



Wasatch North Village Special Service District Meeting Minutes Minutes for February 10, 2026

The Wasatch North Village Special Service District met in regular session live and on-line Tuesday, February 10, 2026, in the Wasatch County Chambers located in the Wasatch County Administrative Building at 25 North Main, Heber City, Utah 84032.

A video recording of the meeting may be viewed by using the Wasatch County Public Portal (<https://wasatchcout.portal.civicclerk.com/>) and selecting the desired meeting.

Regular Session

1. Approval of January 13, 2026 Minutes – Max Covey

Summary: The meeting was called to order at 4:30 PM by Councilmember McMillan with the following members in attendance:

Councilmember Present

Councilmember Erik Rowland,
Councilmember Kendall Crittenden,
Councilmember Colleen Bonner, Board
Member Heidi Franco, Councilmember
Luke Searle

Councilmember Absent

Board Member Aaron Cheatwood,
Councilmember Karl McMillan

Action Taken: Board Member Franco made a motion to **Approve minutes as presented**. Councilmember Bonner seconded the motion. The motion passed with the following vote:

Voting Aye: Erik Rowland, Kendall Crittenden, Colleen Bonner, Heidi Franco, Luke Searle

Voting Nay: None

2. Warrant List Approval-\$1,340,823.90 – Max Covey

General Manager, Max Covey, discussed the following warrants: Sewer impact fees payable to JSSD, and Water Reservation fees payable to JSSD.

Action Taken: Councilmember Bonner made a motion to **Approve**.

Councilmember Crittenden seconded the motion. The motion passed with the following vote:

Voting Aye: Erik Rowland, Kendall Crittenden, Colleen Bonner, Heidi Franco, Luke Searle

Voting Nay: None

3. Wasatch Commons Signage Request – Max Covey

The sign would be located on 47 acers across the street from UVU, between fence and trees to the south for 1 year. The board is not in favor of the sign 16.26.07.m from Heidi.

4. General Manager's Report –

General Manager Max Covey reported on the following items:

Developers are now pre paying sewer impact fees to aid in the expansion of the Water Rec Facility.

UVU lift station out for bid (using repair and replace funds and prepaid impact fees

5. Other Business –

General Manager Max Covey indicated there was no other business

Adjournment

Action Taken: Councilmember Bonner made a motion to adjourn .

Councilmember Crittenden seconded the motion. The motion passed with the following vote:

Voting Aye: Erik Rowland, Kendall Crittenden, Colleen Bonner, Heidi Franco, Luke Searle

Voting Nay: None

Chair

Attest



Wasatch North Village Special Service District Meeting Minutes "Draft" Minutes for January 13, 2026

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Regular Session

1. Approval of December 9, 2025 Minutes

Summary: Approval of the December 9, 2025, minutes.

2. Warrant List Approval -

Approval of warrants in the amount of \$289,283.50. Max Covey, General Manager, discussed a few of the warrants. O&M fees paid to JSSD are billed quarterly for operation and maintenance of water and sewer. Mountainland Supply UVU sewer lift station pump.

3. General Manager's Report - Max Covey

Max Covey, general manager, discussed a new board member. Aaron Cheatwood will replace Yvonne Barney. UVU lift station design will be done in February and construction will start in March. Board Member Heidi Franco asked about the slope utilities and water and sewer at 5ft depth. The slope plans do need some revisions, sewer will go under hwy 40. Heidi also asked about a retaining wall on the west side. Max says no, but plans still need to be revised. Locations and dedications have not been done yet. Heidi also asked about odor control. The district has a chemical that helps with the sewer odor.

4. Other Business - Max Covey

Chair

Attest

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor Name	Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Activity Number
12000								
CASELLE	12000	INV-16215	PROGRAMS/SUPPORT	02/03/2026	591.25	591.25	02/09/2026	0
Total 12000:					591.25	591.25		
30000								
HEBER LIGHT AND POWER	30000	82724001/0115	82724001-1945 N ANDERSON P	01/15/2026	123.46	123.46	01/28/2026	0
HEBER LIGHT AND POWER	30000	82724002/0115	82724002- 980 E COYOTE CANY	01/15/2026	248.35	248.35	01/28/2026	0
HEBER LIGHT AND POWER	30000	82724003/0115	82724003- 6560 N HWY 32/ 6800	01/15/2026	325.83	325.83	01/28/2026	0
Total 30000:					697.64	697.64		
44200								
JORDANELLE SSD	44200	11012025	SEWER IMPACT FEES FOR NO	11/01/2025	232,288.00	232,288.00	02/09/2026	0
JORDANELLE SSD	44200	11012025	WATER IMPACT FEES FOR NOV	11/01/2025	484.61	484.61	02/09/2026	0
JORDANELLE SSD	44200	12012025	SEWER IMPACT FEES FOR DE	12/01/2025	25,620.00	25,620.00	02/09/2026	0
JORDANELLE SSD	44200	12012025	WATER IMPACT FEES FOR DEC	12/01/2025	237.60	237.60	02/09/2026	0
JORDANELLE SSD	44200	2955	FREEDOM MAILING INV#52067	01/29/2026	373.28	373.28	02/09/2026	0
JORDANELLE SSD	44200	2955	PITNEYBOWES JANUARY 2026	01/29/2026	31.65	31.65	02/09/2026	0
JORDANELLE SSD	44200	2955	TOWER LEASE SOFTWARE 202	01/29/2026	6,405.00	6,405.00	02/09/2026	0
JORDANELLE SSD	44200	641	SCADA AND UTILITIES FOR 680	01/21/2026	25,977.90	25,977.90	02/09/2026	0
JORDANELLE SSD	44200	7000030.00/01	WATER RESERATION FEES 202	01/01/2026	990,479.83	990,479.83	02/09/2026	0
Total 44200:					1,281,897.87	1,281,897.8		
49200								
MOUNTAINLAND SUPPLY CO	49200	S107488434.0	meter and meter supplies	02/03/2026	24,905.19	24,905.19	02/09/2026	0
Total 49200:					24,905.19	24,905.19		
49585								
ENBRIDGE GAS	49585	365109512/011	3635109512/1945 N ANDERSON	01/15/2026	32.92	32.92	01/28/2026	0
ENBRIDGE GAS	49585	772541590/011	7725471590/ 2800 N. HWY 40	01/15/2026	19.31	19.31	01/28/2026	0
Total 49585:					52.23	52.23		
66125								
ROCKY MOUNTAIN POWER	66125	17607964-001	17607964-0015/ 3000 N HIGHWA	01/23/2026	884.01	884.01	02/09/2026	0
ROCKY MOUNTAIN POWER	66125	73392816-001	73392816-0015/ 420 W 4950 N F	01/23/2026	11.02	11.02	02/09/2026	0
Total 66125:					895.03	895.03		
131239								
BOWEN COLLINS & ASSOCIATE	13123	40640	GENERAL SERVICES	01/26/2026	133.50	133.50	02/09/2026	0
BOWEN COLLINS & ASSOCIATE	13123	40641	PASS THRU DEV REV- JORDAN	01/26/2026	2,128.00	2,128.00	02/09/2026	0
BOWEN COLLINS & ASSOCIATE	13123	40642	PASS THRU DEV REV- JORDAN	01/26/2026	94.00	94.00	02/09/2026	0
BOWEN COLLINS & ASSOCIATE	13123	40643	PASS THRU DEV REV- JORDAN	01/26/2026	448.50	448.50	02/09/2026	0
BOWEN COLLINS & ASSOCIATE	13123	40644	PASS THRU DEV REV- HIGHLA	01/26/2026	2,499.00	2,499.00	02/09/2026	0
BOWEN COLLINS & ASSOCIATE	13123	40645	PASS THRU DEV REV- FITZGER	01/22/2026	1,166.50	1,166.50	02/09/2026	0
Total 131239:					6,469.50	6,469.50		

Vendor Name	Vendor	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	GL Activity Number
131254								
PARSONS BEHLE & LATIMER	13125	1763409	PASS THRU- WATER RIGHTS FI	01/30/2026	300.00	300.00	02/09/2026	0
PARSONS BEHLE & LATIMER	13125	1765046	GENERAL	01/21/2026	2.55	2.55	01/28/2026	0
PARSONS BEHLE & LATIMER	13125	1765046	PASS THRU: HIGHLANDS PHAS	01/21/2026	320.00	320.00	01/28/2026	0
PARSONS BEHLE & LATIMER	13125	1765046	PASS THRU: FITZGERALD FAR	01/21/2026	400.00	400.00	01/28/2026	0
PARSONS BEHLE & LATIMER	13125	1771902	GENERAL SERVICES	02/05/2026	2,124.00	2,124.00	02/09/2026	0
PARSONS BEHLE & LATIMER	13125	1771902	PASS THRU DEV REV- JORDAN	02/05/2026	1,008.00	1,008.00	02/09/2026	0
Total 131254:					4,154.55	4,154.55		
131313								
BT ENGINEERING, PLLC	13131	26.036	PASS THRU DEV REV- JORDAN	02/04/2026	635.93	635.93	02/09/2026	0
BT ENGINEERING, PLLC	13131	26.036	PASS THRU DEV REV- HIGHLA	02/04/2026	1,348.35	1,348.35	02/09/2026	0
BT ENGINEERING, PLLC	13131	26.036	PASS THRU DEV REV- NORTH	02/04/2026	559.43	559.43	02/09/2026	0
BT ENGINEERING, PLLC	13131	26.036	PASS THRU DEV REV- NORTH	02/04/2026	329.93	329.93	02/09/2026	0
BT ENGINEERING, PLLC	13131	26.037	NVSSD MISC COORDINATION &	02/04/2026	1,866.45	1,866.45	02/09/2026	0
BT ENGINEERING, PLLC	13131	26.037	UVU LIFT STATION	02/04/2026	16,078.15	16,078.15	02/09/2026	0
BT ENGINEERING, PLLC	13131	26.037	OVER PAYMENTS ON INVOICE	02/04/2026	10.00-	10.00-	02/09/2026	0
Total 131313:					20,808.24	20,808.24		
131329								
D RAY HULT FAMILY LTD PARTN	13132	02032026	PROPERTY SOLD/ REFUND OV	02/03/2026	352.40	352.40	02/09/2026	0
Total 131329:					352.40	352.40		
Grand Totals:					1,340,823.90	1,340,823.9		

Dated: _____

Wasatch County

Council _____

North Village

Members _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

AGENDA ITEM SUMMARY

NVSSD Board

February 10, 2026

STAFF

Max Covey, General Manager

SUBJECT

Wasatch Commons Signage Request

EXECUTIVE SUMMARY

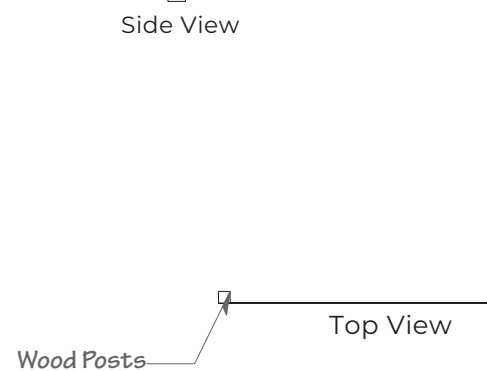
Wasatch Commons Apartments submitted a request to place a sign advertising their apartments on the NVSSD/JSSD property located on the west side of Highway 40.

STAFF RECOMMENDATION

Attachments

Sign Placement Exhibit
Signage Mockup Exhibit





Salt Lake, UT | Seattle, WA
801.748.4750
sales@idsignco.com

Client
Wasatch Commons

Contact
Name

Date | Revision | Drawn By
01.22.26 | New Order | CT

Approval: _____

Date: _____

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Identity Signs

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Sales Person
Brent Albers

Project Manager
Jessica Baker

Designer
Cortnee

Job # 23680

ITEM
1

8x8 V Sign | Qty. 1 | Single Sided (v shape)

FOR APPROVAL

Color Specifications



Full Color
Print

Material Specifications



1/2" Thick
MDO



4" x 6" x 14'
Wood Posts
Total Qty. 3

Mounting Method:

Install

Wasatch Commons
Apartments
2790 N Commons Blvd
Heber City, UT 84032