

**MINUTES OF THE
HEBER VALLEY SPECIAL SERVICE DISTRICT
APRIL 9, 2026 - 4:00PM**

PRESENT:	Heidi Franco	Chair
	Craig Simons	Vice Chair
	Colleen Bonner	Board Member
	Don Huggard	Board Member
	Doug Clements	Board Member
	Mike Johnston	Board Member
	Yvonne Barney	Board Member (4:08 p.m.)

ALSO PRESENT:	James Goodley	General Manager
	Christine Morgan	Secretary
	Trent Davis	HVSSD
	Rusty Harris	HVSSD
	Mark Anderson	Zions Bank
	Kent Jones	Midway resident

CONDUCTING: Board Chair, Heidi Franco

AGENDA ITEMS:

1. **Public Comment:** This is the public's opportunity to comment on items not on the agenda.
2. **Entity Updates:** From HVSSD Member Entities
3. **Committee Updates:** From HVSSD Committees
4. **Christine Morgan – Clerk Introduction** (Jim Goodley-10 mins)
5. **Consent Agenda:**
 - a. Balance Sheet March 2026
 - b. Bank Reconciliation March 2026
 - c. P&L March 2026
 - d. PTIF General Fund March 2026
 - e. PTIF Impact Fee March 2026
 - f. PTIF Bond March 2026
 - g. March 2026 Warrant list approval
 - h. March 2026 YTD Budget
 - i. March 2026 Board Meeting Minutes
 - j. Dredging Project – Retainage Release
6. **CIB Bond** – Consideration of a resolution approving/ratifying prior actions of the Administrative Control Board authorizing the issuance of approximately \$2,000,000 of the prior authorized \$23,000,000 of Sewer Revenue Bonds, Series 2026 including accompanying bond documentation; and related matters. (Mark Anderson – Zions Bank-20 mins)
7. **Groundwater Discharge Permit – Sampling and Analysis Plan** – Consideration of a motion to approve. (Jim Goodley-20 mins)
8. **Farm Lease** - Consideration of a motion to approve the farm lease. (Jim Goodley-20 mins)
9. **Manager's Report** (Jim Goodley-20 mins)
10. **Closed Session** (Optional) – a strategy session to discuss pending or reasonably imminent litigation pursuant to U.C.A. 52-4-205 and/or discuss personnel or property items.
11. **Adjourn Regular Meeting**

Heidi Franco called the meeting to order at 4:05 p.m.

1. Public Comment:

Midway homeowner, Kent Jones, presented on the EIS from UDOT bypass. He presented the UDOT EIS map showing about 60 acres of HVSSD primary land (listed as secondary on the UDOT proposal) that would be lost if the proposal goes through as is. He suggested a formal legal letter be presented to UDOT on this.

2. Entity Updates:

Last month, the group discussed the Holiday Oil request for annexation into Heber from Charleston. The Heber City Council did not agree to entertain annexation for Charleston. Jim is making good progress on the personnel policy and plans to send it to the attorney. Plan next month to have a discussion on the policy and thorough review.

3. Committee Updates:

Potential creation of a Capital Facilities Committee to review the idea Mr. Jones presented today to aid Jim, if needed.

4. Introductions and Farewell:

Welcome to our new clerk, Chris Morgan, and farewell to Bryan Provost. Bryan has been here 31 years and will be retiring next week.

5. Consent Agenda:

- a. Balance Sheet March 2026
- b. Bank Reconciliation March 2026
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MOTION: A motion to table the balance sheet, reconciliation, profit and loss, and the year-to-date budget from the consent agenda and approve the remaining items was made by Heidi Franco and seconded by Colleen Bonner. The motion carried with the following vote:

YES: Don Huggard, Colleen Bonner, Mike Johnston, Heidi Franco, Yvonne, Barney, Craig Simons, Doug Clements
No: None
ABSTAIN: None
ABSENT: None

6. CIB Bond (Mark Anderson, Zions Bank -20mins)

This is taking out a bond for money that was already spent, but to get reimbursed and use that money in other ways a very low interest rate for Lift Station upgrades and Headworks upgrades. A 30-year, \$2,000,000 bond at 2.5% interest. The \$2,000,000 is paying ourselves back for the \$3,000,000 lift station project and the headworks project that was paid out of reserves. The district's policy is a 6-month reserve and last year looked at various capital projects that were self-funded out of operating revenues. An amortization schedule was requested from Mark.

MOTION: A motion to approve the resolution ratifying a previous action to authorized the issuance of \$2,000,000 revenue bonds, series 2026, according to what has been presented by Mark Anderson with Zions Bank was made by Mike Johnston and seconded by Don Huggard. The motion carried with the following vote:

YES: Don Huggard, Colleen Bonner, Mike Johnston, Heidi Franco, Yvonne, Barney, Craig Simons, Doug Clements
No: None
ABSTAIN: None
ABSENT: None

7. Groundwater Discharge Permit – Sampling and Analysis Plan Proposal

Mr. Goodley explained that received a proposal from Loughlin Water Associates to continue with the phase two aspect of the groundwater permit application. A proposal of \$17,900 to prepare the sampling and analysis plan. Heidi Franco made mention of a new hot spring that she was made aware of and asked that Loughlin be made aware.

MOTION: A motion to approve the contract with Loughlin to do the groundwater discharge permit sampling and analysis plan proposal was made by Craig Simons and seconded by Colleen Bonner.

YES: Don Huggard, Colleen Bonner, Mike Johnston, Heidi Franco, Yvonne, Barney, Craig Simons, Doug Clements
No: None
ABSTAIN: None
ABSENT: None

8. Farm Lease

The farm lease starts next week. Jim Goodley met with Addison and came to an agreement on everything except the insurance and the bond. Doug Clements suggested we make the motion to approve with the conditions on the bond and insurance or meet him in the middle or take off his lease or do something the first year to give us some sense of security.

MOTION: A motion to approve the lease with the understanding that we finalize the agreement on the bond and insurance was made by Doug Clements and seconded Craig Simons.

YES: Don Huggard, Colleen Bonner, Mike Johnston, Heidi Franco, Yvonne, Barney, Craig Simons, Doug Clements
No: None
ABSTAIN: None
ABSENT: None

Additionally, the sale of farm equipment. Valley Implement appraised the farm equipment at list price of \$366,300 with a sale price of \$331,500. Addison is interested in taking all of the items. discussion on sale of property, it will move to a closed session.

Mike Johnston left at 5:32 p.m.

9. Manager's Report:

Mr. Goodley presented his manager's report.

8. Closed Session (Optional) – a strategy session to discuss pending or reasonably imminent litigation pursuant to U.C.A. 52-4-205 and/or discuss personnel items:

MOTION: A motion to move into closed session was made by Colleen Bonner, seconded by Yvonne Barney. The motion carried with the following vote:

YES: Don Huggard, Colleen Bonner, Heidi Franco, Yvonne, Barney, Craig Simons, Doug Clements
No: None
ABSTAIN: None
ABSENT: Mike Johnston

The board moved into a closed session at 6:58 p.m.

9. Adjourn Regular Meeting:

The motion to adjourn was made in the Public Hearing as follows:

MOTION: A motion to move out of the closed session and into the open session and adjourn was made by Colleen Bonner, seconded by Yvonne Barney. The motion carried with the following vote:

YES: Don Huggard, Colleen Bonner, Heidi Franco, Yvonne, Barney, Craig Simons, Doug Clements
No: None
ABSTAIN: None
ABSENT: Mike Johnston

The meeting was adjourned at 7:08 p.m.

APPROVED on this 14th day of May, 2026.

Heidi Franco
Heidi Franco, Chair

Christine Morgan
Christine Morgan, Secretary