

# WPR ROAD AND FIRE DISTRICT

36 S. State Street  
Suite 500  
Salt Lake City, UT 84111

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, June 23, 2026

**TIME:** 5:15 p.m.

**LOCATION:** 36 S. State St., Suite 500  
Salt Lake City, UT 84111  
And Via Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MDM5MmUyZTkODZiNi00MzU3LWEwNDEtZDM3N2IwZGQ2ZjY2%40thread.v2/0?context=%7b%22Tid%22%3a%223e95e77c-c839-42d7-a767-aac8531785ff%22%2c%22Oid%22%3a%228d48df21-9763-40d0-ba52-983e5a92dcea%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDM5MmUyZTkODZiNi00MzU3LWEwNDEtZDM3N2IwZGQ2ZjY2%40thread.v2/0?context=%7b%22Tid%22%3a%223e95e77c-c839-42d7-a767-aac8531785ff%22%2c%22Oid%22%3a%228d48df21-9763-40d0-ba52-983e5a92dcea%22%7d)

**BOARD OF TRUSTEES:** Gary Derck  
Ed Schultz  
Jenny Robinson

PUBLIC NOTICE is hereby given that the Board of Trustees (the “Board”), of the WPR Road and Fire District (the “District”), will hold a meeting of the Board on Tuesday, June 23, 2026, commencing at 5:15 p.m., at 36 S. State St., Ste. 500, Salt Lake City, Utah, 84111 and via Microsoft Teams, at which time the Board shall proceed according to the following agenda:

*[FOR REFERENCE] “As the Chair of the Board of Trustees of the WPR Road and Fire District, I hereby call this regular meeting of the Board to order at 5:-- P.M. on Tuesday, June 23, 2026, at 36 S State Street, Suite 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.”*

### **I. ADMINISTRATIVE MATTERS**

- A. Call to order.
- B. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- C. Review and consider approval of minutes from May 26, 2026, regular meeting (enclosure).
- D. Approval of the Annual Meeting Schedule for the 2026-2027 Fiscal Year (enclosure)

**II. FINANCIAL MATTERS**

- A. Approve and/or ratify approval of payment of claims (enclosure).
- B. Discussion on Property Tax Impact Statement (enclosure).

**III. MANAGER AND OPERATIONAL MATTERS**

- A. District Manager Update
- B. Equipment Billing Rates (enclosure)

**IV. LEGAL MATTERS**

- C. Legal Counsel Update

**V. BOARD MEMBER MATTERS**

- A. Comments, updates, and discussion of ongoing issues and future agenda topics.

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

**[This notice to be published on the Utah Public Notice Website, at least 24 hours prior to the meeting.]**

# **May 26, 2026, Meeting Minutes**

MINUTES OF REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WPR ROAD AND FIRE DISTRICT (THE “DISTRICT”)  
HELD  
May 26, 2026

A regular meeting of the Board of Directors of the WPR Road and Fire District (referred to hereafter as the “Board”) was convened on May 26, 2026, at 5:25 p.m., at 36 S. State St., Ste. 500, Salt Lake City, UT 84111 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees in attendance were:

Gary Derck  
Ed Schultz  
Jenny Robinson

Also, In Attendance Were:

Carley Herrick, Evan Tufts, Nate Bell, Suzanne Bennett, and Kelli Reid; Wasatch Peaks Ranch  
Todd Godfrey; Hayes Godfrey Bell, P.C.

Michael Miller, a member of the public.

ADMINISTRATIVE MATTERS

**Call to Order:**

The meeting was called to order at 5:25 p.m. by Trustee Derck, who recited the following:

*“As Chair of the Board of Trustees of the WPR Road and Fire District, I hereby call this regular meeting of the Board to order at 5:25 P.M. on May 26, 2026, at 36 S. State St., Ste. 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah’s Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept.*

**Public Comment:**

None.

**Minutes from April 28, 2026 Regular Meeting:**

The Board reviewed the minutes. Trustee Schultz made a motion to approve the Minutes from the April 28, 2026, Regular Meeting. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

FINANCIAL MATTERS

**Payment of Claims:**

Ms. Reid reviewed the payment of claims with the Board. Trustee Schultz made a motion to approve and/or ratify approval of the payment of claims. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

**Squire Engagement:**

Ms. Herrick reviewed the Squire Engagement with the Board. Trustee Robinson made a motion to approve the Squire Engagement. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

**Approval of FY2026-2027 Tentative and Interim Budget and Public Hearing Date:**

Mr. Tufts reviewed the 2026-2027 Tentative and Interim Budget with the Board and noted that the Budget includes a proposed a property tax increase from 0.00054 mills to 0.0008 mills. Trustee Robinson made a motion to approve the 2026-2027 Tentative and Interim Budget. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Trustee Robinson made a motion to set the public hearing to take comment on the 2026-2027 Tentative and Interim Budget on Tuesday August 25, 2026, at 5:15 PM. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

**Property Tax Impact Statement:**

Ms. Herrick reviewed the Property Tax Impact Statement with the Board. Trustee Schultz made a motion to approve the Property Tax Impact Statement. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

**Truth in Taxation Updates and Public Hearing:**

Mr. Tufts gave an update on the Truth in Taxation Process for 2026. Trustee Robinson made a motion to set the Truth in Taxation Hearing for Monday August 17<sup>th</sup> at 6:15 PM. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

**2026 Q3 Financials:**

Ms. Reid reviewed the Q3 2026 financials with the Board. Trustee Robinson made a motion to approve the 2026 Q3 Financials. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

**MANAGER AND OPERATIONAL MATTERS**

**District Training Updates:**

Mr. Bell provided an update for the Board regarding District Training Updates and District Roadway and Draining Improvements.

Mr. Bell provided an update for the Board regarding the Slurry Coat, Asphalt Work and Road Striping RFPs and the District Asphalt Specifications and Guideline. Trustee Schultz made a motion to ratify the Slurry Coat and Asphalt Work RFPs and the District Asphalt Specifications and Guidelines. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

## LEGAL MATTERS

### **Phase 3A.1 Easement Agreement & Improvement Completion Agreement:**

Ms. Herrick reviewed the Phase 3A.1 Easement Agreement and Improvement Completion Agreement with the Board. Trustee Schultz made a motion to approve the Easement Agreement and ratify the Improvement Completion Agreement. Trustee Robinson seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

### **Phase 4A.1 Upper Townhomes Easement Agreement & Improvement Completion Agreement:**

Ms. Herrick reviewed the Phase 4A.1 Upper Townhomes Easement Agreement and Improvement Completion Agreement with the Board. Trustee Robinson made a motion to approve the Easement Agreement and ratify the Improvement Completion Agreement. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

### **2026-2027 Service Provider Rates:**

Ms. Herrick reviewed the 2026-2027 Service Provider Rates with the Board. Trustee Robinson made a motion to approve the 2026-2027 Service Provider Rates. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

## BOARD MEMBER MATTERS

None.

## OTHER BUSINESS

None.

## ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Schultz motioned to adjourn the meeting at 5:40 p.m. Trustee Robinson seconded the motion. The

motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Respectfully submitted,

By \_\_\_\_\_

District Chair

Attest:

By \_\_\_\_\_

District Clerk

# **2026-2027 Annual Meeting Schedule**

## **WPR ROAD & FIRE DISTRICT NOTICE OF ANNUAL MEETING SCHEDULE**

PUBLIC NOTICE is hereby given that the annual schedule for the regular meetings of the Board of Trustees (the “Board”), of WPR Road & Fire District (the “District”), for fiscal year 2026-2027 is as follows:

- Tuesday July 28, 2026
- Tuesday August 25, 2026
- Tuesday September 22, 2026
- Tuesday October 27, 2026
- Tuesday November 17, 2026
- Tuesday December 15, 2026
- Tuesday January 26, 2027
- Tuesday February 23, 2027
- Tuesday March 23, 2027
- Tuesday April 27, 2027
- Tuesday May 25, 2027
- Tuesday June 22, 2027

The said regular meetings of the Board will be held on the above dates at 36 S. State Street, Suite 500, Salt Lake City, Utah 84111, beginning at 5:15 p.m. and virtually via Microsoft Teams, until the District offices are complete. Once completed, the meetings of the Board will be held at 4201 N Morgan Valley Dr, Morgan, UT 84050.

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**District Clerk**

# Payment of Claims

# WPR R&F District

For the period 5/13/2026-6/12/2026

## Paid Claims

Date	Person/Description	Reference	Amount	Remarks
5/14/2026	STREAMLINE SOFTWARE INC. (v0000670)	2102	(1,257.59)	Annual Billing 5/1/26-5/1/27
5/14/2026	LES SCHWAB TIRE CENTER (v0000738)	2103	(124.60)	Seasonal Tire Change -302
5/14/2026	LES SCHWAB TIRE CENTER (v0000738)	2103	(8.64)	Credit for Tax Charged on Inv. 52100305037A
5/14/2026	MORGAN COUNTY FIRE DEPARTMENT (v0000758)	2104	(33,880.17)	May Billing
5/14/2026	MORGAN ACE HARDWARE (v0000765)	2105	(249.00)	Chainsaw Battery Tool
5/14/2026	MORGAN ACE HARDWARE (v0000765)	2105	(251.47)	Supplies
5/14/2026	ZIONS BANK (v0000808)	9999051426	(1,593.35)	April 2026 Visa Payment
5/15/2026	MORTY'S CAR WASH LLC (v0000487)	9999051526	(61.75)	April Car Washes
5/15/2026	WHEELER MACHINERY CO. (v0000510)	9999051526	(364.00)	CS44 Drum Smooth Roller 4/30/26
5/15/2026	WARDELL BROTHERS CONSTRUCTION, INC. (v0000611)	9999051526	(42,315.84)	Roadbase Delivery 4/29-5/1
5/15/2026	ENBRIDGE GAS (v0000695)	999905152026	(263.40)	3/24/26 - 4/23/26 Usage
5/21/2026	WPR DEVELOPMENT COMPANY LLC (v0000069)	99905212026	(29,800.00)	May Management Fees
5/21/2026	WPR DEVELOPMENT COMPANY LLC (v0000069)	99905212026	(3,000.00)	May Admin Fees
5/21/2026	WASATCH PEAKS RANCH CLUB LLC (v0000310)	99905212026	(2,000.00)	May 2026 Accounting Services
5/21/2026	May Bank Fees		(16.80)	May Bank Fees
6/4/2026	LES SCHWAB TIRE CENTER (v0000738)	2106	(115.96)	Winter Tire Change Over #303
6/5/2026	BLUE LINE TECHNOLOGIES INC (v0000039)	9999060526	(72.60)	May Billing
6/5/2026	WHEELER MACHINERY CO. (v0000510)	9999060526	(5,900.00)	Caterpillar Ex Bucket 313-319 Model BK 314 24
6/5/2026	WARDELL BROTHERS CONSTRUCTION, INC. (v0000611)	9999060526	(499.16)	Roadbase delivered on 5/12/26. Propane Turn Around
6/5/2026	WARDELL BROTHERS CONSTRUCTION, INC. (v0000611)	9999060526	(267.19)	14.25 Tons - 1" Rock
6/5/2026	PETERSON PIPELINE ASSOCIATION (v0000629)	9999060526	(53.00)	April Water Bill
6/5/2026	HAYES GODFREY BELL PC (v0000749)	9999060526	(68.00)	April Legal Services
6/11/2026	WASATCH PEAKS RANCH CLUB LLC (v0000310)	9999061126	(2,000.00)	June Accounting Services
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(18,750.00)	315 CR Excavator 5/2/26 - 5/1/27
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(18,750.00)	UD Portion - 315 CR Excavator Annual Rental
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(7,500.00)	420 E-Stick Backhoe 5/2/26-5/1/27
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(7,500.00)	UD Portion - 420 E-Stick Backhoe Annual Rental
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(18,000.00)	265 Track Loader 5/2/26-5/1/27
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(1,654.05)	305 Mini Excavator 5/18-5/22 - Clockify
6/12/2026	WHEELER MACHINERY CO. (v0000510)	9999061126	(25,000.00)	938M Wheeler Loader 5/12/26-5/11/27 Rental
			(221,316.57)	

## Unpaid Claims

Date	Vendor	Reference	Amount	Remarks
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	29,800.00	June Management Fees
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	3,000.00	June Administrative Fees
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	1,500.00	Mark S. Inv. 2025-10 50% of Cost
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	62.50	Mark S. Inv. 2025-11 50% of Cost
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	5,257.44	Mark S. Inv. 2026-1 50% of Cost
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	2,375.00	Mark S. Inv. 2026-2 50% of Cost
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	2,375.00	Mark S. Inv. 2026-3 50% of Cost
6/1/2026	WPR DEVELOPMENT COMPANY LLC	060126RFD	2,500.00	Mark S. Inv. 2026-4 50% of Cost
5/20/2026	WPR UTILITY DISTRICT	052026	2,117.89	Diesel Fuel - Tom Randall Inv. 0416257
			48,987.83	

# **Property Tax Impact Statement**

## WPR ROAD AND FIRE DISTRICT 2026 PROPERTY TAX IMPACT STATEMENT

WPR Road and Fire District is considering adopting a tax rate that exceeds the certified tax rate. The proposed ad valorem tax rate adjustment is expected to generate approximately \$190,000 in additional revenue to support the District's operating expenses. The proposed rate adjustment would result in an approximate 48%<sup>1</sup> increase in ad valorem tax revenue, reflecting a change in the tax rate from 0.00054 mills to 0.0008 mills. The District has historically maintained a tax rate of 0.0008 mills through the annual truth in taxation process since its establishment.

For residential and commercial property owners within the District, the proposed adjustment would increase the WPR Utility District portion of property taxes by approximately 48%. For the average WPR unimproved lot, this represents an estimated property tax increase of approximately \$1,100 annually.

All ad valorem tax revenue will be applied to the District's General Fund. These additional revenues will be used to support the District's growing operational needs, including hiring additional staff, expanding fire mitigation efforts, and maintaining service levels as road infrastructure and maintenance obligations continue to grow. Without this adjustment, the District will face increasing operational demands without sufficient ongoing resources to adequately support those obligations. Approval of the proposed increase will allow the District to maintain reliable road and fire services, meet growing infrastructure and operational needs, and avoid relying on additional debt to fund operating expenses.

In addition to the proposed tax increase, the Developer has agreed to provide an approximate \$1,214,000 subsidy in 2026 to support the District's operations.

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<sup>1</sup> The reported 48% increase represents the relative change in the mill levy rate, increasing from 0.00054 to 0.00080. Percentage change was calculated using the standard formula:  $(\text{new rate} - \text{prior rate}) \div \text{prior rate} \times 100$ .

# **Equipment Billing Rates**



WPR Local Districts T&M Rates 2026

36 South State Street  
Suite 500  
Salt Lake City, Utah 84111

**Equipment Rates (no labor)**

Equipment Code	Type	Rate
C315	Excavator	\$117.72/HR
C938	Front End Loader	\$117.72/HR
C265	Tracked Skid Steer	\$84.9/HR
C150	Road Grader	\$184.04/HR
C420	Rubber Tire Backhoe	\$84.9HR
H79	Plate Compactor	\$60/Day
H9	Rammer/ Jumping Jack	\$60/Day
ET01	20' Equipment Trailer	\$100/Day
GS1	Generator	\$85/Day
T001	F250 Pick Up Truck (UD)/ Hand Tools Included	\$110/Day
T002	F250 Pick Up Truck (RFD) Hand Tools Included	\$110/Day
T003	F350 Pick Up Truck (RFD) Hand Tools Included	\$115/Day
PT004	Freightliner 108SD	\$110/HR (Winter)
PT005	Freightliner 108SD	\$110/HR (Winter)
ET02	800 Gallon Water Trailer	\$65/ HR

**Labor Rates**

Labor Code	Type	Rate
SPR	Superintendent	76.9/HR
FRM	Forman	54.33/HR
OP2	Operator Level 2	41.54/HR
OP1	Operator Level 1	31.93/HR
UTOP	Utility Operator	44.67/HR

**\*All materials cost + %25 mark up of invoiced amount.**