

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT October 20, 2022

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, October 20, 2022, 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, Bud Huchel

Board Members Absent:

Others Present: Rob Thomas, General Manager, Annette Ames, Controller/Recorder, Members of the Community Chris Thomas (In Person), Shane Dunleavy (In Person). John Lewis & Eric Householder – Lewis Homes, Kyle Ashworth, Aubrey Tupuola, Dave Whitaker-Blue Rock Builders, Doug Jackson, Diane Strauss, Rob Garrison, Alcina Silva, Scott Bracken, Laura Zorn, Jeff _____

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

NEW BUSINESS

1. Miranda Menzies accepted a motion to enter into Closed Session. Bud 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, or Imminent Legal Action at 8:01 a.m. Pam Young duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting and Don Stefanik duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 8:18 a.m. The items discussed in the closed session were information only, no motion was necessary.
2. Miranda Menzies reported that an agreement with Eden Water Works has been signed. The next step is to get verbal approval from the State of Utah Department of Water Rights. Mrs. Menzies stated that she would get the agreement to the state as soon as possible. Once the Department of Water Rights approves the agreement, we can lift the moratorium. The District will push this process along as quickly as possible. Jon Bingham made a motion that we anticipate lifting the moratorium on the existing stand-by lots in the District, once we receive approval from the Utah Department of Water Rights, for the initial steps necessary to obtain the water from the East Well. Don Stefanik duly seconded the motion, and it was unanimously approved. Annette Ames asked that customers call ahead and give her time to prepare the Can and Will Serve Letter.

Shane Dunleavy – What is the agreement? Miranda Menzies responded that the agreement states that the District does recognize that the East Well when it is pumped, does interfere with the Burnett Springs. It states that when the East Well is pumped, the District agrees to give Eden Water Works their water right amount of 134 gallons per minute, and the District may then take up to 150 gallons per minute after that. That amount is enough to satisfy the remaining 380 existing stand-by lots in the district. It does not cover enough for unrecorded lots for new developments. The rest of the agreement is technical and operational details of maintaining the well itself.

Shane Dunleavy – Does the Health Department have to sign off on the agreement? Miranda Menzies responded that the Health Department is not part of this situation.

Shane Dunleavy – What if Eden Water Works puts in a new water tank? Rob Thomas responded that the delivery point is above their spring. After the District delivers that water to the Eden Water Works source, then they can distribute it to whatever tank they want.

3. Resolution 22-6 Landscape and Conservation Requirements was presented. The resolution includes restrictions for all new landscapes going in the district. It was pointed out that homeowners will be required to submit landscape plans 90 days prior to the commencement of installation. Jon Bingham made a motion to accept Resolution 22-6 Landscape and Conservation Requirements, Bud Huchel duly seconded the motion, and it was unanimously approved. A roll call vote was taken, and all votes were in favor.

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

4. Rob Thomas gave an update on the Osprey Ranch, the sewer lines in the subdivision are approximately 90% complete. Shane Dunleavy reported that the alignment plans are done. The easements still need to be obtained, but they are working on them. The County will need to hold enough escrow to complete the project all the way to the plant. Miranda Menzies is working with John Lewis and Eric Householder on the 200 Unit deferral agreement. It was determined that more discussion was needed to complete the agreement. Jon Bingham made a motion for the District to work to complete the agreement regarding the 200 Unit Deferral. Bud Huchel duly seconded the motion, and it was unanimously approved.
5. Pam Young reported that The District has applied for a Local Matching Grant through the Governor's Office of Economic Opportunity. The Governor's office has acknowledged receipt of the application. Ms. Young will keep the Board aware of any changes.

6. Miranda Menzies reported that the County Commissioners have still not committed to the grants we have requested from the ARPA funds. However, we do believe the funds are still coming.
7. Miranda Menzies reported that Cascades Drilling Co. is here drilling the SR2 irrigation well, they will probably finish up sometime this week. Mrs. Menzies will keep the board aware of the progress.
8. The minutes from the September 8, 2022, regular meeting were presented. Pam Young made a motion to approve the minutes from September 2022, Don Stefanik duly seconded the motion, and they were unanimously approved.
9. The September 2022 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. Don Stefanik made a motion to approve the September 2022 Financial Report, A/P & A/R, and aging, Pam Young duly seconded the motion, and it was unanimously approved.
10. Miranda Menzies accepted a motion to enter into a Closed Session. Bud 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, or Imminent Legal Action at 10:38 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Bud 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 11:28 a.m. The items discussed in the closed session were information only, no motion was necessary.

There being no further business Don Stefanik made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting adjourned at 11:30 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, November 10, 2022, 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.

Secretary of the Meeting