

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT January 11, 2024

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 opinions 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.

***This meeting is recorded.** The recording of this meeting can be found on the Public Notice Website at utah.gov/pmn. Within three working days after the meeting date.*

A regular meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, January 11, 2024, 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, Henry Huchel

Board Members Absent:

Others Present: Rob Thomas, General Manager, Annette Ames, Controller/Recorder, ShyAnna Chambers, Office Assistant, Eric Householder – Lewis Homes 3718 N Wolf Creek Dr.

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

NEW BUSINESS

1. Miranda Menzies read an email from Brad Rasmussen about the Sewer Plant Permitting. The district will need to apply for a new waste load allocation permit based on the new EPA guidelines. If the waste load group needs to do an analysis, the district will have to pay for the time of the Division of Water Quality engineers. Jon Bingham questions if this is new since we have not had to do this in the past. Mrs. Menzies states that Brad Rasmussen is scheduling a meeting to learn more about this. Jon Bingham made the motion to approve a payment for the wastewater engineer's time if necessary. Pam Young duly seconded the motion, and the roll call vote was as follows:
Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye
2. Miranda Menzies gave an update on the Eden Sewer Service Area stating that there is a lawsuit between members of the community and Weber County. Eric Householder states he is aware of the lawsuit. Shaun Wilkinson at Weber County has been updated that the Eden New Town Sewers project has been placed on hold due to lawsuits. Jon Bingham asks if the district has had any inquiries from businesses in the Eden business area for sewers. Mrs. Menzies answers No there has not. Rob Thomas confirmed that he had not heard from anyone either.

3. Miranda Menzies gave an update on the reuse pond and pipeline: AECOM has designed 75% of the pond, and Gardner Engineering is 90% Complete on the reuse pond pipeline design.

Mrs. Menzies asks Eric Householder about contacting Dan White, on easements and conditional use permits. Mr. Householder responded saying yes, they have spoken. Lewis Homes is reworking their design for the Bridges project. Mrs. Menzies states that the district will be using a 6' black vinyl fence to go around the reuse pond.

4. Rob Thomas stated that Rocky Mountain Power is going to give the district the easement for the Sewer line from the Villages to the plant. Jon Bingham asks about homes currently being built in the Villages and whether their connections will be affected. Mr. Thomas states that they will not have to change anything for them. Jon Bingham makes the motion to approve the easement payment to Rocky Mountain Power. Don Stefanik duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

5. Annette Ames gave an update on the Snowflake project. Powder Mountain Water and Sewer Improvement District are still waiting for their contractor to show up to start work on this project. Carrie Zenger from Powder Mountain Water and Sewer Improvement District said she has a mylar that needs signatures. Once that's done, they will then submit it to the Attorney General's office. Mrs. Ames stated that she will follow up to make sure this is completed.
6. Rob Thomas updates that the East Wells connection bid documents are ready to be sent out for bids. Miranda Menzies asks about the benefit of sending it out now versus later. Mr. Thomas replies that the contractors are planning their year to be able to get it on their schedule. Jon Bingham asked if it would be beneficial to break out some of the work such as the retaining wall from the well connection. Mr. Thomas states that it is possible however, the problem is the timing of when the utility line comes through the wall and having to coordinate with both contractors. Mrs. Menzies brought up the property transfer from Russ Watts and asked about the subdivision process the county requested. Mr. Thomas said that the subdivision documents have been submitted. Mrs. Menzies asks the board for their thoughts on moving forward on sending out the bid documents or if they think the district should hold off till later. Pam Young asks if the Division of Drinking Water has a deadline for when the district needs to have the well up and running. Mrs. Menzies says as soon as possible. Henry Huchel makes the motion to move forward as discussed. Jon Bingham duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

7. Rob Thomas informs the district that the Eden Hill Tank overflow has been diverted and is no longer causing a problem for homeowners in Eagle Ridge. Gardner Engineering is

working on plans for the PRV that will be located at the top of Foothill Lane, it will be worked on first thing in the spring.

8. Annette Ames explains to the board about an Invoice from Washington Federal Bank that was unexpected and financially unplanned. Mrs. Ames talked with Pete Sullivan from Washington Federal Bank, about our recent payment and this new invoice. Mr. Sullivan said that this was an error and to disregard this additional invoice.
9. Miranda Menzies presents resolution 24-1 Howard Schmidt water shares for the 2024 year. the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

10. The minutes from the December 14, 2023, Regular Meeting and Annual Budget Public Hearing and December 19, 2023, Public Hearing, were presented. Pam Young made a motion to approve the December 14, 2023, Regular Meeting and Annual Budget Public Hearing and December 19, 2023, Public Hearing, Henry Huchel duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

11. The December 2023 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. The board reviewed and prioritized the projects for the upcoming year of 2024. Pam Young made a motion to approve the December 2023 Financial Report, A/P & A/R, and aging, and Jon Bingham duly seconded the motion, the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

12. Annette Ames discusses with the board the need to add a policy to our policy and procedures manual making all board members Ineligible to receive URS benefits per URS requirements. Mrs. Ames read the policy, "Any elected or appointed Board Member, Teir 1 or Teir 2, regardless of full-time or part-time or income is exempt from URS benefits." Jon Bingham made the motion to adopt the stated policy into our policy and procedure manual. Henry Huchel duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

13. Rob Thomas discusses the PFAS well and analysis testing on the Osprey Ranch well 2, there are some concerns with the form of method for the testing used. A repeat sample was taken, and the second sample was negative for any PFAS.

14. Miranda Menzies accepted a motion to enter into a Closed Session. Henry Huchel 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, Imminent Legal Action, or Loan Applications at 9:36 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Henry Huchel made a motion to reopen the regular meeting and Jon Bingham duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 11:24 a.m. Pam Young made a motion to accept the items discussed in the Closed Session. Henry Huchel duly seconded the motion; the roll call vote was as follows:

Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

There being no further business Henry Huchel made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 11:29 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, February 8, 2024, 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.

Annette Ames
Secretary of the Meeting