

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT September 14, 2017

*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, September 14, 2017 at the business office located at 3632 N. Wolf Creek Dr. Eden, Utah 84310.

**Board Members Present:** Miranda Menzies, Larry McBride, Jim Halay, Ed Adair

**Board Members Absent:** Lowell Peterson

**Others Present:** Rob Thomas, General Manager, Annette Ames, Controller/Recorder, Dan White – Gardner Engineering, Don Stefanik and Jon Bingham member of the community.

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

#### NEW BUSINESS

1. Jim Halay made a motion to accept the July 13, 2017 minutes, Ed Adair duly seconded the motion and it was unanimously approved.
2. Annette Ames presented the August 2017 financials, accounts receivable and accounts payable. Ed Adair made a motion to accept the August 2017 Financials and the A/R and A/P, Jim Halay duly seconded the motion and it was unanimously approved.
3. Miranda Menzies has received an updated proposal from AECOM to complete the Dam Safety Study that is required by the State of Utah. Ed Adair made a motion to give AECOM a notice to proceed, Larry McBride duly seconded the motion and it was unanimously approved.
4. Dan White from Gardner Engineering presented the Irrigation Fee Facility Plan, it identified buildout needs, such as, water rights and additional storage. Mr. White stated the District has sufficient resources for what is obligated right now. The plan will help determine the needed irrigation water and storage for buildout. Miranda Menzies and Rob Thomas will meet with Mr. White and help to confirm the numbers in the report. Mr. White stated that he will continue working on this report until the final report is completed.
5. Rob Thomas reported to the Board that he had received bids for the fencing around the 10 acre lake, they Board had previous approved this item in the 2017 budget and gave approval to begin the project.
6. Larry McBride has gone through the agreement with Wolf Creek Irrigation, he cannot find any written documentation concerning the use of the 10 acre lake. Mr. McBride suggested that we get

together with Wolf Creek Irrigation and put together a new agreement, noting that most of the sections in the agreement do not apply because the conditions have changed since the beginning of the agreement. Miranda Menzies will begin to put together a draft of a new memorandum agreement including the Warm Springs Well.

7. Rob Thomas reported to the Board that John Lewis would like to receive his 10% back on the Retreat Phase 2 & 3 and have the buyers of the property pay the entire amount. The board authorized Mr. Thomas to speak with Mr. Lewis and have the amount distributed during the closing of the lots through the title company, so that the District is not having to cut checks to Lewis Homes.
8. Miranda Menzies stated that they wish a speedy recover to Lowell Peterson and hope he will be able to attend the next meeting. Mrs. Menzies has also accepted a resignation letter from Jim Halay who will be moving out of the area. The resignation will take effect October 31, 2017. Annette Ames will communicate with the newspaper and post the information for the vacancy, as required by law. The Board expressed their gratitude to Mr. Halay for his services and contributions to the District.
9. Rob Thomas reported to the Board that Mr. Porter has two shares of Wolf Creek Irrigation (WCIC) that he would like to sell, and has offered them to the District. Larry McBride made a motion to purchase the two shares of WCIW from Mr. Porter, Jim Halay duly seconded the motion and it was unanimously approved.
10. Rob Thomas talked to the Board about several accounts that have had problems resulting in large irrigation usage. After some discussion, it was concluded that Mr. Thomas look at each account individually, and he can determine if the individuals were neglectful or if the overuse was an unfortunate situation. Larry McBride made a motion to allow Rob Thomas to resolve individual situations to the best amenable resolution, Jim Halay duly seconded the motion and it was unanimously approved.
11. Resolution 17-4 was presented to cancel the 2017 Election since the number of candidates is equal to the number of positions up for appointment. The board agreed that no election will be held. A roll call vote was conducted to approve Resolution 17-4 and all present members of the board voted in favor.
12. Resolution 17-3 was presented to give authorization to sell the home located at 4955 E. Aspen Lane, Eden, Utah. The board agreed to sell the home on Aspen Lane to the best offer received and allows Rob Thomas and Larry McBride to be signatories at the closing. A roll call vote was conducted to approve Resolution 17-3 and all present members of the board voted in favor.
13. Annette Ames presented the Board with issues that the Utah State Auditor has put on alert. Two of the issues, Personal Vehicle Use and Gift Card Reporting and Taxing, the District will need to add to the Policy and Procedure Manual, the third issue was Signing of Checks and it was determined that the policy in place at the district was suitable. Jim Halay made a motion to add the two items to the District's policies and to leave the third item as it is, Larry McBride duly seconded the motion and it was unanimously approved.
14. Rob Thomas reported on the 500K Gallon Culinary Tank and on the high pressure line. The tank is ready to be filled and have the leak test done. If the test comes back good, they will begin backfilling around the tank and cleaning up the area. The construction of the high pressure line is

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ready for the hot tap to be done. After the line has been tested, it will be ready to send water to the Snowflake area, and will be prepared to receive the Bridges connections when they are ready.

15. Miranda Menzies reported that the Powder Mountain Long Term Monitoring Plan has been signed by all parties, and approved by the State Engineers Office. The next step is to receive data from Summit and Powder Mountain and to track the data with the assistance of our consultant, John Files, P.G., Cascade Water Resources.
16. Rob Thomas reported to the Board that according to the sewer connections agreement with Nordic Valley the 90% of the Connection and Impact Fees are due on October 7, 2017. Annette Ames will send a reminder letter to Nordic Valley.

There being no further business, Larry McBride made a motion to adjourn, the motion was duly seconded by Jim Halay and it was unanimously approved. The meeting adjourned at 10:44 a.m.

The next regular open board meeting is scheduled for Thursday, October 12, 2017 at 8:00 a.m. It will be held at the business office at 3632 N. Wolf Creek Dr., Eden, UT.

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Secretary of the Meeting