

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT December 10, 2020

*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, December 10, 2020 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 from Lewis Homes, Nancy Stukan and Kay Hoogland from the community

The regular meeting was called to order 5:00 p.m. by Miranda Menzies

### NEW BUSINESS

1. Miranda Menzies accepted a motion to enter into Closed Session. Don Stefanik 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 5:00 p.m. Bud Huchel duly seconded the motion and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting, Bud Huchel duly seconded the motion and it was unanimously approved. The regular meeting reconvened at 5:32 p.m. The items discussion in closed session were informational only and no vote was necessary.
2. Larry McBride made a motion to accept the November 12, 2020 regular meeting minutes, Jon Bingham duly seconded the motion and it was unanimously approved.
3. Annette Ames presented the November 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 November 2020 Financials and the A/R and A/P, Don Stefanik duly seconded the motion and it was unanimously approved.
4. Miranda Menzies presented a Geologist Report on a property that is outside our District to drill a well. After reviewing the report, it was determined that there was not a strong possibility to bring enough water to the District. The Board agreed that spending funds to drill on this property would not be prudent at this time. Mrs. Menzies will prepare a letter to the owner of the property thanking him for the offer. Bud Huchel made a motion to decline the offer, Don Stefanik duly seconded the motion and it was unanimously approved.

5. Miranda Menzies presented a report and accompanying draft ordinance from the Weber County Commission in regards to Accessory Dwelling Units. The ordinance would allow people to build guest homes on their property. After some discussion the Board agreed that the District should be consulted as the local water and sewer authority. The Board further agreed that the ADUs in Wolf Creek District would be denied at this time, because 1) the District has no extra water capacity and is not allowing any new development at this time, and 2) it is inconsistent with the CC&R's of many subdivisions in the District. Larry McBride made a motion to deny any ADU proposal, the motion was seconded by Jon Bingham and it was unanimously approved.
6. The proposed Meeting Schedule was presented to the Board for the year 2021. The meetings have been scheduled for the second Thursday of each month, at 8:00 a.m. Recognizing that the time and place for each meeting may be changed from time to time due to emergencies or special conditions. Other meetings may also be held to consider emergency or special items. Don Stefanik made a motion to accept the 2021 Meeting Schedule and Larry McBride duly seconded the motion and it was unanimously approved.
7. Miranda Menzies reported that there is a proposal for lining or piping the Ogden Valley canal that runs from South Fork Ogden River to the Ogden Valley Market. This canal lining is attracting a lot of attention from residents in the valley, most of it negative. Mrs. Menzies will continue to monitor this proposal and will keep the Board apprised of the situation.

The regular meeting was temporarily closed in order to begin the Public Hearing at 5:57 p.m. Larry McBride made a motion to temporarily close the regular meeting, Bud Huchel duly seconded the motion and it was unanimously approve.

The Public Hearing began at 6:00 p.m.

8. Miranda Menzies opened the meeting and welcomed the visitors to the Annual Public Hearing. She then turned the time over to Annette Ames to present the overall results through November 2020 and to present the 2021 Budget.
9. Annette Ames reported that the District is under budget for the 2020 year. Mrs. Ames pointed out the differences in the 2020 and 2021 budgets and stated that at the present rate the Culinary Water is not covering its own costs, predominantly due to maintenance cost and leak repairs. It was advised by the Board that the base Culinary Water rate be raised from \$20.00 to \$28.00, and to increase the Culinary Water Stand-By rate from \$10.00 to \$14.00. It was also recommended to increase the Disposal Line amount for the Irrigation Water on the Golf Course. These changes will take effect on January 1, 2021.
10. Mrs. Ames reported on the Culinary Water Impact and Connection Fee changes that were approve at a Public Hearing in October. The Connection Fee will increase to \$1,100.00 and the Impact Fee will increase to \$3,119.00. These changes will only effect new development. These changes will take effect on February 1, 2021.

Mrs. Ames reported that the proposed 2021 budget is a balanced budget and recommends it to the Board for approval.

11. Rob Thomas reported on the maintenance and repairs that have been done to the Eden Hills Well, to see if there is a possibility of obtaining any additional water from the well. So far the results have been very minor, and this project has been placed on hold waiting for further discussions with the Geologist.
12. In the upcoming year the District has plans to drill a new test/production well at the Highlands Well site. The plan is to drill deeper than the first test well to see if there is another aquifer below an aquitard.
13. Mr. Thomas told the group of the plans of relining the Highlands irrigation reservoir, this will increase the capacity of water it can hold. He has plans to upgrade the irrigation ponds outlet structures to deal with the filamentous algae that has grown during the hot dry summer months of 2020.
14. Mr. Thomas stated that we have Development Agreements with all our Developer working in the District, these agreements specify conservation requirements, landscaping requirement and special guidelines to help conserve and reduce the amount of culinary and irrigation water used in our District.
15. Miranda Menzies reported on the 2020 Irrigation Water usage. She presented a chart that showed the Single Family usage compared to Multi Family usage, Golf Course usage and Open Space usage. This chart showed that Single Family usage is increasing due to the new homes being built in the District. In planning for the future, the District is aiming to conserve in all areas of usage, by 10 – 15% over 10 years. This will save us millions of dollars.
16. Miranda Menzies reported that the 2020 Water Conservation Plan has been approved by the State of Utah Division of Water Resources, and that the District is in compliance with the Water Conservation Plan Act.

There being no further business Larry McBride made a motion to close the Public Hearing, Bud Huchel duly seconded the motion and it was unanimously approve. The Public Hearing was closed at 6:42 p.m.

The regular meeting reconvened at 6:43 p.m.

1. Resolution 20-5 acceptance of the 2021 Budget was presented. Larry McBride made a motion to accept the 2021 Budget as presented, Don Stefanik duly seconded the motion and it was unanimously approved. A roll call vote was taken and all votes were in favor.
2. Resolution 20-6 accepting the Culinary Rate Changes was presented. Jon Bingham made a motion to accept the Culinary Rate Changes as presented. Larry McBride duly seconded the motion and it was unanimously approved. A roll call vote was taken and all votes were in favor.

There being no further business Larry McBride made a motion to adjourn, the motion was duly seconded by Bud Huchel and it was unanimously approved. The meeting adjourned at 6:51 p.m.

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The next meeting will be a regular meeting is scheduled for Thursday, January 14, 2021 at 8:00 a.m. by web-conference on Zoom.

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Secretary of the Meeting