

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT December 12, 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 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 and a Public Hearing of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, December 12, 2024, at 4 30 p.m. & 6:00 p.m. in the Eden Community Center located at 2100 N. 5600 E. Eden, UT and via Zoom Conference.

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, Ron Gleason, member of the community, Robert (via Zoom), Garrett Gross & Darcy Stephens–Gilmore Bell, Eric Householder & Kevin Hill(via Zoom)-Lewis Homes, various members of the community (See Sign In Sheet), David Robertson – Lewis, Robertson & Burningham

The regular meeting was called to order at 4:45 p.m. by Miranda Menzies

NEW BUSINESS

1. Miranda Menzies reported that the submission for the request to the Division of Water Quality is ready other than the minutes from tonight’s meeting. Jon Bingham made a motion to submit the request to the Division of Water Quality, after all documentation is finalized. Henry Huchel duly seconded the motion a roll call vote was as follows:

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

2. Rob Thomas reported on the Reuse Pond & Pipeline, the pipeline is in the ground, the walls are going up for the pump station. They are trying to wrap up for the winter season. Miranda Menzies reported that the District acknowledged the bid from Whitaker Construction for building the Reuse Pond. Don Stefanik made a motion to accept the Whitaker Construction bid, Jon Bingham duly seconded the motion a roll call vote was as follows:

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

Pam Young Aye

3. Robert Thomas reported that the gas line is being run at the East Well, the walls are completed, and the roof is on, however, the roofing materials are not on yet. He is waiting on the electrical and then it will be complete.
4. Robert Thomas reported on the ESSA project, reported that he has given substantial completion, is still waiting for the start-up of two generators, and is working on the punch list to be finished.
5. Resolution 24-7 was presented to re-open the 2024 Budget and increase the income and expenses for the year 2024. Jon Bingham made a motion to accept Resolution 24-7 and Don Stefanik duly seconded the motion, a roll call vote was as follows:

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

6. The 2025 Meeting Schedule was presented to the Board, all meetings will remain on the second Thursday of each month. Except the meeting in April that will be moved to the previous Tuesday. Jon Bingham made a motion to accept the 2025 Meeting Schedule, 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

7. The minutes from the November 14, 2024, regular meeting, and November 22, 2024, Special Meeting were presented. Pam Young made a motion to approve the minutes from November 2024, Bud 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. The November 2024 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. Bud Huchel made a motion to approve the November 2024 Financial Report, A/P & A/R, and aging, 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

9. David Robertson from Lewis Robertson & Burningham presented to the Board the information he will be presenting to the community about the 2025 Series Bond request.

The regular meeting was temporarily closed in order to begin the Public Hearing on the review of the 2024 year and the presentation of the 2025 Budget at 6:00 p.m. Jon Bingham made a motion to temporarily close the regular meeting and move into the Public Hearing, Don Stefanik duly seconded the motion, and it was unanimously approved.

The Public Hearing began at 6:02 p.m.

10. Miranda Menzies opened the meeting and welcomed the visitors to the Annual Public Hearing.
11. Miranda Menzies introduced the evening agenda and reported on what happened in 2024 and the district's current situation.
12. Miranda Menzies reported there is a price increase being proposed for the 2025 Budget. She reported that Pam Young has worked hard to get grants for the Reuse Storage Pond and Pipeline Project, for secondary water and the District has also been awarded funding from Weber County ARPA funds. Even with the grants the Reuse Storage Pond will cost more than has been obtained. The Division of Water Quality has offered a low-interest loan for the remainder of the costs.
13. Miranda Menzies explained why the Reuse Pond was important to the district and its members. Finding new water is very hard in our area, and storing the water that we have access to for irrigation use will benefit our customers during the summer season.
14. David Robertson for Lewis Robertson & Burningham made a presentation to the community about the low-interest loan being offered by the Division of Water Quality. The amount of the loan has not been determined yet, but the interest rate will be 2.5% amortized over 20 years. He explained the process of getting the loan and took any questions that the community had. Resolution 24-8 to Accept the 2025 Series Bond proposal will be presented to the Board after the Public Hearing.
15. Annette Ames reported on the 2025 Budget, reporting on any changes from the 2024 budget. The 2024 budget will need to be amended, to comply with Utah Code 17B-1-621, due to the increased cost of materials for repairs and maintenance and legal fees that were unanticipated. Mrs. Ames will propose Resolution 24-9 to amend the 2024 Budget. The 2025 Budget is a balanced Budget and in compliance with the State of Utah Code 17B-1-620. Resolution 24-9 to adopt the 2025 Budget will be presented to the Board after the Public Hearing.

16. Miranda Menzies reported on planned projects for 2025. Rob Thomas reported on planned maintenance in 2025.

Jon Bingham made a motion to close the Public Hearing at 7:49 p.m. The motion was seconded by Henry Huchel, and the regular meeting was reconvened.

17. Resolution 24-8 to Accept the 2025 Series Bond was presented. Jon Bingham made a motion to accept the 2025 Series Bond proposal and Pam Young duly seconded to motion. 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

18. Resolution 24-9 accepting the 2025 Budget was presented. Jon Bingham made a motion to accept the 2025 Budget, Henry Huchel duly seconded the motion. 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

There being no further business Don Stefanik made a motion to adjourn, and Jon Bingham duly seconded the motion. The meeting was adjourned at 8:03 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, January 9, 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