

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT March 9, 2023

*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, March 9, 2023, at 8:01 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, Brad Rasmussen-Aqua Engineering, Jon Schutz – Mabey, Wright & James PLLC, Shane Dunleavy & John Lewis (In person) & Eric Householder & Joe Buchanan - Lewis Homes, Eric Neil, Brian Franke,

The regular meeting was called to order at 8:06 a.m. by Miranda Menzies

### NEW BUSINESS

1. Miranda Menzies and Pam Young announced the results of the evaluation committee, for the Reuse Storage Pond and Pipeline & Pumping projects. Pam Young stated after going over all the bids, and scoring them appropriately, the Committee recommended to the Board, that AECOM, engineer the Reuse Storage Pond, and Gardner Engineering, engineer the Pipeline & Pumping project. Jon Bingham made a motion to accept the recommendation from the evaluation committee. Bud Huchel duly seconded the motion, and it was unanimously approved. Miranda Menzies asked the Board for approval to enter contract negotiations with these two companies. Bud Huchel made a motion granting permission to Mrs. Menzies to enter contract negotiations with AECOM and Gardner Engineering. Jon Bingham duly seconded the motion, and it was unanimously approved.
2. Miranda Menzies turned the time over to Brad Rasmussen from Aqua Engineering, Mr. Rasmussen to update the Board on his findings about the expansion of the Sewer Treatment Plant. Mr. Rasmussen asked if there has been any update on the County Sewer Study, Miranda Menzies stated that the report should be available within a week. Mr. Rasmussen reminded the Board that the Sewer Plant runs by the amount of flow it receives, not the number of connections in the District. The next step is to decide how much flow will need to be dealt with, and then refine what we want to design around. Then the District can select the plant size so a cost evaluation can be conducted. This study will help the District

plan for future growth. Also, H.B. 349 prohibiting Reuse Projects passed in the 2023 Legislation Session. Mrs. Menzies stated that it is likely that H.B. 349 will not affect the District, because our Reuse Water Right application has already been submitted prior to the date the bill goes into effect. Mr. Rasmussen will put together cost estimates and present them to the Board. The Board stated that they would take this under consideration.

3. Miranda Menzies stated that the District has received from John Lewis and Shane Dunleavy a map for the Annexation of Osprey Ranch Phase 1 and Phase 2, Cobabe Ranch, and Eden Crossing for 200 units of sewer connection. This report has been sent to our legal council Jon Schutz. The next step is for Shane Dunleavy and John Lewis to prepare a Petition for Annexation. Mr. Dunleavy asked if the District knew what was needed to put a Petition together. The District will help acquire information for a Petition. Also, the wording on the maps will need to be changed to the appropriate language. Jon Bingham asked if we were only annexing Osprey Ranch, Eden Crossing, and Cobabe Ranch at this time. Mrs. Menzies responded that was correct. There will need to be a Public Notice about the annexation after the Petition is completed and before the annexation proceeds.
4. Miranda Menzies asked about the Developers' contract addendum, and John Lewis responded that he was waiting for the changes to be made, prior to signature. Mrs. Menzies asked about the Golf Course irrigation system, Rob Thomas stated that the only issue left is the pump stations, and they are working on the pipeline design that will determine how many pump stations are needed.
5. Shane Dunleavy reported on the progress of the well drilling at Osprey Ranch. He stated that there is a lot of water in the ground, they just have to figure out a way to access it. The recommendation that Mr. Dunleavy has been getting is that it is better to treat the water than to drill deep wells for water in this valley. Bud Huchel asked if treating the water meant adding chlorination. The answer was yes. Well #1 has a cementing problem, however, the test Well #1 could be used as a secondary source at 120 gpm. Well #2 is at 930 feet, is producing 50 gpm, and is artesian (flowing) at this point.
6. John Lewis stated that he is hoping to begin building a new 500,000 gallon water tank for Eden Water Works this summer. Miranda Menzies stated that would be necessary for a tank to be available to store the water from the wells at Osprey, as described in the contract.

The Board agreed to discuss pioneering agreements between the Osprey Ranch LLC and Weber County, for the upsizing of the sewer pressure line at the request of Weber County.

7. Miranda Menzies asked about Powder Mountain Water and Sewer District discussions with the Developers and Weber County. Mr. Dunleavy stated that they are in negotiations to handle the Northern Part of the Valley.

8. Resolution 23-2 Acquisition of Water Shares was prepared by Bud Huchel and Jon Bingham. The Board agreed to continue working on the Resolution and will present a new form at the next meeting in April 2023.
9. Annette Ames presented an Interlocal Cooperation Agreement from Weber County, to handle elections for the next four years. Jon Bingham made a motion to accept the Interlocal Cooperation Agreement, Pam Young duly seconded the motion, and it was unanimously approved.
10. Rob Thomas presented the Memorandum of Understanding (MOU) from Powder Mountain Water & Sewer District concerning sewer connections in the Snowflake Subdivision. The Board was under the impression from the last meeting, that it would encompass all 26 lots in the subdivision, however, the MOU only showed 16 lots. Mr. Thomas will get back to Mr. Wilson for clarification.
11. Pam Young reported that there is a Water SMARE Drought Resiliency Grant coming up. Miranda Menzies stated that there are possibly more ARPA Funds available at the County. Don Stefanik made a motion to allow Mrs. Menzies and Ms. Young to apply for both grants. Pam Young duly seconded the motion, and it was unanimously approved.
12. Jon Schutz joined the meeting to discuss the Reuse Authorization Contract with Weber Basin. Mr. Schutz has proposed changes to the contract, Miranda Menzies stated that she wasn't sure if Weber Basin would accept the changes. The contract requires the District to pay approximately \$100 per acre-foot (AF), indefinitely. So, the contract amount has been reduced from 150 AF quantity to 100 AF, Wolf Creek is asking for an option to increase the amount in the future. Mr. Schutz suggested that the contract needs further review. He will continue supporting the District with the contract negotiations.
13. 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, Imminent Legal Action, or Loan Applications at 9:57 a.m. Jon Bingham 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 11:23 a.m. The items discussed in the Closed Session were informational only, no vote was necessary.
14. The minutes from February 13, 2023, special meeting, and the February 15, 2023, regular meeting were presented. Miranda Menzies made a motion to approve the minutes from February 2023, Bud Huchel duly seconded the motion, and they were unanimously approved.
15. The February 2023 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. Miranda Menzies made a motion to approve the February 2023

Financial Report, A/P & A/R, and aging, Bud Huchel duly seconded the motion, and it was unanimously approved.

16. Rob Thomas asked the Board to purchase two new blowers for the Sewer Plant and to rebuild at least one of the blowers that are in need of repair. These blowers work consistently and are imperative to the operation of the Plant. Don Stefanik made a motion to purchase two new blowers and rebuild at least one blower for the Sewer Treatment Plant. Jon Bingham duly seconded the motion, and it was unanimously approved.
17. Annette Ames reminded the Board that they need to take the required Board Training from the State of Utah. <http://training.auditor.utah.gov>. All members need to take to Open Public Meeting Training (taken every year).
18. Annette Ames reported that the 2023 Utah Legislative Session has ended. There were a few bills that passed that will affect the District. Mrs. Ames will go through the bills and report back to the board.

There being no further business Don Stefanik made a motion to adjourn, Bud Huchel duly seconded the motion, and it was unanimously approved. The meeting adjourned at 11:49 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, April 13, 2023, 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