

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT January 10, 2023

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the District records in the minutes the names of all citizens who appear and speak at an open Board of Trustees Meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The District does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State Law.

A regular meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Tuesday, January 10, 2023, at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A, and via web conference on Zoom

Board Members Present: Miranda Menzies, Don Stefanik, Jon Bingham, Pam Young, Bud Huchel

Board Members Absent:

Others Present: Rob Thomas, General Manager, Annette Ames, Controller/Recorder, Brad Rasmussen-Aqua Engineering, Members of the Dave Whitaker-Blue Rock Builders, Doug Jackson, Ron Gleason, Ron Wilson, Jason Fuller (In Person)

The regular meeting was called to order at 8:00 a.m. by Miranda Menzies

NEW BUSINESS

1. The minutes from the December 8, 2022, regular meeting and public hearing were presented. Don Stefanik made a motion to approve the minutes from December 2022, Jon Bingham duly seconded the motion, and they were unanimously approved.
2. Miranda Menzies turned the time over to Brad Rasmussen from Aqua Engineering, Mr. Rasmussen has been hired to help the District determine whether the existing plant should be expanded or a new plant should be constructed, to handle the new Eden Sewer Service Area. The existing plant is designed to receive 400,000 gallons per day. On average the plant receives around 250,000 gallons per day. Mr. Rasmussen explained that this is just a preliminary look at the situation, and the various areas of capacity for the plant, however, he needs more time to analyze the data collected so far and he is still collecting additional data needed to determine the future needs of the plant and will report his findings and the next board meeting. Mr. Rasmussen reported that the District is taking samples monthly, he suggested that the District start sampling weekly or possibly twice a month. He stated that the more information he has will be beneficial in determining future needs for the District. The Board stated that they would take that under consideration.
3. David Whitaker from Bluerock Builders and an owner of 7 lots in the Villages Subdivision addressed the Board with questions concerning the Irrigation Impact Fees. He is wondering if there could be a different fee because these are smaller lots. Miranda Menzies has done

an analysis of this situation. She pointed out that the size of the lots in the villages is roughly the same as the lots in Trappers Ridge. The impact fees are not determined by the size of lots, only by whether they are Single Family or Multi-Family units. She suggested three ways to reduce the costs of the impact fees. 1) Bring water by purchasing water shares from Wolf Creek Irrigation Co. Each share covers 2.2 lots, and we give a 90% discount on water & irrigation impact fees, sewer impact fees are not affected or discounted and will need to be paid in full. 2) Pay the impact fee over time, and 3) Build Multi-Family Units. The connections fee is more for Multi-Family but the impact fee is considerably less. Mr. Whitaker was grateful for the suggestions, the information that was given was extremely helpful. He will consider his options.

4. Jason Fuller reported that he has had three incidents where sewage has backed up into his basement. The most recent was last week, it seems to happen when there is a lot of snowmelt. He has installed a Back Flow Preventer, but it doesn't seem to be working that well. Rob Thomas described what he thinks is happening. He suggested that an E-1 System is installed on the Fuller property as a possible solution to solve the issue. Miranda Menzies asked if the District installed the E-1 System, would Mr. Fuller be willing to cover the operation and maintenance in the future. Rob Thomas said he would continue looking into this issue and get more information and costs for this system. He will communicate with Mr. Fuller as the situation progresses. Bud Huchel made a motion to continue gathering information and to authorize Mr. Thomas to purchase the system if it is determined, it will resolve the issue, with a budget of \$15,000.00. Pam Young duly seconded the motion, and it was unanimously approved. Jon Bingham recused himself in the vote, because of a conflict of interest.
5. Resolution 23-1 was presented to lease 42 shares of WCIC from Howard Schmidt in 2023. A roll call vote was taken, and all votes were in favor.

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

6. Pam Young reported that she is waiting for the Governor's Office to sign the agreement on the GOEO for the Local Matching Grant. The District will need to prepare an invoice requesting the funds. Then a special line item on the Balance Sheet will be set up for these funds. Also, she has not received the agreement yet from the Air & Water Innovation grant. It should be coming any time. Annette Ames reported that the first request for the ARPA Grant has been submitted and accepted by Weber County. Those funds should be released within the week. Miranda Menzies will be out of the country during the next month and Pam Young has been authorized to sign all necessary agreements.

7. Miranda Menzies reported that the District received an outstanding response to the RFP's on the Reuse Pond and Pipeline. Rob Thomas held a site meeting for the respondents and the bids are due to the office by January 31, 2023. The District will hold an Open Public Meeting on January 31, 2023, to open the bids, and will announce their decision at the Open Public Board meeting on February 16, 2023.

Don Stefanik excused himself from the meeting.

8. There was discussion on the Board Member positions, Jon Bingham proposed that Miranda Menzies remain as Chairperson of the Board. Bud Huchel suggested that Jon Bingham remain as Vice-Chairperson of the Board and suggested that Pam Young as the Secretary/Treasurer of the Board. All three members agreed to accept the positions.

Miranda Menzies made a motion to accept:

	Miranda Menzies as Chair
	Jon Bingham as Vice-Chair
	Pam Young as Secretary/Treasurer

Bud Huchel duly seconded the proposed positions of the Board of Trustees, and it was unanimously approved.

9. The December 2022 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. Jon Bingham made a motion to approve the December 2022 Financial Report, A/P & A/R, and aging, Bud Huchel duly seconded the motion, and it was unanimously approved.
10. Rob Thomas reported that he has been contacted by an appraiser, working on a 49-lot subdivision above Snowflake. He was asking about the water availability. Rob explained to him that this area is not within our district boundaries and that we do not have any water available for new construction.
11. Annette Ames reminded the Board that they need to take the required Board Training from the State of Utah. <http://training.auditor.utah.gov>. All members need to take to Open Public Meeting Training (taken every year).
12. Annette Ames reminded the Board that this is an election year, and the District will have three seats up for election.
13. Miranda Menzies accepted a motion to enter into a Closed Session. Jon Bingham made the motion to go into a Closed Session to discuss the purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, or Imminent Legal Action at 11:12 a.m. Pam Young duly seconded the motion, and it was unanimously approved. Bud Huchel made a motion to reopen the regular meeting and Pam Young duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 11:41 a.m. Jon Bingham made a motion to accept the items discussed in the closed session, Bud Huchel duly seconded the motion, and it was unanimously approved.

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There being no further business Pam Young made a motion to adjourn, Jon Bingham duly seconded the motion, and it was unanimously approved. The meeting adjourned at 11:28 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, February 16, 2023, at 8:00 a.m. by web conference on Zoom or in person at the business office located at 2580 N. Highway 162, Suite A, Eden, Utah.

Secretary of the Meeting