

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT September 9, 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, September 9, 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), Rob Garrison, Scott & Rachel Hurd, Mr. Larsen – Bluerock Builders, John Lewis, Eric Householder, Taylor Lewis, Shane Dunleavy – Lewis Homes,

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

NEW BUSINESS

1. Don Stefanik made a motion to accept the August 12, 2021, regular meeting minutes, Jon Bingham duly seconded the motion, and it was unanimously approved.
2. Annette Ames presented the August 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 August 2021 Financials and the A/R and A/P, Jon Bingham duly seconded the motion, and it was unanimously approved.
3. Resolution 21-4 Cancellation of the 2021 Elections, was presented to the Board. Two candidates were presented for two positions, no election is needed. A roll call vote was taken to accept Resolution 21-4, all votes were in favor.
4. Miranda Menzies reported on the ARPA Local Assistance Grants, we are applying for grants to help with a new reuse water reservoir and to help with drilling wells. We have one week to submit the request. Obtaining the grants may be a long shot but is worth the effort to try. Jon Bingham made a motion to proceed to apply for the ARPA Local Assistance Grants, Bud Huchel duly seconded the motion, and it was unanimously approved.
5. With respect to the homes that are currently under Moratorium, preventing issue of Can and Will Serve letters: Rob Thomas explained that we have customers who have offered to have

water trucked in during the process of building their homes, we have other customers wanting to build water tanks in the basement, some want to install water cisterns. These suggestions need to be answered by the fire department as far as fire suppression, by the county and health department as far as regulatory possibility. Our customers are being very creative in ways to get their homes build. We do appreciate all the ingenuity and help; we are looking into many scenarios to help get through this water shortage. Mr. Thomas stated that the March date does not mean that the moratorium will be automatically lifted, it is the date to reevaluate the situation. He is concerned that we do not lift the moratorium until we have sufficient water resources to support our existing customers. Everyone hopes for a good snowpack winter season, but it may be even worse than this past year.

6. Miranda Menzies presented the Board with a draft of future landscaping standards. Bud Huchel stated that we would better to work with the Homeowners Associations in the area and have them adjust their landscape requirements. He pointed out that we have Development Agreements that already limit the landscape on new projects. Mr. Huchel suggested that instead of enforcing new landscape standards, we should continue to encourage water conservation. Jon Bingham stated our irrigation tiered rates are not working. He suggested that we say you have this much water for the season and no more, if they go over, they get shut off. Miranda Menzies stated that so many of our customers have been so willing to help in this drought situation. They have lowered their water consumption and sacrificed the appearance of their yards. Many have reduced their landscape, and been really creative at reusing water – such as collecting the water when running the faucet to get hot water. We really, really appreciate all their efforts and because of their efforts the District will be able to stretch the remaining irrigation water to the middle of October. This discussion will need more research and study before a decision is made.
7. Rob Thomas reported that one of the homes being built in the area, the contractor put an illegal jumper on the system, we removed it and they put it back on. There is a \$1000.00 fine for illegally connecting to the system or bypassing the meter (jumper). The District has issued the fine for one of the illegal connections. The homeowner has asked to have the fine removed. Mr. Thomas felt that because they actually did this twice, the fine should stay. The Board agreed with Mr. Thomas and the fine will stay in place.
8. Miranda Menzies asked the board to authorize funds to find leaks in the 10 Acre Lake, while the levels are low, and it should be easier to find the leaks and repair them. Don Stefanik made a motion to authorize funds to repair the leaks in the 10 Acre Lake, Larry McBride duly seconded the motion, and it was unanimously approved.
9. Miranda Menzies accepted a motion from Jon Bingham 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 9:27 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Larry McBride made a motion to reopen the regular meeting,

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Bud Huchel duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 10:37 a.m. Don Stefanik made a motion to approve the items discussed in the Closed Session, Bud Huchel duly seconded the motion, and they were unanimously approved.

There being no further business Jon Bingham made a motion to adjourn, the motion was duly seconded by bud Huchel, and it was unanimously approved. The meeting adjourned at 10:43 a.m.

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

Secretary of the Meeting