



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Wednesday, September 14, 2022 at 6:00 PM

AGENDA

Notice is given that a meeting of the Water District of the Town of Apple Valley will be held on **Wednesday, September 14, 2022**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Chairman | Andy McGinnis

Board Members | Frank Lindhardt | Harrold Merritt | Ross Gregerson |

Pursuant to the Executive Order issued by Governor Gary Herbert on March 18, 2020 regarding Electronic Public Meetings, please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:

<https://us02web.zoom.us/j/88667363731>

if the meeting requests a password use 1234

To call into meeting, dial (253) 215 8782 and use Meeting ID 886 6736 3731

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

CONSENT AGENDA

The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Board Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

- A. Welcome New Board Member Jarry Zaharias
- B. Disbursement Listing for August 2022.
- C. Budget Report for Fiscal Year 2022 thru August 2022.

APPROVAL OF MINUTES

- D. Minutes: August 10, 2022
- E. Minutes: June 2, 2022
- F. Minutes: July 21, 2022
- G. Minutes: April 21, 2022

WATER SUPERINTENDENT REPORT

ENGINEERING

DISCUSSION AND ACTION

1. Discontinue Sewer Service Provided by Big Plains Water and Sewer Special Service District, Resolution-BPW-R-2022-12.

REQUEST FOR A CLOSED SESSION

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website <http://pmn.utah.gov>, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS

In compliance with the American with Disabilities Act, individuals needing special accommodations (Including auxiliary communicative aids and services) during this meeting should call 435-877-1190.

Big Plains Water & Sewer Special Service District
Disbursement Listing
Checking - SBSU - 08/01/2022 to 08/31/2022

Item 2.

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
City of St. George	1240	08/01/2022	\$60.00			Purchasing
McGinnis, Andy	1245	08/01/2022	\$85.16			Purchasing
Apple Valley Storage, LLC	AVS08032022	08/01/2022	\$95.00			Purchasing
State Bank of Southern Utah	DEBIT0802202	08/02/2022	\$350.00			Purchasing
Superior Technical Solutions	DEBIT0802202	08/02/2022	\$45.00			Purchasing
Town of Apple Valley	1242	08/05/2022	\$384.20			Purchasing
Galloway & Company	1244	08/10/2022	\$8,236.75			Purchasing
Payroll	0812221200	08/12/2022	\$1,672.18			Paycheck
Health Equity	HE08122022	08/12/2022	\$2.25			Purchasing
Health Equity	HE08122022	08/12/2022	\$134.62			Payroll
Internal Revenue Service	IRS08122022	08/12/2022	\$470.50			Payroll
Utah Retirement Systems	URS08122022	08/12/2022	\$374.49			Payroll
Southwest Sales, Service, & Pumps, Inc.	1241	08/15/2022	\$18,240.66			Purchasing
USDA Rural Development	EFT081522	08/15/2022	\$1,269.00			Purchasing
USDA Rural Development	EFT081522	08/15/2022	\$9,271.00			Purchasing
ChemTech-Ford Laboratories	1243	08/16/2022	\$420.00			Purchasing
ChemTech-Ford Laboratories	1246	08/17/2022	\$290.00			Purchasing
Public Employees Health Program	1247	08/23/2022	\$566.99			Payroll
Payroll	0826221200	08/26/2022	\$1,672.18			Paycheck
Health Equity	HE08262022	08/26/2022	\$134.62			Payroll
Internal Revenue Service	IRS08262022	08/26/2022	\$470.50			Payroll
Utah Retirement Systems	IRS08262022	08/26/2022	\$374.49			Payroll
Rocky Mountain Power Company	RM08232022	08/26/2022	\$2,647.31			Purchasing
Scholzen Products Company, Inc.	1249	08/31/2022	\$2,784.07			Purchasing
			\$50,050.97		\$0.00	

Big Plains Water & Sewer Special Service District

Operational Budget Report

51 Big Plains Water & Sewer SSD - 07/01/2022 to 08/31/2022

16.67% of the fiscal year has expired

Item 3.

	Prior YTD	Current Month	Current YTD	Annual Budget	Percent Used
Income or Expense					
Income From Operations:					
Operating income					
5140 Water Sales	7,035.53	30,924.02	65,448.74	378,000.00	17.31%
5150 Water Standby Fees	1,335.54	3,186.58	6,434.81	34,840.00	18.47%
5310 Connection Fees	4,654.69	0.00	1,830.00	9,000.00	20.33%
5410 Late Penalties and Fees	0.00	0.00	0.00	15,000.00	0.00%
5490 Other Operating Income	0.00	150.00	225.00	2,250.00	10.00%
Total Operating income	13,025.76	34,260.60	73,938.55	439,090.00	16.84%
Operating expense					
6010 Clerical Contractor Labor	(4,165.08)	0.00	0.00	0.00	0.00%
6011 Town Interlocal Agreement Costs	0.00	0.00	0.00	15,336.00	0.00%
6013 Water Salaries and Wages	8,332.00	4,168.00	8,336.00	55,000.00	15.16%
6014 Water Benefits	7,920.15	1,884.36	3,777.25	37,051.00	10.19%
6021 Public Postings	0.00	0.00	0.00	400.00	0.00%
6023 Travel/Fuel	0.00	0.00	0.00	800.00	0.00%
6024 Training	0.00	0.00	0.00	700.00	0.00%
6025 Books/Subscriptions/Memberships	0.00	0.00	0.00	2,800.00	0.00%
6030 Admin Supplies and Expenses	563.32	45.00	241.20	3,500.00	6.89%
6032 Postage	0.00	0.00	0.00	700.00	0.00%
6035 Bank Service Charges	16.00	0.00	0.00	100.00	0.00%
6040 Professional Service	4,071.34	2,996.75	3,059.25	7,500.00	40.79%
6043 Accounting & Audit Fees	3,678.21	0.00	0.00	12,000.00	0.00%
6044 Water Testing	720.00	770.00	1,066.97	7,800.00	13.68%
6045 Legal Fees	0.00	0.00	1,557.85	7,500.00	20.77%
6050 System Maintenance and Repairs	190.00	0.00	0.00	7,500.00	0.00%
6051 System Equipment	1,314.13	2,879.07	2,974.07	11,100.00	26.79%
6052 Well Maintenance and Repairs	0.00	18,240.66	18,259.44	7,500.00	243.46%
6053 Tank Maintenance and Repairs	0.00	85.16	85.16	11,500.00	0.74%
6060 Equipment Costs other than Fuel	3,252.43	384.20	384.20	3,500.00	10.98%
6061 Equipment Fuel	156.96	350.00	721.54	3,500.00	20.62%
6067 Utilities	3,385.06	2,647.31	1,770.00	24,200.00	7.31%
6070 Insurance	1,574.52	0.00	0.00	5,000.00	0.00%
6095 Depreciation Expense	22,510.70	11,255.35	22,510.70	135,065.00	16.67%
Total Operating expense	53,519.74	45,705.86	64,743.63	360,052.00	17.98%
Total Income From Operations:	(40,493.98)	(11,445.26)	9,194.92	79,038.00	11.63%
Non-Operating Items:					
Non-operating income					
5510 Grants	0.00	0.00	0.00	1,140,000.00	0.00%
5520 Impact Fees	13,051.00	0.00	10,894.09	120,000.00	9.08%
5610 Interest Income	67.17	464.03	807.95	500.00	161.59%
5690 Sundry Revenue	1,649.79	0.00	0.00	100.00	0.00%
Total Non-operating income	14,767.96	464.03	11,702.04	1,260,600.00	0.93%
Non-operating expense					
6080 Interest Expense	17,830.00	7,172.64	11,081.54	85,528.00	12.96%
Total Non-operating expense	17,830.00	7,172.64	11,081.54	85,528.00	12.96%
Total Non-Operating Items:	(3,062.04)	(6,708.61)	620.50	1,175,072.00	0.05%
Total Income or Expense	(43,556.02)	(18,153.87)	9,815.42	1,254,110.00	0.78%



BIG PLAINS WATER AND SEWER SPECIAL SERVICE

Item 4.

DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, August 10, 2022 at 6:00 PM

MINUTES

Chairman | Andy McGinnis

Board Members | Frank Lindhardt | Harrold Merritt | Ross Gregerson |

CALL TO ORDER- Chairman McGinnis called meeting to order at 6:16pm.

PLEDGE OF ALLEGIANCE- Chairman McGinnis led the pledge of allegiance.

ROLL CALL

PRESENT

Chairman Andy McGinnis

Board Member Harold Merritt

Board Member Ross Gregerson

ABSENT

Board Member Frank Lindhardt

DECLARATION OF CONFLICTS OF INTEREST

No declaration of conflicts of interest stated.

CONSENT AGENDA

1. Disbursement Listing for July 2022

The Board reviewed the disbursement listing.

Motion to accept the disbursement listing as presented.

Motion made by Board Member Merritt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson

The vote was unanimous, 3-0 and the motion carried.

2. Budget Report for Fiscal Year 2022

The Board reviewed the budget report.

Chairman McGinnis asked the Board Members if they have any adjustments, comments, or questions.

Motion to accept budget report as presented for 07/01/22-07/31/22.

Motion made by Board Member Gregerson, Seconded by Board Member Merritt.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson

The vote was unanimous, 3-0 and the motion carried.

APPROVAL OF MINUTES

3. Minutes: June 15, 2022

Board member Gregerson clarifies if it's ok for him to vote although he was not present. Chairman McGinnis explained ok to vote with a statement of absence at the meeting.



BIG PLAINS WATER AND SEWER SPECIAL SERVICE

Item 4.

DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, August 10, 2022 at 6:00 PM

MINUTES

Motion to accept the minutes from June 15, 2022, meeting as presented.

Motion made by Board Member Gregerson, Seconded by Board Member Merritt, stating he was not at the meeting. But it seems reasonable and accurate to him.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson, stating he was not present for the meeting

The vote was unanimous, 3-0 and the motion carried.

WATER SUPERINTENDENT REPORT- Dale Harris

Chairman McGinnis excused water superintendent due to being caught in a rainstorm.

ENGINEERING- Rod Mills

Chairman McGinnis reported information for the Engineer, Rod Mills. A proposal from the contractor PCI for the USDA project was received. The initial portion of the project will begin the first part of September, which was left from the previous project.

The Cedar Point project is currently under the environmental review and should have something back shortly.

Engineer Mills is reviewing the water rights in the bank to convert to municipal for ease of utilization and verifying any outstanding rights for developments and/or residential.

A protest has been filed on change applications on the Canaan Springs. A protest meeting is set for around August 12th.

Board Member Merritt commented he and Board Member Gregerson have discussed putting AV1 and AV2 on solar power. He has talked with representative of property owner by the wells to purchase or trade for future connections for the location of the solar array. Board Member Gregerson will do an array design for this project. The wells are not the same in size of motors. The solar would only need to be on the large well. Board member Gregerson will get quotes on battery backup vs no backup.

Board Member Gregerson reported the Canyon Well at Cedar Point is not producing as anticipated, currently 8gpm, not 30-50 gpm. The pump needs to be worked on the same time work is being done on the Rock Well. Chairman McGinnis reported they cleaned the well and the pump was full of mud and algae. They are looking at options to open up the aquifer to get more water flow. The well hasn't been online for a long time. This will add another option for water.

DISCUSSION AND ACTION

4. Add Ross Gregerson as a signer on SBSU accounts

Town Administrator, Jauna McGinnis mentioned this was to put Ross Gregerson on both bank accounts and Harold Merritt on the construction account.

Chairman McGinnis called for a motion.

Motion ok Ross Gregerson be added as the signer on SBSU accounts.



BIG PLAINS WATER AND SEWER SPECIAL SERVICE

Item 4.

DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING

1777 N Meadowlark Dr, Apple Valley

Wednesday, August 10, 2022 at 6:00 PM

MINUTES

Motion made by Board Member Merritt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson

The vote was unanimous, 3-0 and the motion carried.

5. Add Harold Merritt as a signer on the SBSU construction account

Motion to add Harold Merritt as a signer on the SBSU construction account.

Motion made by Board Member Gregerson, Seconded by Board Member Merritt.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson

The vote was unanimous, 3-0 and the motion carried.

6. Issue Andy McGinnis a debit card

Chairman McGinnis discusses that this will allow him to run for parts and incidentals as needed.

Motion to issue Chairman Andy McGinnis a debit card for taking care of incidentals and emergencies.

Motion made by Board Member Gregerson, Seconded by Board Member Merritt.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson

The vote was unanimous, 3-0 and the motion carried.

REQUEST FOR A CLOSED SESSION

No request for a closed session.

ADJOURNMENT

Motioned to adjourn meeting.

Motion made by Board Member Merritt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Merritt, Board Member Gregerson

The vote was unanimous, 3-0 and the motion carried.

Meeting adjourned at 6:34pm.

Date Approved: _____

Approved BY: _____

Chairman | Andy McGinnis

Attest BY: _____

Recorder | Jenna Vizcardo



**SPECIAL BIG PLAINS WATER AND SEWER SPECIAL
SERVICE DISTRICT MEETING
BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Thursday, June 02, 2022 at 6:00 PM**

MINUTES

Chairman | Andy McGinnis

Board Members | Frank Lindhardt | Barratt Nielson | Kevin Sair | Robin Whitmore

CALL TO ORDER- Chairman McGinnis called the meeting to order at 6:00pm

PLEDGE OF ALLEGIANCE- Board Member Whitmore led pledge of allegiance.

ROLL CALL

PRESENT

Chairman Andy McGinnis

Board Member Kevin Sair

Board Member Robin Whitmore

ABSENT

Board Member Frank Lindhardt

Board Member Barratt Nielson

DECLARATION OF CONFLICTS OF INTEREST

No conflict of interest declared.

APPROVAL OF MINUTES

1. **Minutes: May 18, 2022**

Motion to approve Minutes: May 18, 2022

Motion made by Board Member Sair, Seconded by Board Member Whitmore.

Voting Yea: Chairman McGinnis, Board Member Sair, Board Member Whitmore

The vote was unanimous, 3-0 and the motion carried.

WATER SUPERINTENDENT REPORT- Dale Harris

Dale Harris gave synopsis for community and summer preparation. The Apple Valley side tanks are full and has source and same with Canaan. We were out in Cedar Point the million-gallon tank for about 4 hours. Wells have been cleaned up, wells that were involuntarily inactive. Slowly gaining. Conservation is paramount for all systems. Cedar Point is the problem. Read water meters today and had a user that used 282,000 gallons in a month. Need conservation for a few years until we can get redundancy in source. Crossing fingers that we can make it through the summer and in better shape today than 2 weeks ago. Doesn't see any building in Cedar Point for a couple years until we have complete redundancy in our system. With Cedar Point water system, we were under sourced from the beginning. Asked for moratorium at this time. Since that time, we have not gained more source, but we have gained 88 houses in 9 years. The building just kept happening and stuck us in the spot we are in today. We are going to overcome this spot. Part of the reason that I was hired was to make sure that was not going to happen. Fire protection is so important. From this point on I do not support any building in



SPECIAL BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING

1777 N Meadowlark Dr, Apple Valley
Thursday, June 02, 2022 at 6:00 PM

MINUTES

Cedar Point until we have redundancy and consistency in our tanks. Rest assured me and my board are keeping us overflowing in water if possible.

Board members say thank you and keep up the good work. Dale Harris states Harold Merritt and Ross Gregerson of the advisory board are rock stars. They have the knowledge and are great resources.

DISCUSSION AND ACTION

2. **Closing of 30-day public comment period for the USDA Rural Development for financial assistance to develop New Source Water to the Cedar Point system.**

Chairman McGinnis stated this is formality of closing this comment period. This is for the USDA pipeline to continue moving forward.

Motion to close the 30-day public comment period for the USDA Rural Development for financial assistance to develop New Source Water to the Cedar Point system.

Motion made by Board Member Whitmore, Seconded by Board Member Sair.

Voting Yea: Chairman McGinnis, Board Member Sair, Board Member Whitmore

The vote was unanimous, 3-0 and the motion carried.

3. **Approval of interlocal agreement with Town of Apple Valley-Resolution-BPW-R-2022-07**

Town Administrator, Jauna McGinnis states this was already approved at the Town Council Meeting and is a formality for this board to look over and approve.

Motion to accept Resolution-BPW-R-2022-07, Resolution approving Interlocal Agreement For Use Of Personnel And Physical Resources.

Motion made by Board Member Sair, Seconded by Board Member Whitmore.

Voting Yea: Chairman McGinnis, Board Member Sair, Board Member Whitmore

The vote was unanimous, 3-0 and the motion carried.

4. **Update Employee Handbook-Resolution-BPW-R-2022-06**

Chairman McGinnis stated the district has been operating without a handbook officially. There was a draft four years ago.

Board Member Whitmore asked where it came from.

Town Administrator, Jauna McGinnis states created 4 years ago and due to the URS audit has added additional criteria.

Motion to accept BPW-R-2022-06, A Resolution Adopting The Personnel Policy And Procedures Manual (Employee Handbook).

Motion made by Board Member Sair, Seconded by Board Member Whitmore.

Voting Yea: Chairman McGinnis, Board Member Sair, Board Member Whitmore



**SPECIAL BIG PLAINS WATER AND SEWER SPECIAL
SERVICE DISTRICT MEETING
BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Thursday, June 02, 2022 at 6:00 PM**

MINUTES

The vote was unanimous, 3-0 and the motion carried.

5. **Water Conservation**

Chairman McGinnis wants to take this opportunity to bring the fact to what Water Superintendent, Dale Harris has made very evident. Our entire community needs to take the letter to heart. We ask to try and maintain your winter water usage. Be mindful as a community that we are in an 8–10-year drought. As members of community, we all need to get in our minds that we need to start conserving the water we do have to spread out over long period of time. Intent is to have water conservation/drought mitigation plan to implement water times to try and save some evaporation on that water. Landscaping moving forward in our Town to xeriscape. Can collect rainwater and use for plants for garden or around yard and by state law allowed to have 2500-gallon tank of water storage of property. Also, fee schedule for water over usage. Trying to be proactive and ask community to do their part and pay attention to your water bill and to watch water usage. Please conserve water. If everyone conserves, it helps our complete system. Water Superintendent Dale Harris made it very clear we were in a bad spot a few weeks ago. We need everyone involved.

Board Member Sair commented highly recommended getting water tanks to store rainwater now and be prepared.

REQUEST FOR A CLOSED SESSION

None.

ADJOURNMENT

Motion to adjourn meeting.

Motion made by Board Member Whitmore, Seconded by Board Member Sair.

Voting Yea: Chairman McGinnis, Board Member Sair

The vote was unanimous. 3-0 and the motion carried.

Meeting adjourned at 6:29pm.

Date Approved: _____

Approved BY: _____

Chairman | Andy McGinnis

Attest BY: _____

Recorder | Jenna Vizcardo



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Thursday, July 21, 2022, at 6:00 PM

MINUTES

Chairman | Andy McGinnis

Board Members | Frank Lindhardt | Harrold Merritt | Ross Gregerson |

CALL TO ORDER- Meeting called to order by Chairman McGinnis at 6:01pm

PLEDGE OF ALLEGIANCE- Led by Board Member Lindhardt.

ROLL CALL

PRESENT

Chairman Andy McGinnis

Board Member Frank Lindhardt

Board Member Harold Merritt

Board Member Ross Gregerson

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest stated.

CONSENT AGENDA

1. Disbursement Listing--6/1/22-6/30/22

Motioned to approve the Disbursement Listing from 6/1/22 to 6/30/22 and Preliminary Financial Report from 7/1/21 to 6/30/22.

Motion made by Board Member Lindhardt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The vote was unanimous, and the motion carried.

2. Preliminary Financial Report--7/1/21-6/30/22

See Agenda item #1.

APPROVAL OF MINUTES

3. Minutes: May 03, 2022

Board Member Merritt commented he is comfortable with voting on these minutes since he attended the meetings although he wasn't a member of the Board at the time.

Chairman McGinnis called for a motion.



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Thursday, July 21, 2022, at 6:00 PM

MINUTES

Motioned to accept the minutes from May 03, 2022, as presented.

Motion made by Board Member Merritt, Seconded by Board Member Lindhardt.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The vote was unanimous, and the motion carried.

WATER SUPERINTENDENT REPORT – Dale Harris

Dale Harris Water Superintendent- We have been working on wells and finding source water in Cedar Point. Rockslides occurred in Canaan that stopped a smaller spring. The larger spring now runs 10 gpm faster. There was a lot of sand in the Canaan Springs. The sand has cleared up and ended up with more flow in that spring. We now have the Cook Well and Jessop Well running. The Jessop Well gained extra water flow, about 25 gpm, and ok with fire protection. Finding water in Cedar Point has taken the bulk of his time. They are waiting on samples for Well 59. Board Member Lindhardt asked about the Rock Well. Dale Harris commented many things need to be done including sampling with the state, identifying protection zone. The bulk of it can be done in house. Board Member Gregerson commented should have quote from the power company soon. All pumps are 3-phase.

ENGINEERING – Rod Mills

Chairman McGinnis excused Engineer Rod Mills due to having covid.

DISCUSSION AND ACTION

4. Oath of Office for Harold Merritt and Ross Gregerson

Recorder, Jenna Vizcardo administered Oath of Office for Harold Merritt and Ross Gregerson.

Chairman McGinnis commented they are grateful to have Harold Merritt and Ross Gregerson back on the Board as they have put in countless volunteer hours and have a wealth of knowledge.

5. Appointment of District Treasurer--Resolution BPW-R-2022-10

Chairman McGinnis nominated Ross Gregerson as he was prior Treasurer for the Board, and he did a good job. Mayor Lindhardt agreed with that nomination.

Motioned that Ross Gregerson be appointed to the office of Treasurer.

Motion made by Board Member Merritt, Seconded by Board Member Lindhardt.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The resolution was read aloud by Chairman McGinnis.

The vote was unanimous, and the motion carried.



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Thursday, July 21, 2022, at 6:00 PM

MINUTES

6. A Resolution Amending the Policy and Procedures Manual 1.1.1, 1.1.4.3, 1.1.6, 1.4.6, 2.3, 15.1.1-15.2.8, Appendix A-1 Increasing Water Right Purchase Price and Bulk Meter Late Fee, Adding Chapter 13, Chapter 16, And Chapter 17--Resolution-BPW-R-2022-11

The Board reviewed the policy changes. Additional policies will be forthcoming regarding design standards. Board Member Lindhardt reported a study be done by Sunrise Engineering regarding storage capacity should be completed in a couple weeks.

Chairman McGinnis called for a motion.

Motioned to accept Resolution Amending the Policy and Procedures Manual 1.1.1, 1.1.4.3, 1.1.6, 1.4.6, 2.3, 15.1.1-15.2.8, Appendix A-1 Increasing Water Right Purchase Price and Bulk Meter Late Fee, Adding Chapter 13, Chapter 16, And Chapter 17 Resolution-BPW-R-2022-11.

Motion made by Board Member Gregerson, Seconded by Board Member Lindhardt.

Roll Call Vote

Board Member Merritt- Aye

Board Member Gregerson- Aye

Chairman McGinnis- Aye

Board Member Lindhardt- Aye

The vote was unanimous, and the motion carried.

7. Meeting schedule change

Chairman McGinnis requests to move the Big Plains Water and Sewer Special Service District meeting to the 2nd Wednesday of the month. No objections by the board.

Motioned to move the Big Plains Water and Sewer Special Service District meeting to the 2nd Wednesday of the month.

Motion made by Board Member Gregerson, Seconded by Board Member Merritt.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The vote was unanimous, and the motioned carried.

REQUEST FOR A CLOSED SESSION

Motioned for a closed session for discussion of legal issues.

Motion made by Board Member Lindhardt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The vote was unanimous, and the motion carried.

Chairman McGinnis brought the meeting back to order at 6:56pm. No action taken.



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT MEETING

BOARD OF DIRECTORS, REGULAR MEETING
1777 N Meadowlark Dr, Apple Valley
Thursday, July 21, 2022, at 6:00 PM

MINUTES

Motioned to end closed session.

Motion made by Board Member Lindhardt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The vote was unanimous, and the motion carried.

ADJOURNMENT

Motioned to adjourn meeting.

Motion made by Board Member Merritt, Seconded by Board Member Gregerson.

Voting Yea: Chairman McGinnis, Board Member Lindhardt, Board Member Merritt, Board Member Gregerson

The vote was unanimous, and the motion carried.

Meeting adjourned at 6:57pm.

Date Approved: _____

Approved BY: _____

Chairman | Andy McGinnis

Attest BY: _____

Recorder | Jenna Vizcardo



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT PUBLIC HEARING AND MEETING

BOARD OF DIRECTORS, REGULAR MEETING

1777 N Meadowlark Dr, Apple Valley

Thursday, April 21, 2022 at 6:00 PM

MINUTES

Chairman | Andy McGinnis

Board Members | Frank Lindhardt | Kevin Sair | Barratt Nielson | Robin Whitmore

CALL TO ORDER

Meeting called to order at 6:07 pm by Mayor Frank Lindhardt and turned over to Chairman McGinnis.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chairman Andy McGinnis

Board Member Frank Lindhardt

Board Member Robin Whitmore

ABSENT:

Board Member Kevin Sair

Board Member Barratt Nielson

PUBLIC HEARING

1. Big Plains Water and Sewer Special Service District has filed an application with the USDA Rural Development for financial assistance to develop New Source Water to the Cedar Point system.

Public Hearing opened by Chairman Andy McGinnis and then explained the public hearing. Advisory Board Member Harrold Merritt explained Public Hearing is step in process of obtaining funding and in 30 days it can go to bid.

Board Member Lindhardt enquired when will the funds be available after the 30 days. Advisory Board Member Harrold Merritt explained the money is ready immediately and then the mechanics and putting things together. The pipe will be 6-8" and 4-5 miles long.

Opened for public comments:

Robert and Melanie Zitting: 1810 E 2000S : Asked if a map was available showing where the new line is coming from. Harold Merritt explained it follows Canaan Road off Highway 59, straight up to Webbs access road in our easement. From Hwy 59 it will turn and be in our easement along Hwy 59 location on Bubbling Wells (1600 East).

Chairman McGinnis called for a motion to close public comments

Motioned to close Public Hearing.

Motion made by Board Member Lindhardt, Seconded by Board Member Whitmore.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.



BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT PUBLIC HEARING AND MEETING

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CONSENT AGENDA

2. Disbursement Listing--3.01.2022-3.31.2022
3. Budget Report-7.1.21-3.31.22

Motioned to approve Disbursement Listing from 3.01.2022-3.31.2022 and Budget Report from 7.1.21-3.31.22.

Motion made by Board Member Lindhardt, Seconded by Board Member Whitmore.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

4. Minutes: March 17, 2022

Board Member Lindhardt commented he was not present. But did review the minutes.

Motioned to approve Minutes: March 17, 2022, and February 17, 2022.

Motion made by Board Member Whitmore, Seconded by Board Member Lindhardt.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

5. Minutes: February 17, 2022

See Agenda Item #4.

DISCUSSION AND ACTION

6. Big Plains Water and Sewer Special Service District has filed an application with the USDA Rural Development for financial assistance to develop New Source Water to the Cedar Point system.

Motioned to accept Big Plains Water and Sewer Special Service District filing an application with the USDA Rural Development for financial assistance to develop New Source Water to the Cedar Point system.

Motion made by Board Member Whitmore, Seconded by Board Member Lindhardt.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

7. Appointment of District Treasurer--Resolution BPW-R-2022-03.

Tabled

8. Purchasing Policy Repeal and Replace. --Resolution BPW-R-2022-04



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Motioned to approve to adopt Resolution BPW-R-2022-04 purchasing policy as well as the amended pages on 10,12,19 for the Purchasing Policy Repeal and Replace.

Motion made by Board Member Whitmore, Seconded by Board Member Lindhardt.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

9. Policies and Procedures Amendments. --Resolution BPW-R-2022-05

Motioned to adopt Resolution BPW-R-2022-05 Policies and Procedures amendments to policies and procedures.

Motion made by Board Member Lindhardt, Seconded by Board Member Whitmore.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

10. Purchasing policy limits and emergency situations.

Tabled from meeting on March 17, 2022.

This item was addressed with Agenda item # 8.

11. Expiration date on all will serve letters.

Unused will serve letter have been showing up which puts the District in a bad spot if no resources are available due to the drought. Recommendation by Chairman McGinnis to put 6 months to 1 year expiration date on our will serve letters.

Tabled to next meeting.

Motioned to table item # 11, expiration on all will serve letters.

Motion made by Board Member Whitmore, Seconded by Board Member Lindhardt.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

12. Jepson Canyon PID water rights purchase and sales agreement (see JPID1 Addendum 2).

The Board discussed approving the document with changes. The date on the document was in the future-6/8/22. Attorney Nate Reeve will make the change. Attorney Nate Reeve confirms that it is ok to sign and he will follow up for the change.

Motioned to agree to accept Jepson Canyon PID water rights purchase and sales agreement.

Motion made by Board Member Lindhardt, Seconded by Board Member Whitmore.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

13. Water Conservation letter to community and probable implementation of a Water Conservation and Drought Mitigation Plan.



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Chairman McGinnis--Discussion about Well 59 and our water issue. We anticipate that when the heat hits there will be increased water usage. Intent of community as whole to come together to work on utilizing less water through this summer until we can do our treatment skid and as well get USDA loan underway to connect Canaan Springs to Cedar Point System as well. Discussion about possible assignment of water times. Has done some research on southwestern Utah communities and others have developed watering time, water usage restrictions and fines that go along with high water consumers. Hope to come together as a community and reduce our water usage as a community.

Board Member Lindhardt asks when this timeframe is as summer is approaching fast.

Chairman McGinnis would like to utilize monthly billings to educate community.

No action taken.

14. Discussion and possible action to add/delete authorized bank account signers for SBSU.

Motioned to adopt action to add Frank Lindhardt as authorized bank account signer for SBSU.

Motion made by Board Member Whitmore, Seconded by Board Member Lindhardt.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

REQUEST FOR A CLOSED SESSION- NONE

ADJOURNMENT

Adjourn 6:53pm.

Motion made by Board Member Whitmore to adjourn the meeting, Seconded by Board Member Lindhardt.

Voting Yea: Board Member Lindhardt, Board Member Whitmore, Board Member McGinnis

The vote was unanimous, 3-0 and the motion carried.

Date Approved: _____

Approved BY: _____

Chairman | Andy McGinnis

Attest BY: _____

Recorder | Jenna Vizcardo

**BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT
RESOLUTION NO. BPW-R-2022-12**

**RESOLUTION TO DISCONTINUE SEWER SERVICE PROVIDED BY BIG PLAINS WATER AND SEWER SPECIAL
SERVICE DISTRICT**

WHEREAS, on February 17, 2022, the Town of Apple Valley ("Town") adopted a Joint Resolution with Ash Creek Special Service District requesting the annexation of property within the boundaries of Apple Valley into Ash Creek Special Service District ("Ash Creek SSD");

WHEREAS, on February 17, 2022, the Big Plains Water and Sewer Special Service District ("Big Plains"), voted unanimously to accept the Town's joint resolution with Ash Creek SSD;

WHEREAS, on April 19, 2022, the Washington County Commission adopted a resolution proposing to have Ash Creek SSD annex the property within the boundaries of Apple Valley into Ash Creek SSD;

WHEREAS, before the annexation by Ash Creek SSD can be completed, the Town is required under Utah Code Sections 17D-1-401(4) and 17D-1-202(2) to discontinue sewer service by Big Plains Water and Sewer Special Service with the intent that Ash Creek SSD will begin providing sewer service within the Town of Apple Valley;

WHEREAS, the discontinuance of sewer service complies with Utah Code Section 17D-1-602(2)(a)(i) because Big Plains does not have any outstanding bond payable in whole or in part from fees and charges imposed for sewer service;

WHEREAS, the discontinuance of sewer service complies with Utah Code Section 17D-1-602(2)(a)(i) because Big Plains is not under contractual obligation to provide sewer service; and

WHEREAS, as stated in the Town of Apple Valley's resolution R-2022-41 requesting Ash Creek SSD's annexation, the Town continues to support the annexation and wishes to discontinue Big Plains' sewer service.

NOW, THEREFORE, IT IS RESOLVED by the Big Plains Board that sewer service by Big Plains Water and Sewer Special Service District is hereby discontinued.

RESOLVED this 14th day of September 2022.

[SIGNATURE BLOCK ON NEXT PAGE]

BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT

Chairman Andy McGinnis

ATTEST:

Jenna Vizcardo, Recorder

	AYE	NAY	ABSENT	ABSTAIN
Chairman Andy McGinnis	_____	_____	_____	_____
Board Member Frank Lindhardt	_____	_____	_____	_____
Board Member Harold Merritt	_____	_____	_____	_____
Board Member Ross Gregerson	_____	_____	_____	_____
Board Member _____	_____	_____	_____	_____