

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT October 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 of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, October 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, Pam Young, Chris Thomas (In Person), Mr. Larsen – Bluerock Builders, Eric Householder – Lewis Homes, Tom & Katy Dickson, Aliza Tupuola, Steve Pierce

The regular meeting was called to order 8:05 a.m. by Miranda Menzies

### NEW BUSINESS

1. Larry McBride made a motion to accept the September 7, 2021, work session minutes, September 9, 2021 regular meeting minutes and the September 27, 2021 special session minutes, Jon Bingham duly seconded the motion, and it was unanimously approved.
2. Annette Ames presented the September 2021 financials, accounts receivable and accounts payable that had been previously sent to the Board for review, Bud Huchel made a motion to accept the September 2021 Financials and the A/R and A/P, Jon Bingham duly seconded the motion, and it was unanimously approved.
3. Rob Thomas presented to the Board a request from Chad Jones owner of The Pointe condominiums. Mr. Jones would like to place a sign for The Pointe, on the property the District owns on Wolf Creek Dr. across from the Worldmark Sales Offices. A copy of what the sign would look like was presented. Mr. Jones would also like to have a permanent easement on that corner for his signage. After discussing the request, the Board agreed to allow a temporary sign for a six (6) month period of time, but not a permanent sign. Larry McBride made a motion to allow a temporary sign for six (6) months, Don Stefanik duly seconded the motion, and it was unanimously approved.
4. Miranda Menzies presented the Board with proposals from Well Drillers, who are willing to drill in our area. Rob Thomas reminded the Board that these are drilling costs only, they

do not include, pumphouse equipment, tie in materials, or treatment of the water if necessary, etc. These costs will be in addition to the drilling. The bids are as follows:

Mike Zimmerman	\$467,750	Later withdrew his bid
All Well	\$290,323	Unclear of the scope of work
Cascades Drilling	\$752,950	
Lang Drillers	\$1,591,304	

John Files, a hydrogeologist from Cascades Water Resources felt that Cascades Drilling and Lang Drillers are very capable of drilling to the depth the District is needing. Larry McBride made a motion to accept the Cascades Drilling proposal, Jon Bingham duly seconded the motion, and it was unanimously approved.

5. Miranda Menzies presented the Board with several drought rate options for the irrigation usage. The first tier is named a Drought Shortage Rates, that would go into effect when watering restrictions go into effect. It would only affect users using above 40,000 gallons of irrigation water each month. The increase is three times the regular tier rate for usage over 40,000 gallons. The second tier is named Emergency Drought Rates, it would go into effect if the District experiences extreme drought conditions, similar to this year. These rates would affect users using above 30,000 gallons of irrigation water each month. The increase is five times the regular tier rate for usage over 30,000 gallons, during the extreme drought conditions. The concerns are that customers will begin using the Culinary Water for outside usage. Jon Bingham suggested that the regular rates for over 40,000 be increased permanently, in order to encourage conservation. Don Stefanik wanted to clarify what the triggers would be, in order to change to these rates. It was decided that more analysis is needed on this subject. This item was moved to the next month Board meeting.
6. Annette Ames reviewed the 2022 tentative budget. The irrigation revenue will still need to be figured out. More analysis is need to the 2022 budget. This item was moved to the next month Board meeting, where the actual 2022 tentative budget will be presented, in preparation for the Open Public Hearing in December.
7. Rob Thomas reported on the progress on several projects in the District. The Eden Hills Well has been videoed, the casing in the well will need to be reperforated, and re-sleeved with new screens. He reported on the work at Crooked Springs. The main section of the spring was clogged and the pipe is being upsized in the collection area. The 10 acre lake pumps are being repaired and replaced.
8. Miranda Menzies reported that there are a lot of new residents moving into the valley, and into the District. This places additional stress on the water and sewer systems. As a Board, the need to look at the future is imperative as we consider the needs of future customers.
9. Miranda Menzies accepted a motion from Larry McBride 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 10:09 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Larry McBride made a motion to reopen the regular meeting, Don Stefanik duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 10:44 a.m. Bud Huchel made a motion to approve the items discussed in the Closed Session, Jon Bingham duly seconded the motion, and they were unanimously approved.

There being no further business Don Stefanik made a motion to adjourn, the motion was duly seconded by Larry McBride, and it was unanimously approved. The meeting adjourned at 10:46 a.m.

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

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Secretary of the Meeting