

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT November 14, 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, November 14, 2024**, 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, ShyAnna Chambers, Office Assistant, Jon Schutz - Maybe Wright & James, John Werner - 2999 N Wolf Creek Dr., John Lewis & Jeff Reese - Lewis Homes 3718 N Wolf Creek Dr. Eden, Van King - King Water Resources

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

1. John Lewis presented new information to the board and discussed previous proposals and agreements with the board working towards resolving issues between the district and the developers. The board agreed to consider, discuss and get back to John Lewis in a timely manner.
2. Miranda Menzies presented to the board the Wolf Creek Irrigation Company (WCIC) request for diversion repair assistance. Rob Thomas & John Werner updated the board on the timeline, issues, and repairs suggestions that are involved with the diversion repair. The board discussed different options for the portion of this project that the district is willing to pay to assist the WCIC. Jon Bingham made a motion to pay 30% per our shares and the additional 4 year convenience fee paid in advance 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

3. Rob Thomas updated the board on the progress of the East Well project coming along, all that is left is putting the building together.

4. Miranda Menzies presented the submission to DWQ to the board. Mrs. Menzies will send a draft to DWQ for comments and will finalize them after reviewing the comments given.
5. Miranda Menzies updated the board on the bond loan documents. Annette Ames informed the board of all of the accounts and funds they requested for the bond loan. The board discussed the loan and options in regard to it.
6. Miranda Menzies discussed with the board whether the district should pay property taxes or keep the recently obtained property in the bridges in Greenbelt. The board determined that further investigation and discussion are needed.
7. Miranda Menzies informed the board of the number of contractors (17) at the bid opening for the reuse pond project, which is scheduled to start construction in 2025. Rob Thomas updated the board on the progress of the reuse pond, pipeline, and lower pump station.
8. Miranda Menzies updated the board on the ESSA and the substantial completion letter that has been issued to the developers and Weber County.
9. Miranda Menzies updated the board on the Highlands Reservoir patching that a couple of board members completed. Rob Thomas explained how the secondary supply currently works and how the district could change it for fewer issues, Mr. Thomas is getting a cost estimate together for the board.
10. ShyAnna Chambers gave an update on the Lead & Copper process. The State accepted the inventory documents submitted. The district sent out 13 Notices to customers to inquire about the unknown lines to their homes. The district has 3 to 7 years to complete the field investigations. The new regulations need to be reviewed so the investigation will be compliant. The board expressed the importance of getting this completed as soon as possible.
11. Annette Ames updated the board on the current situation for the current office space rental and future changes the landlord as stated will be coming. The office staff and the board discussed other potential locations and costs.
12. Rob Thomas updated the board on the cyber security investigation and that things are getting finalized so the district is waiting to hear about their findings. The board talked about new procedures to be put together to help prevent future issues.
13. The minutes from the October 10, 2024- Regular Meeting, October 18, 2024 Special Meeting Jon Bingham made a motion to approve the September 12, 2024- Regular Meeting Minutes, October 18, 2024 Special Meeting. 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

14. The October 2024 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review and presented for approval. Don Stefanik made the motion to approve and accept the October 2024 Financial Report, A/P & A/R, and aging. 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

15. Rob Thomas updated the board on the compressor situation at the treatment plant and brought up the option of getting a new more suitable compressor for the plant.

16. Miranda Menzies and Annette Ames presented the 2025 tentative budget for review.

There being no further business Jon Bingham made a motion to adjourn, Henry Huchel duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 2:21 p.m.

The next meeting will be our Annual Public Hearing scheduled for Thursday, December 12, 2024, at 6:00 p.m. in person at the Eden Community Center at 2100 N. 5600 E., Eden, Utah.

Annette Ames
Secretary of the Meeting