** Motion to go out of Twin Creeks SSD meeting until 6:00 pm made by Greg McPhie and seconded by Kendall Crittenden. Motion passes unanimously

#### **PUBLIC HEARING – 6:00 PM**

Mike Kohler opened the meeting at 600 pm

**Twin Creeks Sewer Impact Fee Facilities Plan**

Keith Larsen from Bowen and Collins & Associates reviewed the Twin Creeks Sewer Impact Fee Facilities Plan.

Mike Kohler opened the meeting for public comment.

No Public comments were made and Mike Kohler closed the public comment period.

**MOTION:** A motion to adopt the Twin creeks Sewer Impact Fee Facilities Plan was made by Steve Farrell and seconded by Kendall Crittenden. Motion passes unanimously.

**Twin creeks Sewer Impact Fee Analysis**

Keith Larsen from Bowen and Collins & Associates reviewed the Twin Creeks Sewer Impact Fee Analysis and recommendations

Mike Kohler opened the meeting for public comment.

No public comments were made.

Mike Kohler closed the public comment period.

**MOTION:** Kendall Crittenden made a motion to adopt the Twin Creeks Sewer Impact Fee Analysis as presented. Kipp Bangerter seconded the motion and the motion passes unanimously.

**Twin Creeks Sewer Rate Study and Adoption**

Keith Larsen from Bowen and Collins & Associates reviewed the Twin Creeks Sewer Rate Study and recommendations.

Mike Kohler opened the meeting for public comment.

Mike Kozakowski made a comment that he would like to see the rates published in the paper. Mike Kohler responded that we make the rates available to the public in our office and posed on the JSSD website.

With no other comments, Mike Kohler closed the public comment period.

**MOTION:** Mike Petersen made a motion to adopt the Twin Creeks Sewer Rate Study and fees effective immediately. Danny Goode seconded the motion and the motion passes unanimously

**Twin Creeks Irrigation Rate Schedule**

Darrel Scow presented the Twin Creeks Irrigation Fee Schedule for review.

Mike Kohler opened the meeting for public comment.

With No public comments Mike Kohler closed the public comment period.

**MOTION:** A motion to continue and approve at a later meeting made by Greg McPhie. Motion seconded by Danny Goode. Motion passes unanimously.

**MOTION:** A motion to adjourn the meeting was made by Kendall Crittenden and seconded by Danny Goode. Motion passes unanimously.

Meeting adjourned at 7:10 pm

This certifies that the regular meeting minutes of \_\_\_\_\_ are a true and accurate copy as approved by the Twin Creeks board members on \_\_\_\_\_

Signed: \_\_\_\_\_  
Theresa Baronek, Treasurer

## **Twin Creeks Special Service District Board Meeting**

Wasatch County Administration Building

25 N Main Street Heber City, UT 84032

Thursday, June 11, 2015

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

ALSO PRESENT:	Darrel Scow	Asst. General Manager
	Theresa Baronek	Treasurer
	Eliza McGaha	District Clerk
	Lee Kapaloski	Legal Council
	David Hartvigsen	Legal Council
	Jon Bronson	Bond Council

### **Special Session:**

#### **AGENDA**

CONSIDERATION FOR ADOPTION OF A RESOLUTION OF THE COUNTY COUNCIL OF WASATCH COUNTY, UTAH, ACTING AS THE GOVERNING BODY OF THE TWIN CREEKS SPECIAL SERVICE DISTRICT, WASATCH COUNTY, UTAH (THE "ISSUER"), FINALIZING THE TERMS AND CONDITIONS OF THE ISSUANCE AND SALE OF THE ISSUER'S \$19,125,000 AGGREGATE PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2015 (RED LEDGES ASSESSMENT AREA); AWARDED AND CONFIRMING THE SALE OF SAID SERIES 2015 BONDS; AUTHORIZING THE EXECUTION BY THE ISSUER OF AN AMENDED AND RESTATED GENERAL INDENTURE OF TRUST AND PLEDGE, A SECOND SUPPLEMENTAL INDENTURE OF TRUST AND PLEDGE, A BOND PURCHASE AGREEMENT, A TRUE-UP AGREEMENT, A COLLATERAL ASSIGNMENT AGREEMENT, A SUBORDINATION AND ACKNOWLEDGMENT AGREEMENT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND RELATED MATTERS

Mike Kohler opened the meeting at 4:07 p.m.

Jon Bronson from Zion's Bank presented the proposed Red Ledges Refunding Bonds, dated June 30, 2014 in the amount of \$ 19,125,000.00

**MOTION:** Greg McPhie made a motion to approve Resolution 2015- 06 RESOLUTION OF THE COUNTY COUNCIL OF WASATCH COUNTY, UTAH, ACTING AS THE GOVERNING BODY OF THE TWIN CREEKS SPECIAL SERVICE DISTRICT, WASATCH COUNTY, UTAH (THE "ISSUER"), FINALIZING THE TERMS AND CONDITIONS OF THE ISSUANCE AND SALE OF THE ISSUER'S \$19,125,000 AGGREGATE PRINCIPAL AMOUNT OF SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2015 (RED LEDGES ASSESSMENT AREA); AWARDED AND CONFIRMING THE SALE OF SAID SERIES 2015 BONDS; AUTHORIZING THE EXECUTION BY THE ISSUER OF AN AMENDED AND RESTATED GENERAL INDENTURE OF TRUST AND PLEDGE, A SECOND SUPPLEMENTAL INDENTURE OF TRUST AND PLEDGE, A BOND PURCHASE AGREEMENT, A TRUE-UP AGREEMENT, A COLLATERAL ASSIGNMENT AGREEMENT, A SUBORDINATION AND ACKNOWLEDGMENT AGREEMENT AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AND RELATED MATTERS

**Motion is seconded by Danny Goode**

Mike Petersen- AYE

Mike Kohler – AYE

Kipp Bangerter – AYE

Greg McPhie – AYE

Danny Goode – AYE

Motion passes unanimously

**MOTION:** Greg McPhie made a motion to adjourn, seconded by Mike Kohler. Motion passes unanimously.

Meeting adjourned at 4:40 pm

This certifies that the regular meeting minutes of June 11, 2015 are a true and accurate copy as approved by the Twin Creeks board members on

Signed: \_\_\_\_\_  
Theresa Baronek, Treasurer

# **Twin Creeks Special Service District Board Meeting**

Wasatch County Administration Building

25 N Main Street Heber City, UT 84032

Thursday, June 24, 2015

## **PRESENT:**

Mike Kohler	Board Chair
Mike Petersen	Vice-Chair
Greg McPhie	Board Member -Excused
Kendall Crittenden	Board Member -Excused
Kipp Bangerter	Board Member
Mike Kohler	Board Member – Via Phone
Danny Goode	Board Member
Steve Farrell	Board Member

<b>ALSO PRESENT:</b>	Darrel Scow	Asst. General Manager
	Theresa Baronek	Treasurer
	David Hartvigsen	Legal Council
	Nathan Bracken	Legal Council
	Randy Larsen	Bond Council – Via Phone

## **Special Session:**

### **AGENDA**

Consideration of a Resolution Amending the Assessment Ordinance related to the Red Ledges Special Assessment Area and related matters.

Mike Petersen opened the meeting at 4:19 p.m.

David Hartvigsen explained the most recent drafts to the Assessment Ordinance to the Red Ledges Assessment Area.

Randy Larsen – Via Phone explained the changes to the Assessment Ordinance in anticipation of closing on the bond Tuesday June 30, 2015. He asked the board members if there were any questions.

**MOTION:** Steve Farrell made a motion to approve the Resolution amending the Assessment Ordinance related to the Red Ledges Special Assessment Area. Kipp Bangerter seconded the motion,

The motion passes unanimously

**AYE:**



Mike Petersen

Mike Kohler

Danny Goode

Steve Farrell

Kipp Bangerter

NAY: None

**MOTION:** Motion to adjourn from the meeting made by Kipp Bangerter and seconded by Danny Goode. Motion passes unanimously

Meeting Adjourned at 4:28 pm

This certifies that the regular meeting minutes of June 24, 2015 are a true and accurate copy as approved by the Twin Creeks board members on

Signed: \_\_\_\_\_  
Theresa Baronek, Treasurer

## Report Criteria:

Detail report.  
Invoices with totals above \$0 included.  
Paid and unpaid invoices included.  
Invoice.Batch = {<>} "99"

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>176217</b>							
17621	AMBIENTE H2O INC	150333	NEW PUMP FOR CHLORINE SY	06/09/2015	7,359.24	.00	
17621	AMBIENTE H2O INC	150357	turbidity Probe	06/23/2015	2,714.83	.00	
Total 176217:					10,074.07	.00	
<b>10200</b>							
10200	BALLARD SPAHR ANDREWS IN	2015054514	legal fees DC Transport/Passthro	05/26/2015	773.55	.00	
Total 10200:					773.55	.00	
<b>10651</b>							
10651	BLUE STAKES OF UTAH	UT201501731	NOTIFICATION/EXCAVATION	06/30/2015	143.22	.00	
Total 10651:					143.22	.00	
<b>176108</b>							
17610	BOWEN, COLLINS & ASSOCIAT	13052	RED LEDGES/PASSTHROUGH	06/01/2015	470.50	.00	
17610	BOWEN, COLLINS & ASSOCIAT	13053	Sanitary Sewer Master Plan	06/01/2015	744.50	.00	
Total 176108:					1,215.00	.00	
<b>12000</b>							
12000	CASELLE	65567	PROGRAMS/SUPPORT	06/01/2015	273.77	.00	
Total 12000:					273.77	.00	
<b>12300</b>							
12300	CATE INDUSTRIAL COMPANY	104623	COMPRESSOR REPAIR PARTS	06/10/2015	149.35	.00	
Total 12300:					149.35	.00	
<b>176153</b>							
17615	CENTURYLINK	060715	4356544981702B	06/07/2015	51.51	.00	
Total 176153:					51.51	.00	
<b>12450</b>							
12450	CHEMTECH-FORD	1505866	WATER TESTING	06/17/2015	550.00	.00	
Total 12450:					550.00	.00	
<b>176218</b>							
17621	COLLETTE, PENNY	062515	REFUND -OVERPAYMENT	06/25/2015	175.00	.00	
Total 176218:					175.00	.00	
<b>16001</b>							
16001	DAY'S MARKET	050415	SUPPLIES	05/04/2015	77.89	.00	
Total 16001:					77.89	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>30000</b>							
30000	HEBER LIGHT AND POWER	060615	28470000	06/09/2015	276.74	.00	
30000	HEBER LIGHT AND POWER	062515	70.5300.0.0	06/25/2015	6.89	.00	
30000	HEBER LIGHT AND POWER	062515	76.880.0.0	06/25/2015	538.02	.00	
30000	HEBER LIGHT AND POWER	062515	56.3850.0.0	06/25/2015	43.33	.00	
30000	HEBER LIGHT AND POWER	062515	77.0490.0.1	06/25/2015	2,156.31	.00	
30000	HEBER LIGHT AND POWER	062515	77.1420.0.1	06/25/2015	442.85	.00	
30000	HEBER LIGHT AND POWER	062515	77.0850.0.1	06/25/2015	23.42	.00	
Total 30000:					3,487.56	.00	
<b>176041</b>							
17604	HURST ACE HARDWARE & SPO	12293	SUPPLIES	06/16/2015	13.48	.00	
17604	HURST ACE HARDWARE & SPO	434026	SUPPLIES	06/15/2015	38.46	.00	
17604	HURST ACE HARDWARE & SPO	434027	SUPPLIES	06/15/2015	195.90	.00	
Total 176041:					247.84	.00	
<b>44200</b>							
44200	JORDANELLE SSD	705	MAINTENANCE & OPERATION	06/25/2015	18,000.00	.00	
44200	JORDANELLE SSD	705	SERVICES/ PASSTHROUGH FR	06/25/2015	437.58	.00	
44200	JORDANELLE SSD	705	SHARED EMPLOYEE	06/25/2015	1,740.97	.00	
Total 44200:					20,178.55	.00	
<b>176054</b>							
17605	LATIMER DO IT BEST HARDWA	063015	SUPPLIES	06/30/2015	190.22	.00	
Total 176054:					190.22	.00	
<b>176146</b>							
17614	MICROWORKS	49064	COMPUTER SERVICES	05/15/2015	226.23	.00	
Total 176146:					226.23	.00	
<b>49051</b>							
49051	MOUNT OLYMPUS	061915	WATER COOLER RENTAL	06/19/2015	34.76	.00	
Total 49051:					34.76	.00	
<b>176182</b>							
17618	MOUNTAIN VALLEY LAWN CAR	1278	LAWN CARE	06/06/2015	285.00	.00	
17618	MOUNTAIN VALLEY LAWN CAR	1327	LAWN CARE	07/05/2015	375.00	.00	
Total 176182:					660.00	.00	
<b>49200</b>							
49200	MOUNTAINLAND SUPPLY CO	S101443310.0	Meter Supplies	06/15/2015	6,939.95	.00	
Total 49200:					6,939.95	.00	
<b>176141</b>							
17614	PCXPANSION COMPUTER SER	10631	Computer Service	05/31/2015	90.00	.00	
Total 176141:					90.00	.00	
<b>49585</b>							
49585	QUESTAR GAS	070115	GAS SERVICE	07/01/2015	83.37	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 49585:					83.37	.00	
<b>176203</b>							
17620	SQUIRE & COMPANY PC	59152	AUDIT BILLING	05/31/2015	3,000.00	.00	
17620	SQUIRE & COMPANY PC	59767	AUDIT BILLING	06/30/2015	2,500.00	.00	
Total 176203:					5,500.00	.00	
<b>176016</b>							
17601	STATE OF UTAH GASCARD	NP44508324	acct. #BG 629564	06/01/2015	165.60	.00	
Total 176016:					165.60	.00	
<b>54000</b>							
54000	THATCHER COMPANY	1365678	CHEMICALS	06/29/2015	1,287.30	.00	
Total 54000:					1,287.30	.00	
<b>79500</b>							
79500	WASATCH WAVE	77394	public hearing ad	05/15/2015	700.00	.00	
Total 79500:					700.00	.00	
Grand Totals:					53,274.74	.00	

Wasastch County Council

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Report Criteria:

Detail report.  
 Invoices with totals above \$0 included.  
 Paid and unpaid invoices included.  
 Invoice.Batch = {<>} "99"

# TWIN CREEKS SPECIAL SERVICE DISTRICT

## RESOLUTION 15-03

### A RESOLUTION ADOPTING A CHANGE IN THE SCHEDULE OF IRRIGATION FEES AND CHARGES

**WHEREAS,** The Twin Creeks Special Service District (hereinafter called the "District") has deemed it necessary to assess fees and charges for secondary irrigation water.

**NOWHEREFORE,** The Governing Board of the Twin creeks Special Service District resolves as follows:

Section 1: **RESOLUTION TO BE ENTITLED.** This resolution shall be entitled "The Twin Creeks Special Service District's Irrigation Fee Schedule" and may be so cited and pleaded.

Section 2: **FEE SCHEDULE.** The attached Fee Schedule is hereby adopted as the District's official Irrigation Fee Schedule and is incorporated herein by this reference

Section 3 **NON- STANDARD CHARGES.** All District expenses for items not specifically listed on the Fee Schedule, but which are occasioned by the applicant or customer's request, shall be fixed and charged as determined by the District Manager.

Section 4: **OTHER COSTS.** All actual costs occasioned by the applicant or customer's request that are for items that are not specifically designated to be provided by the District's rules and regulations shall be paid by the applicant or customer.

Section 5: **EXISTING FEES.** The enactment of this Irrigation Fee Schedule shall not alter the status of any existing obligations. All fees and charges presently owed to the District shall remain due and owing, and shall, in addition thereto, be subject to the terms of this Irrigation Fee Schedule, as appropriate

Section 6: **CONFLICTING RESOLUTIONS REPEALED.** All resolutions, regulations ordinances, and parts thereof which are in conflict with the provisions of this resolution, to the extent of such conflict are hereby repealed. IF any section, subsection, sentence, clause or phrase of this resolution is for any reason held invalid, such holding shall not affect the validity of the remaining portion of this resolution.

Section 7: **EFFECTIVE DATE.** This resolution shall become effective on the \_\_\_\_\_ day of \_\_\_\_\_ 2015, and will continue in full force and effect until changed by the subsequent act of the Governing Board.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY THE TWIN CREEKS SPECIAL SERVICE DISTRICT GOVERNING BOARD OF TRUSTEES.**

**TWIN CREEKS SPECIAL SERVICE DISTRICT**

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Mike Kohler, Board Chair

**ATTEST**

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Theresa Baronek, District Treasurer

**TWIN CREEKS SPECIAL SERVICE DISTRICT**

**IRRIGATION FEE SCHEDULE**

**DESCRIPTION**

**FEE AMOUNT**

**WATER RATES:**

**TYPE A**

**\$15.00/ PER MONTH UP TO 1 ACRE**

**(Ownership of water rights to irrigate full lot)**

**\$5.00 PER ¼ ACRE EXCESS**

**TYPE B**

**\$15.00 MINIMUM/PER MONTH**

**(Purchased high water plus Jordanelle purchased**

**\$60.00 PER ACRE/PER MONTH**

**Municipal & industrial water)**

**TYPE M**

**(metered irrigation)**

**\$15.00/PER MONTH MIMIMUM METERED**

**50,000 GALLONS PER MONTH ALLOWANCE**

**\$1.25/thousand overage**

**TYPE P**

**(1/4 acre allowance only)**

**\$15.00/ PER MONTH**

**¼ ACRE ALLOWANCE**

**METER FEE**

**COST OF METER**

**METER SET FEE**

**\$300.00**

**\*\*CUSTOMERS WILL BE BILLED MONTHLY ON A YEAR ROUND BASIS**

# TWIN CREEKS SPECIAL SERVICE DISTRICT

## RESOLUTION 15-04

### A RESOLUTION ADOPTING A CHANGE IN THE SCHEDULE OF SEWER FEE SCHEDULE AND CHARGES

**WHEREAS**, The Twin Creeks Special Service District (hereinafter called the "District") has deemed it necessary to assess fees and charges for sewer.

**NOWHEREFORE**, The Governing Board of the Twin creeks Special Service District resolves as follows:

Section 1: **RESOLUTION TO BE ENTITLED.** This resolution shall be entitled "The Twin Creeks Special Service District's Sewer Fee Schedule" and may be so cited and pleaded.

Section 2: **FEE SCHEDULE.** The attached Fee Schedule is hereby adopted as the District's official Sewer Fee Schedule and is incorporated herein by this reference

Section 3 **NON- STANDARD CHARGES.** All District expenses for items not specifically listed on the Fee Schedule, but which are occasioned by the applicant or customer's request, shall be fixed and charged as determined by the District Manager.

Section 4: **OTHER COSTS.** All actual costs occasioned by the applicant or customer's request that are for items that are not specifically designated to be provided by the District's rules and regulations shall be paid by the applicant or customer.

Section 5: **EXISTING FEES.** The enactment of this Sewer Fee Schedule shall not alter the status of any existing obligations. All fees and charges presently owed to the District shall remain due and owing, and shall, in addition thereto, be subject to the terms of this Sewer Fee Schedule, as appropriate



Section 6: **CONFLICTING RESOLUTIONS REPEALED.** All resolutions, regulations ordinances, and parts thereof which are in conflict with the provisions of this resolution, to the extent of such conflict are hereby repealed. If any section, subsection, sentence, clause or phrase of this resolution is for any reason held invalid, such holding shall not affect the validity of the remaining portion of this resolution.

Section 7: **EFFECTIVE DATE.** This resolution shall become effective on the \_\_\_\_\_ day of \_\_\_\_\_ 2015, and will continue in full force and effect until changed by the subsequent act of the Governing Board.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY THE TWIN CREEKS SPECIAL SERVICE DISTRICT GOVERNING BOARD OF TRUSTEES.**

**TWIN CREEKS SPECIAL SERVICE DISTRICT**

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Mike Kohler, Board Chair

**ATTEST**

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Theresa Baronek, District Treasurer

**Table ES-1  
Calculated/Recommended Rates**

<b>Monthly Base Rate</b>	<b>Current Sewer Rate</b>	<b>FYE 2016</b>	<b>FYE 2017</b>	<b>FYE 2018</b>	<b>FYE 2019</b>	<b>FYE 2020</b>	<b>FYE 2021</b>
All customers	\$10.00	\$11.46	\$13.87	\$15.92	\$17.89	\$19.09	\$19.73
<b>Total Volume Rate</b>							
All customers	\$0.80	\$1.13	\$1.29	\$1.43	\$1.56	\$1.64	\$1.68
<b>Estimated Total Monthly Rate</b>							
All customers	\$16.24	\$20.28	\$23.93	\$27.08	\$30.06	\$31.88	\$32.83
<b>Percent Increase</b>		25%	18%	13%	11%	6%	3%

Even with the rate increases shown in Table ES-1, the overall cost of service in TCSSD will be about average when compared to other sewer service entities in Northern Utah, as shown in Figure ES-1.

**RECOMMENDATIONS**

It is recommended that the service charges summarized in Table ES-1 be adopted by the District. The proposed rates should be re-evaluated after five years to ensure that the District's revenue requirements and goals are being met.