



Administrative Control Board

Regular Meeting Minutes

Thursday, September 17, 2026, • 6:00 PM

Location	5739 Paintbrush Road, Park City, UT 84098
Meeting URL	https://meeting.gomeet.com/607-604-601
Dial-In	+1 206-388-4501 • PIN: 607-604-601#
Quick Dial	+1-206-388-4501 • 607-604-601#

Board Members Present	Karin Wilson, Ian Schofield, Mike Kobe, Cory Shorkey, Phil Tisovec
Board Members Absent	
Summit County Attorney	Dave Thomas
Staff & Guests Present	Andy Garland, Lisa Hoffman, Steve Anderson, Sam Grenlie, Chris Braun, Brian Davenport, Anna Peacock, Kadin Baird

1. Call to Order and Public Input

- **Call to Order:** Meeting called to order by Karin Wilson at 6:00 p.m.
- **Public Comment:** Residents of Lake Rockport Estates (5)
Remote public: Connor Thomas, Gregory Tafoya, Rosemary Carroll, Shawn Potter, Denise Holding, 801-971-1693

2. Presentation by Lake Rockport Estates

a. Consideration and possible approval to enter into negotiations with Lake Rockport Estates for a wholesale water purchase agreement.

- **Lake Rockport Estates (LRE)** representatives:
- Wendee Aguilar **Vice President**, John Lindsley **President**, Paul Strader **Treasurer**, Deinse Holding **Secretary**, Candace Rust **Member**, Lezlye Zupkus **Member**
- **Key Discussion Points:** The LRE read and answered questions provided to them from MRW staff. The Board and MRW staff asked additional questions regarding the percentage of owners that are for the project.



Funding.

Shawn Potter commented that Promontory has been talking with LRE but it is very preliminary.

- **Action Taken / Vote:**

- **Motion:** Move that the Board **table this action item** entering into negotiations with Lake Rockport Estates for a wholesale water purchase agreement
- **Moved By:** Phil Tisovec | **Seconded By:** Ian Schofield
- **Outcome:** Tabled (Vote Count: [5 Ayes - 0 Nays])

3. Executive Session — Personnel, Possible Litigation, and Property Acquisition

There was no Executive Session needed.

4. Consent Agenda

Items under consent agenda:

- Approval of the August 20, 2026, Meeting Minutes
- Approval of the August 2026 Check Register
- Purchase Orders: Carollo - CMGC - \$3,200,000
- **Discussion / Pull Items:**
 - Karin has requested in the August 20, 2026, Minutes to detail more the reason why the line extension agreement was denied (not a connection) but MRW involvement with administering the reimbursements.
 - Ian Schofield inquired about the hay check issued to Robert Siddoway for \$6600.00 and if it is the same amount each year. Steve Anderson replied that the reimbursement varies year to year based on the hay value. This reimbursement is in perpetuity.
 - PO Carollo Engineers: Task Order No. 005, Construction Management Services Scope of Work includes 2 staff on site from Carollo in addition to all the off-site support
- **Action Taken / Vote:**
 - **Motion:** Move to approve the Consent Agenda as presented, including the changes to the August 20, 2026, Meeting Minutes.
 - **Moved By:** Ian Schofield | **Seconded By:** Phil Tisovec
 - **Outcome:** Approved (Vote Count: [5 Ayes – 0 Nays])

5. Financial Management — Steve Anderson

August 2026 Financial Results: Through August 2026, MRW maintained a strong financial position with a year-to-date net gain of \$2.86 million - exceeding budget by \$953,121 due to strong development revenue and lower operating expenses—while increasing total cash to \$25.53 million (363 days of operating reserves).

- **Usage Information:**

- Usage by Tiers (Residential): In August 2026, total residential water consumption dropped to 98,198,377 gallons (generating \$909,492), down from 109,466,313 gallons in August 2025 as average household usage fell from 21,112 to 18,420 gallons.
- Customer Type Comparison: Overall usage dropped by 11 % with “Condos” being the only outlier.



- Largest Users in August with Area (Residential): The top 20 users consist of 9 new users (1 month), 3 users at 2 months, 7 users at 3 months, and 1 user at 4 months.

- **2027 Revenue and Budget Discussion:**

- 2026 Projections & 2027 Revenue Budget**

- **2026 Financial Overview:** The District budgeted \$17,303,000 in total revenue for 2026 and is currently projecting \$17,669,000, with a positive of \$366,000.
 - **2027 Revenue Target:** Preliminary projections set the total revenue budget for 2027 at \$19,134,000 (a 10.58\% overall increase from the 2026 budget).
 - **Operating Revenue:** Expected to increase by \$1,750,000 (11.23%), driven primarily by a \$1,700,000 increase in water sales (11.76%) based on average customer growth, 3-year usage trends, and an effective rate increase target of 8.0%.
 - **Non-Operating Revenue:** Budgeted to increase by \$81,000 (4.73%), which includes a \$100,000 increase in Impact Fees (to \$800,000) and a \$21,000 increase in Promontory Assessments, offset by a \$40,000 decrease in interest earnings.

- 2027 Rate Design Strategy**

- **Target:** To meet 2027 financial needs, the District must target an effective rate increase of **8.0%**.
 - **Recommended Approach:** CFO Steve Anderson recommended moving to a "**flatter**" rate structure for 2027 to protect against usage volatility and declining consumption in the highest usage tiers, departing from the tiered rate increases used over the last two years.

- Proposed Rate Scenarios & Customer Impact**

The board reviewed two proposed rate scenarios to evaluate impacts across different customer usage tiers:

- Scenario 1 (Higher Tier Focus)**

- **Structure:** \$3.00 base rate increase (from \$74.50 to \$77.50) with higher tier rate increases.
 - **Impact by User Tier:**
 - **Small User (100k gal):** +\$9.08/mo. (+8.49%)
 - **Average User (135k gal):** +\$12.44/mo. (+9.92%)
 - **Above Average User (200k gal):** +\$13.93/mo. (+11.61%)
 - **Large User (320k gal):** +\$38.50/mo. (+10.05%)
 - **Very Large User (480k gal):** +\$84.50/mo. (+8.94%)

- Scenario 2 (Higher Base Fee Focus)**

- **Structure:** \$6.00 base rate increase (from \$74.50 to \$80.50) with lower tier rate increases.
 - **Impact by User Tier:**
 - **Small User (100k gal):** +\$8.67/mo. (+8.10%)
 - **Average User (135k gal):** +\$10.13/mo. (+8.08%)
 - **Above Average User (200k gal):** +\$13.17/mo. (+7.91%)
 - **Large User (320k gal):** +\$30.67/mo. (+8.00%)
 - **Very Large User (480k gal):** +\$76.33/mo. (+8.07%)



Next Steps

- Following today's discussion, Management will refine the leading rate options and bring them forward at the next meeting for further Board evaluation.
- **Signal Hill Water Treatment Plant Optimization Revenue Bonds Update:** Summit County Council had approved the \$20M as a separate parameters resolution and a public hearing had been held with no comments from any customers.

6. Engineering Updates — Sam Grenlie

Asset Management update with Kadin Baird

Key Updates:

- Kadin shared a PowerPoint demonstrating updates on the asset management system, showing how OpenGov is already helping track assets and digitize workflows. Looking ahead through 2027, the focus will shift to finishing asset inventories, setting up preventive maintenance, and using condition assessments to guide capital planning.

7. General Manager Comments — Andy Garland

Surplus Property: The District intends to declare the unused South Ridge Pump House, valued at \$2,000 for tax purposes, as surplus property. Public notice will be issued, as another entity has expressed interest in acquiring the building.

General Updates: Staff would like to convene a coordination meeting with all Snyderville Basin water providers, including the Weber Basin Water Conservancy District and the Summit County Health Department, to discuss future water usage strategies. Board members are invited to attend once the schedule is finalized.

8. Questions on Department Updates

Questions & Discussion:

- Ian Schofield asked Anna Peacock about the Public Service report that there was a shutoff for Conservation Violations. Anna Peacock confirmed this was correct. It requires about 5 notices before we shut off service.

9. Adjournment

Motion to Adjourn:

- **Moved By:** Ian Schofield | **Seconded By:** Mike Kobe
- **Meeting Adjourned At:** 8:56 p.m.
- **Outcome:** Approved (Vote Count: [5 Ayes – 0 Nays])



MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

- **Next Scheduled Meeting:** October 22, 2026, • 6:00 pm

Mountain Regional Water SSD ACB Chairperson

Date

Mountain Regional Water SSD General Manager

Date

Pursuant to the Americans with Disabilities Act, individuals needing assistance attending the meeting on September 17, 2026, should contact Lisa Hoffman at 435-731-5821 to make arrangements. The next regularly scheduled MRW Administrative Control Board Meeting will be held on October 22, 2026, at the District's administrative office at 5739 Paintbrush Road, Park City, UT 84098.