



APPROVED MINUTES

SUMMIT COUNTY SERVICE AREA 3 BOARD OF TRUSTEES
MOUNTAIN LIFE CHURCH, 7375 SILVER CREEK RD, PARK CITY, UT 84098
[TUESDAY, MARCH 18, 2025, 5:30 PM](#)

Meeting also conducted via Google Meet.

1. **Welcome (5:30pm)**

- a. Welcome called to order by Scott Witkin, Chair
- b. Roll Call & Conflict of Interest Disclosure

Board Members:

Scott Witkin, Chair
Rick Parisi, Vice Chair (arrived 5:48pm)
Jon "Otto" Blum, Treasurer
Karri Taix, Clerk
Derek Price
David Olson
John Ball (online)

Staff & Contractors:

John O'Brien
Vince Pao-Borjigin
Jody Anagnos (online)
Chris Bullock
Nathan Bracken, legal counsel (online)

2. **Public Comment I: (5:32)**

- Ed and Dinah Clissold, Larry Layton, Adam Collins, Kevin & Svetlana O'Meara, Jeff Whiting and Bob Olson - These residents all live on Cottonwood Trail came to speak about the condition of their road. They commented on the amount of mud, safety concerns and dislike of the perma zyne product on the road and requested that repairs are made to improve the road.
- Trevor Rametta - Resident on the west end of Wastach Way and had a similar comment about his road specifically the mud and requested improvement to his road.

3. **Administrative & Financial (5:49pm)**

- a. Approval of February 11, 2025 minutes -
Scott made a motion to approve the minutes as presented, Karri seconded the motion. Six members voted in favor of approving the February 11, 2025 minutes as presented. (6-0)
During this vote, Rick Parisi joined the meeting in person at 5:48pm, but did not cast a vote on this item.
- b. Approval of expenditures - Two invoices for Wolff Excavating were presented for January and February snowplowing.

Scott made a motion to approve the expenditures as presented, Otto seconded the motion. All members voted in favor of approving the expenditures as presented. (7-0)

- c. Legislative Update - Nathan presented a recap of the recent legislation session and discussed current legislation that will affect the Service Area specifically. Two items that will affect the Service Area is a new fee for water providers to pay to the state per water user and legislation to promote water conservation including allowing higher fees for high water users in an effort to promote conservation.

4. Operations Manager (5:59pm)

- a. Update - Vince presented. He has some items to discuss with the Board in closed session. The rate study that he has been working on is just about ready to go. He will present to the Board in the next few days. The rate study is not a comparison of fees but determines what our rates should be based on our expenses.

5. Water (6:00pm)

- a. Update - Chris did not have any updates because he has no current water projects in the winter. Karri asked about the rate and fee discussion and would like to see the proposed updates from staff. Vince is currently working on recommendations and explained that because there were increases last year, we don't anticipate any increases this year. There are only 3-4 clean up items including the overage fees for well users. The plan is to discuss and present recommendations to the Board in April for direction and feedback and then we'll do the public hearing and vote in the May meeting after the new legislation is enacted.

6. Roads and Trails (6:10pm)

- a. Update - Chris discussed the new snow removal RFP for the 25/26 season as discussed in the February meeting. The RFP was posted on 3/6/25 and includes a 5/21 pre-bid meeting, the deadline for questions is 6/2 and the deadline for proposals is 6/5/25. The plan is to have proposals to present to the Board in the June meeting. There is a possibility of rotomill this year if work on I-80 happens which is promising as the project was awarded to a contractor. We have three miles of dirt road left in the Service Area, the rest is either paved or rotomill. Challenges with rotomill is that the I-80 work is done in the middle of the night so we would have to do the work and hire contractors in the middle of the night. Chris will work with Gary to get some more information, estimates for Board approval. There was also discussion of permazyme and mag chloride and the different uses for different reasons.

7. Office Manager (6:44pm)

Jody presented an update. We have had six properties change ownership in 2025 with another three or four currently under contract. There has been a lot of property transfer activity and questions. Jody is working with Nathan and his team to record a notice on Plat I parcels so they are contacting the Service Area during the property transfer process. Jody found that two had not notified the Service Area in 2024. These are

mainly properties that are serviced by Mountain Regional but the Service Area still maintains their road. We want to collect the property transfer fee and collect new owner contact information.

The spring newsletter would normally go out in April but Jody is planning to send out in May after her water conservation certification to share conservation information with the residents.

8. General Public Comment (6:51pm)

- Ed Clissold thanked the Board for their service on the Board.
- Bob Olson commented about utility work and damage done to his property by Rocky Mountain Power. He asked about metering requirements on private wells.

At 7:10 pm, Rick Parisi made a motion to move into closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonably imminent litigation, and/or the sale or purchase of real property pursuant to Utah Code §§ 52-4-204 through 205, Scott seconded the motion. All members in attendance voted to move into closed session. (7-0)

Closed Session (7:12pm)

Roll call: Scott, Rick, Otto, Derek, David, John (online), Karri

Staff: John, Chris, Jody, Nathan

Absent: None

9. Adjournment (7:43pm)

Rick made a motion to adjourn the meeting, Scott seconded the motion. All members voted in favor of adjournment. (7-0)

Next meeting is April 22

Online participants: Sally White, Trevor Rametta, Sean Luebbbers, Ron Gebhart