

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT May 13, 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, May 13, 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, member of the community, Eric Householder, Lewis Homes

The regular meeting was called to order 8:01 a.m. by Miranda Menzies

NEW BUSINESS

1. Larry McBride made a motion to accept the April 8, 2021 regular meeting minutes, Bud Huchel duly seconded the motion, and it was unanimously approved.
2. Annette Ames presented the April 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 April 2021 Financials and the A/R and A/P, Don Stefanik duly seconded the motion, and it was unanimously approved.
3. Annette Ames presented a proposal from Zions Bank to change the amount that the District pays in analysis fees each month. The proposal included opening new lock boxes that would cost more to maintain than what the District is paying at this time. After discussing the proposal, the Board decided not to accept the proposal.
4. Rob Thomas reported that there were some high irrigation users in the District for the first month in the irrigation season. The hose bibs in their yards were left open and when the water was turned on it ran for days. The Board pointed out that the area is in a drought situation and there is no water to waste. The District is cautioning everyone on the system to please conserve and pay attention to their watering habits.
5. Rob Thomas reported during the last irrigation reading cycle in April, the old computer crashed. The program is old and Window nor Meterworks will support the old system. It will be necessary to purchase 97 irrigation radio read meters and get them installed before the end of May to be able to complete the usage readings for May. Don Stefanik made a

motion to purchase the meters, Jon Bingham duly seconded the motion, and it was unanimously approved.

6. Rob Thomas reported that there has been vandalism at the Main Irrigation Reservoir. Someone blocked the outlet pipe with rocks causing the water to overflow and eroded the bank of the reservoir. Mr. Thomas and Mr. Vincent were quick to stop the flow by putting in a bypass channel to take care of the water. However, Mr. Thomas reported that the repairs on the reservoirs will be very expensive. Mrs. Menzies reported that the Sheriff's department was notified. She suggested that a gate be put in at the bottom of the road, there has been a lot of motor traffic and other unwanted activities at the reservoir. Larry McBride and Bud Huchel stated that a fence is necessary to secure the area. Mr. Huchel would like to put an article in the Valley Newspaper, letting people know of the situation. Mr. Thomas stated that he would contact the Valley Newspaper. Larry McBride suggested that security cameras be placed around the area, Jon Bingham stated that cameras may discourage some of the activities, and that NO TRESSPASSING signs be added around the reservoir. Mr. Thomas stated that he will investigate that possibilities. Larry McBride made a motion to put up gates and signage in place for now. Bud Huchel duly seconded the motion, and it was unanimously approved.
7. Rob Thomas reported that it has become necessary to move to a new office. He will ask the new owners of the building, to stay until the end of June. Don Stefanik stated that short term arrangements should be made for now, however the District should make plans and build a new facility as soon as possible. Mr. Thomas stated that he will check to see what options are available.
8. Rob Thomas stated that because on the drought situation, the District is not going to allow new sod or seed or hydroseeding from June 10th through September 15th. There will not be enough irrigation water this summer to sustain the growth during the hot weather. Larry McBride made a motion to send this statement out with the next statements in June, Bud Huchel duly seconded the motion, and it was unanimously approved.
9. Rob Thomas reported that he is unable to get a response from the Well Driller – Mike Zimmerman. Mr. Thomas is reaching out and trying to get other bids, but the other bids will be a lot more expensive. Larry McBride suggested that we wait until the Mr. Zimmerman is available, there is not an urgency to complete the drilling. Eric Householder expressed that the Developers would really like to see the moratorium lifted, to allow them to complete their projects. Miranda Menzies acknowledged Mr. Householders concerns and suggested that the District continue to search for other drillers and that this topic will need addition discussion.
10. Annette Ames presented the new Fraud Risk Assessment that is required from the State of Utah, it was sent to the Board for review previously. Jeff Ambrose, the District's CPA helped Mrs. Ames put the assessment together. The assessment showed the District has a low risk of fraud. It will need to be approved by the Board and sent to the State. Jon Bingham made a motion to accept the Fraud Risk Assessment, Don Stefanik duly seconded the motion, and it was unanimously approved.
11. Annette Ames reported that the noticing requirements for Elections changed on May 4, 2021. The District is required to post a notice of the Declaration of Candidacy in 5 public places with the District boundaries. Mrs. Menzies requested that the notice also be printed

in the next edition of the Valley Newspaper, even though that is not required. Mrs. Ames will begin finding public places to place the notices.

12. Rob Thomas presented the Board a letter that was received from the Department of Natural Resources, explaining the severity of the water drought that is covering the State of Utah. The letter urges everyone to practice water conservation to try to sustain enough water for the duration of the drought, however long that may be.
13. Annette Ames reported that the Workers Compensation expense will increase in July by 5%, over this year. This is the standard increase and has already been budgeted. It was presented to the public in the December 2020 public hearing.
14. Miranda Menzies accepted a motion from Bud Huchel 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. Larry McBride 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 10:33 a.m. 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, the motion was duly seconded by Don Stefanik and it was unanimously approved. The meeting adjourned at 10:34 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, June 10, 2021 at 8:00 a.m. in the business office at 3623 N. Wolf Creek Dr. or by web-conference on Zoom.

Secretary of the Meeting