

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT February 16, 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 Thursday, February 16, 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, Ron Wilson & Roy Watts - Powder Mountain Water & Sewer, Shane Dunleavy (In person) & Eric Householder - Lewis Homes

The regular meeting was called to order at 8:06 a.m. by Miranda Menzies

NEW BUSINESS

1. 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. Mr. Rasmussen stated that because the District has added more membranes, at this time the existing plant can handle 460,000 gallons a day. Each existing connection or ERU is using approximately 217 gallons a day. Mr. Rasmussen presented the Board with three possible solutions if an expansion is needed. 1) Create a duplicate of the existing facility. This would increase the flow to 920,000 gallons per day. 2) Build a new 1.5 Million gallons per day facility. 3) Build a new 2.5 Million gallons per day facility. He suggested that this building be built on the Disposal Pond location. The next step is to select the plant size so a cost evaluation can be conducted. Miranda Menzies reported that Weber County has not yet released its Sewer Study that was completed by Sunrise Engineering. This study will help the District determine future growth. Also, the District is closely watching draft bill H.B. 349 which prohibits Reuse Projects. Mr. Rasmussen will put together cost estimates and present them to the Board. The Board stated that they would take this under consideration.
2. Ron Wilson from the Powder Mountain Water & Sewer District (PMWSD) made a presentation regarding the Snowflake Subdivision. Mr. Wilson stated that PMWSD received ARPA funds that were allocated toward infiltration issues and eliminating 5 lift

stations in the District. Two of the lift stations are in the Snowflake area. Our district has already installed a pipeline along Fairways Dr. and a manhole is ready to be stubbed into. The proposal is for our District to take 16 lots from the Snowflake Subdivision into our boundaries, at no cost to our District. These lots already receive water services from WCWSID, so accepting these lots would maintain control of the water, which is important to the District. PMWSD would pay all costs for videoing and flushing the lines to connect to our District, fixing any infiltration or maintenance issues found, and also pay the connection and impact fees. Mr. Wilson is willing to do all the legwork to make this happen, and he believes the neighborhood is supportive of the change. Jon Bingham asked if this included the other 9 lots in the subdivision, although this would require construction of an additional section of the sewer line. Mr. Wilson stated the PMWSD would consider adding the remaining 9 lots to the proposal. He has put together a Draft Memorandum of Understanding, for our Board's consideration. Jon Bingham made a motion to consider the proposal from PMWSD with the consideration of the additional lots, Bud Huchel duly seconded the motion. Pam Young recused herself from the vote because she lives in the Snowflake area. The motion was unanimously approved.

3. Miranda Menzies stated that the District held a meeting to go through the bids that were received for the Reuse Pond and the pipeline project. We have requested additional information from the Vendors. The District will reevaluate the bids and have a recommendation from the Evaluation Committee at the next board meeting on March 9, 2023.
4. Eric Householder presented a report on the Annexation of Osprey Ranch Phase 1 and Phase 2 for 200 units. The report included a map of the area. Mr. Householder will prepare multiple hard copies of the report and the engineering design for the sewer and deliver them to the District Office. Miranda Menzies suggested that the District hire an independent engineer to help Rob Thomas go through all the Osprey Ranch and sewer information. Bud Huchel made a motion to hire an independent engineer for reviews, with a cost of up to \$5000.00. Jon Bingham duly seconded the motion, and it was unanimously approved.
5. Shane Dunleavy reported on the progress of the well drilling at Osprey Ranch. The first test well, Well #1 pumped 110 to 130 gallons per minute. Then they drilled a production Well #1 and didn't find water more than 38 GPM. Well #2 is about 330 Ft deep and is producing an unknown amount of water through artesian pressure. and the water smells bad. The wells are still in the development process. No water quality analyses have been provided to the District yet, and the District is concerned to make sure that the water is suitable for our customers before accepting it.
6. The District has learned that there are more complex issues arising about Jason Fuller's sewer problem. Pam Young made a motion to move this item of discussion to the meeting on March 9, 2023, Don Stefanik duly seconded the motion, and it was unanimously approved.

7. Resolution 23-2 Acquisition of Water Shares was prepared by Bud Huchel. There was a discussion about what issues should be included in the Resolution. There is more discussion needed prior to passing this Resolution. Bud Huchel and Jon Bingham agreed to continue working on the Resolution and will present a new form at the next meeting in March 2023.
8. The Patio Springs Parcel 22-015-0029 was not platted as a buildable lot. It was designated as Open Space in the Land Trust. It has been sold to an individual, who is now listing it for sale. This parcel was not included in the master plan as a lot, no water or sewer was ever allotted to this parcel. In keeping with the District policies, there is no water or sewer available for this parcel. A potential buyer will have to bring enough WCIC shares to cover the number of homes being platted on the parcel, and plans prepared to assess whether the sewer plant will need to be expanded to accommodate the additional lots or others like it. The Board discussed the need for a written proposal as to what is planned for the parcel before any decision can be made.
9. Pam Young reported that the agreement on the Utah Strategic Innovation Grant Contract #230630604, has specific requirements attached to it. Miranda Menzies stated that Jon Schutz made the comment that the District should accept the funds and if all the requirements can not be met, then we will return the funds.
10. The minutes from January 10, 2023, regular meeting were presented Jon Bingham made a motion to approve the minutes from January 2023, Don Stefanik duly seconded the motion, and they were unanimously approved.
11. The January 2023 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 January 2023 Financial Report, A/P & A/R, and aging, Don Stefanik duly seconded the motion, and it was unanimously approved.
12. 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).
13. Annette Ames reported on the progress of the 2023 Utah Legislative Session, regarding proposed Bills that may affect the District. Mrs. Ames is following 23 Bills however only 3 have passed at this time. She will report on the remaining and additional Bills at the next board meeting.
14. Annette Ames reported that the Workers' Compensation payments from the District to The Trust Insurance Co. will be reduced by 7% each month. This is because the District has not had any accidents or claims.

15. 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 11:27 a.m. Bud Huchel duly seconded the motion, and it was unanimously approved. Don Stefanik 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 11:38 a.m. The items discussed in the Closed Session were informational only, no vote was necessary.

There being no further business Bud Huchel made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting adjourned at 11:40 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, March 9, 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