

Posted on the 23rd day of February 2026
Michael Chandler, Superintendent

Board Meeting

Ash Creek SSD

January 22, 2026

Present: Clark Fawcett, Kelly Wilson, Scot Pectol, Dan Catlin, Joey Campbell

Staff: Mike Chandler, Matt Goodrich, Darrel Humphries, Fay Reber, and Melissa Stewart

Audience: Chris Harvey, Shawn Johnson, Craig Ashcroft, and London Saxton

Prayer and Pledge: Clark Fawcett

Public Comments: None

The board had no conflicts of interest to declare.

The minutes from October 23, 2025, and December 9, 2025, were discussed.

Motion by Kelly Wilson to approve the minutes from October 23, 2025, and December 9, 2025. Second by Joey Campbell. Motion carried by unanimous vote.

Fay had no legal matters to discuss.

The board discussed a change in the board chair. Mike Chandler explained how it has been done previously with each city rotating. Last board chair and chair pro-tem was Hurricane City with this term rotating to Toquerville City.

Motion by Kelly Wilson to have Dan Catlin to be the board chair with Joey Campbell to act as chair pro-tem. Second by Clark Fawcett. Motion carried by unanimous vote.

Mike Chandler presented his superintendent's report on operational matters. February 2nd will be the Ribbon Cutting Ceremony for the new Confluence Park Water Reclamation Facility. Kelly Wilson from the host city of LaVerkin will be speaking at the event. The facility is scheduled to introduce wastewater on February 9th. The final completion date will be April 14th.

Mike Chandler discussed trainings and conferences that are coming up for the year.

Motion to adjourn the meeting by Dan Catlin. Second by Joey Campbell. Motion carried by unanimous vote.

Ash Creek Special Service District
Disbursement Listing
Checking - 01/20/2026 to 02/23/2026

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Analysis Service Fee		01/31/2026	\$355.34			Reconciliation
Square Transaction Fees		01/31/2026	\$626.08			Reconciliation
	0120261200	01/20/2026	\$34,027.51			Paycheck
	0126261200	01/26/2026	\$31,448.93			Paycheck
	0202261200	02/02/2026	\$30,853.88			Paycheck
	0209261200	02/09/2026	\$37,940.11			Paycheck
	0213261200	02/13/2026	\$3,794.96			Paycheck
	0217261200	02/17/2026	\$31,355.76			Paycheck
	0223261200	02/23/2026	\$31,486.27			Paycheck
Bankcard Center	37284	01/20/2026	\$1,707.88			Purchasing
CenturyLink Communications, LLC	37285	01/20/2026	\$159.54			Purchasing
Davis Air Tec	37286	01/20/2026	\$23,487.44			Purchasing
De Lage Landen	37287	01/20/2026	\$125.26			Purchasing
Hach Company	37288	01/20/2026	\$2,979.60			Purchasing
Jocelyn Communications & Computers	37289	01/20/2026	\$100.00			Purchasing
Mega Pro	37290	01/20/2026	\$261.20			Purchasing
Mount Olympus Waters	37291	01/20/2026	\$156.39			Purchasing
Southern Utah Distributing	37292	01/20/2026	\$800.55			Purchasing
The Haskell Company	37293	01/20/2026	\$1,615,639.43			Purchasing
Wheeler Machinery	37294	01/20/2026	\$166.86			Purchasing
Industrial Electric Motor Service	37295	01/20/2026	\$54,262.90			Purchasing
AGEC	37296	01/27/2026	\$5,825.00			Purchasing
Bowen Collins & Associates, Inc	37297	01/27/2026	\$77,587.73			Purchasing
Dillon Toyota Lift	37298	01/27/2026	\$28,500.00			Purchasing
Estech Systems Inc	37299	01/27/2026	\$179.59			Purchasing
FLEETPRIDE	37300	01/27/2026	\$25.97			Purchasing
Hach Company	37301	01/27/2026	\$743.20			Purchasing
Infowest	37302	01/27/2026	\$39.00			Purchasing
Jocelyn Communications & Computers	37303	01/27/2026	\$150.00			Purchasing
Larsen, Coby	37304	01/27/2026	\$2,500.00			Purchasing
Mountain West Fire Systems	37305	01/27/2026	\$540.00			Purchasing
Prime Powersports Cedar City	37306	01/27/2026	\$19,499.98			Purchasing
Public Employees Health Plan	37307	01/27/2026	\$620.00			Payroll
RDO Equipment	37308	01/27/2026	\$99,756.75			Purchasing
Robinson Chiropractic	37309	01/27/2026	\$95.00			Purchasing
Rocky Mountain Power	37310	01/27/2026	\$6,621.88			Purchasing
Scholzen Products	37311	01/27/2026	\$3,266.38			Purchasing
Andrus Towing	37312	01/28/2026	\$175.00			Purchasing
Holmstead, Everett	37313	02/02/2026	\$157.51			Paycheck
Blomquist Hale Consulting Group	37314	02/03/2026	\$370.90			Purchasing
Bucks Ace Hardware	37315	02/03/2026	\$138.69			Purchasing
Environmental Systems Research Institut	37316	02/03/2026	\$120.00			Purchasing
Estech Systems Inc	37317	02/03/2026	\$182.06			Purchasing
FLEETPRIDE	37318	02/03/2026	\$1,775.08			Purchasing
Holmstead, Everett Dean	37319	02/03/2026	\$32.00			Purchasing
Hurricane City	37320	02/03/2026	\$2,596.31			Purchasing
Infowest	37321	02/03/2026	\$41.00			Purchasing
Jocelyn Communications & Computers	37322	02/03/2026	\$957.00			Purchasing
Owen Equipment	37323	02/03/2026	\$853.49			Purchasing
Republic Services	37324	02/03/2026	\$76.08			Purchasing
Ten Point Sales & Marketing, LLC	37325	02/03/2026	\$303.00			Purchasing
Tink's Superior Auto Parts	37326	02/03/2026	\$1,220.09			Purchasing
Verizon Wireless	37327	02/03/2026	\$631.46			Purchasing
TS Trailer Source	37328	02/04/2026	\$17,240.00			Purchasing
ALSCO	37329	02/11/2026	\$533.47			Purchasing
Best Buy Automotive Equipment	37330	02/11/2026	\$4,050.00			Purchasing
Blue Stakes of Utah 811	37331	02/11/2026	\$715.78			Purchasing
D.A.T.	37332	02/11/2026	\$239.00			Purchasing
Department of Government Operations	37333	02/11/2026	\$1,754.25			Purchasing
Dixie Power	37334	02/11/2026	\$14,613.17			Purchasing
Enbridge Gas	37335	02/11/2026	\$2,570.99			Purchasing
Fay E. Reber & Associates	37336	02/11/2026	\$775.00			Purchasing
Home Depot	37337	02/11/2026	\$2,781.62			Purchasing
Jensen Locksmithing	37338	02/11/2026	\$225.00			Purchasing
Jocelyn Communications & Computers	37339	02/11/2026	\$1,007.00			Purchasing
Mason Machinery	37340	02/11/2026	\$1,030.50			Purchasing
Republic Services	37341	02/11/2026	\$241.46			Purchasing
Robinson Chiropractic	37342	02/11/2026	\$95.00			Purchasing
Southern Utah Distributing	37343	02/11/2026	\$1,000.63			Purchasing
USA Bluebook	37344	02/11/2026	\$5,707.32			Purchasing
Utah Retirement Systems - LTD	37345	02/11/2026	\$822.40			Payroll
Utah Tax Commission	37346	02/11/2026	\$7,239.00			Payroll
Bankcard Center	37347	02/19/2026	\$15,015.30			Purchasing

Fraud Risk Assessment

Continued

*Total Points Earned: ____/395 *Risk Level: Very Low Low Moderate High Very High
 > 355 316-355 276-315 200-275 < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	0	20
9. Does the entity have a formal audit committee?	0	20

*Entity Name: Ash Creek SSD

*Completed for Fiscal Year Ending: 12/31/2025 *Completion Date: 12/31/2025

*CAO Name: _____ *CFO Name: Darrel Humphries

*CAO Signature: _____ *CFO Signature: Darrel Humphries

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	✓			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	✓			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".				✓
4. Are all the people who have access to blank checks different from those who are authorized signers?			✓	
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	✓			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	✓			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	✓			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	✓			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	✓			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	✓			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	✓			

* MC = Mitigating Control

AGREEMENT AND RELEASE
FOR REIMBURSEMENT OF UPSIZED INFRASTRUCTURE

This Agreement and Release for Reimbursement of Upsized Infrastructure ("Agreement") is made and entered into this _____ day of February 2026, by and between Ash Creek Special Service District, a special service district organized and existing under the laws of the State of Utah ("District"), and Mark Schnippel, a developer of real property in Hurricane, Utah (Developer).

Recitals:

WHEREAS, the District is the governmental entity created by the Washington County Commission for the purpose of providing sewage collection and treatment services for the residents of Hurricane, LaVerkin, Toquerville, respectively, as well as other unincorporated areas of Washington County, Utah; and

WHEREAS, the Developer has constructed, or is in the process of constructing, sewer infrastructure as part of the Silverado Project ("Project") located in Hurricane; and

WHEREAS, the District has requested an upsize of the sewer pipe infrastructure beyond what is required solely for the Project; and

WHEREAS, the total bid for the originally required infrastructure is \$629,363.00; and

WHEREAS, the total bid including upsized materials is \$640,738.00; and

WHEREAS, the difference in cost attributable to the upsizing is \$11,375.00 ("Reimbursement Amount"); and

WHEREAS, the District has agreed to reimburse the Developer solely for the cost associated with the upsizing;

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and obligations contained herein, the parties hereto acknowledge and agree as follows:

1. Incorporation of Recitals. The Recitals stated above are, by this reference, incorporated into this Agreement as if fully set forth herein.

2. Acknowledgment of Costs. The Developer acknowledges that it has reviewed and accepts the contractor's bid documents related to the costs of both the original infrastructure and the upsized infrastructure, and that the amounts stated above accurately represent the cost difference due to the upsizing.

3. Agreement for Payment of Upsizing. District agrees to pay to Developer the Reimbursement Amount (\$11,375.00) upon completion of construction and installation of the upsized sewer line in conformity with the District's Rules of Operation and Construction Standards.

4. Release of Claims. Upon receipt of the Reimbursement Amount from the District, the Developer does hereby release and forever discharge Ash Creek Special Service District, its officers, employees, representatives, and assigns, from any and all claims, demands, liabilities, obligations, or causes of action of any kind—whether known or unknown—arising from or related to the construction, cost, or reimbursement for upsized sewer infrastructure in the Silverado Project.

5. Time Essence. Time shall be of the essence in construing the terms and conditions of this Agreement.

6. Entire Agreement. This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations or discussions related to the reimbursement of upsized infrastructure for this Project.

7. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

ASH CREEK SPECIAL SERVICE DISTRICT

Dan Catlin, Chairperson:

Attest:

Darrel Humphries, Secretary

Mark Schnippel, Developer and Trustee of the
Mark Schnippel Keogh Plan & Trust

Mark Schnippel

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Wendy R. Wood, Trustee of the Warren S. Wood Trust.

Chersus Holdings, LLC by Jagdish Mehta, General Partner

DocuSigned by:

Jagdish Mehta

2/18/2026

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