

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT January 14, 2021

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 and a public hearing of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, January 14, 2021 via web-conference on Zoom.

Board Members Present: Miranda Menzies, Larry McBride, Don Stefanik, Jon Bingham, Bud Huchel

Board Members Absent:

Others Present: Rob Thomas, General Manager, Annette Ames, Controller/Recorder, Eric Householder and John Lewis from Lewis Homes

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

NEW BUSINESS

1. Larry McBride made a motion to accept the December 10, 2020 regular and public hearing meeting minutes, Bud Huchel duly seconded the motion, and it was unanimously approved.
2. Annette Ames presented the December 2020 financials, accounts receivable and accounts payable that had been previously sent to the Board for review. Jon Bingham made a motion to accept the December 2020 Financials and the A/R and A/P, Bud Huchel duly seconded the motion, and it was unanimously approved.
3. Annette Ames made the Board aware that 2021 is an election year and that there would be 2 seats that would be up for election. She also reminded the Board about the State of Utah required yearly board training that could be taken online.
4. Rob Thomas presented the Board with a new contract from Aqua Environmental. It does have a small price increase, Mr. Thomas stated, the services that Aqua Environmental provide is invaluable and worth the increase. Larry McBride and Bud Huchel suggested that Mr. Thomas get additional bids from contractors to do this work, so the Board can feel confident that the District is getting the best deal in the future. Larry McBride made a motion to accept the Aqua Environment Contract, it was duly seconded by Jon Bingham, and it was unanimously approved.
5. Rob Thomas reported that Mike Zimmerman Drilling has the Highland Well as the next project. Mr. Zimmerman would not give a definite date because each project they drill

takes an undetermined amount of time and when the finish the project they are on, Highland Well will be next.

Miranda Menzies reported that she had received an offer from a Developer in the area, to pay impact fees to help the District drill the Highland Well. The Developer would expect to receive the water for their developments. The Board was very appreciative of the offer, however, since the outcome of drilling a well is so uncertain, promising water that we do not have, is not prudent for the Board, at this time.

6. Resolution 21-1 was presented to lease 42 shares of WCIC from Howard Schmidt in 2021. Jon Bingham made a motion to accept Resolution 21-1–Howard Schmidt, Larry McBride duly seconded and the motion and it was unanimously approved. A roll call vote was taken, and all votes were in favor.
7. Miranda Menzies reported to the Board that she was looking into refinancing the bonds for the District, because interest rates are so low at this time. The information that has been received from Fred Philpot at Lewis, Young, Burningham & Robertson, indicates the costs of refinancing are expensive. Mrs. Menzies suggested that we continue to look into this subject. The Board agreed to hold on refinancing right now.
8. Annette Ames reported that her computer was hacked in December. All information was recovered, but the mother board and processor were damaged. Mrs. Ames took the computer to the Geek Squad and they replaced the parts and restored all the data on the computer. She purchased the Webroot Anti-Virus Thread Protection for all computers for the District.
9. Rob Thomas reported that the sewage treatment plant worked perfectly over the holidays. A clogged spray nozzle issue created a mess in the plant, but the issue has been resolved. There were two frozen culinary pipes and the sewer plant worked really hard, but things have settled down and we are back to normal.
10. Rob Thomas and Miranda Menzies presented two reports from Weber County on the Upper Valley Sewer. In December, meetings were still proceeding. In January, the Weber Commission has awarded the contract to Sunrise Engineering. This was a surprise to all those who were attending the meetings, they were not aware the contract had been put out for bid. Mr. Thomas will follow up to find out how this happened. The board discussed the possibility of multiple treatment plants around the valley and how they would operate and be managed. The Board determined that not enough information was available for us to make a recommendation and would wait to see what information is forthcoming.
11. Miranda Menzies accepted a motion to enter into Closed Session. Jon Bingham made a motion to go into Closed Session to discuss Purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters or Imminent Legal action at 9:39 a.m. Don Stefanik duly seconded the motion and it was unanimously approved. Larry McBride made a motion to reopen the regular meeting, Bud Huchel duly seconded the motion and it was unanimously approved. The regular meeting reconvened at 10:49 a.m. The items discussion in closed session were informational only and no vote was necessary.

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There being no further business Bud Huchel made a motion to adjourn, the motion was duly seconded by Larry McBride and it was unanimously approved. The meeting adjourned at 10:51 a.m.

The next meeting will be a regular meeting is scheduled for Thursday, February 11, 2021 at 8:00 a.m. by web-conference on Zoom.

Secretary of the Meeting