

**MINUTES**

**WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT  
January 9, 2025**

*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](http://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 9, 2025**, at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A.

**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, John Lewis - Lewis Homes 3718 N Wolf Creek Dr. Eden

The regular meeting was called to order at 8:02 a.m. by Miranda Menzies

- 1- Miranda Menzies discussed the reuse pond, pipeline, and lower pump station update, and read the Notice of Award for the bid from Whitaker Construction for the reuse pond. Jon Bingham confirms the bid evaluation by AECOM, and Mrs. Menzies suggests accepting the engineer's recommendation. Jon Bingham made the motion to accept the bid recommendation from the engineer for the reuse pond and pipeline awarded project to Whitaker Construction. 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- Rob Thomas provided an update on the East well; he is waiting on the completion of power and gas connections and will need to paint the building in the spring. Miranda Menzies discusses the connection to the Burnett Spring and the challenges of balancing water flow.

- 3- Rob Thomas and John Lewis updated the board on the ESSA progress. Discussions were made on finding where water is coming from, that is getting into the gravity system and how it will be handled.
- 4- Annette Ames reads Resolution 25-1, which states that the district will lease 42 shares of Wolf Creek Irrigation Co. water owned by Howard Schmidt in 2025, and in exchange the district will provide relief on the monthly assessments for 5 lots and 1 home owned by Howard Schmidt in the Eagle Landing subdivision. The roll call vote was as follows:

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

- 5- December 12, 2024-Regular Meeting Minutes, December 13, 2024-Special Meeting Minutes, December 17, 2024-UASD Meeting Minutes. Jon Bingham made a motion to approve the December 12, 2024-Regular Meeting Minutes, December 13, 2024-Special Meeting Minutes, December 17, 2024-UASD Meeting Minutes , 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

- 6- December 2024 Financial Report, A/P & A/R and Aging had been sent to the Board previously for review and presented for approval. Jon Bingham made the motion to approve and accept the December 2024 Financial Report, A/P & A/R and Aging. Don Stefanik 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

- 7- John Lewis inquired about a proposal he presented a few months ago. The board discussed and decided it was not considered a full proposal because of the lack of information. Jon Bingham made the motion to Reject the proposal presented by the developers since the proposal was incomplete. 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

- 8- Miranda Menzies discussed the issue of merged lots and landscaping and how irrigation charges are being implemented. Annette Ames explained that the District already has a policy in place to address these issues. The board discussed and agreed that the current policy is still in the best interest of the district's customers.
- 9- Annette Ames proposes looking into AI for taking meeting minutes to save time and increase productivity. The Board discussed the use of AI for the meeting minutes, cost savings, and productivity improvements.
- 10- 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 9:58 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Don Stefanik made a motion to reopen the regular meeting and Henry Huchel duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 11:12 a.m. Henry Huchel made a motion to accept the items discussed in the Closed Session. Pam Young 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, Don Stefanik duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 11:13 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, February 13, 2025, at 8:00 a.m. in person at the business office located at 2580 N. Highway 162, Suite A, Eden, Utah.

Annette Ames  
Secretary of the Meeting