

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT April 11, 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, April 11, 2024**, 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, Henry Huchel

Board Members Absent:

Others Present: Rob Thomas- General Manager, Annette Ames- Controller/Recorder, ShyAnna Chambers- Office Assistant, Eric Householder- Lewis Homes 3718 N Wolf Creek Dr. Eden, Chris Zarik – Cowboy Partners, Bryan Franke & Tom Wright - AECOM

The regular meeting was called to order at 8:01 a.m. by Miranda Menzies

1. The minutes from the March 5, 2024, Special Meeting, March 14, 2024- Regular Meeting, and March 28, 2024- Special Meeting. Henry Huchel made a motion to approve the minutes from the March 5, 2024, Special Meeting, March 14, 2024- Regular Meeting, and March 28, 2024- Special Meeting, 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
Pam Young Aye

2. Miranda Menzies updated the board on the plant expansion and that the DWQ wants a groundwater investigation done at the sewer plant to support the district's permit application, the concern is that we would most likely have to put monitoring wells on the wolf barn property. Jon Bingham asked if this will affect our operating permit, is that required? Mrs. Menzies answered that we have applied for a groundwater discharge permit and requirements have changed since the construction permit that we had previously. Mr. Bingham asked if there is a deadline for when it must be done. Mrs. Menzies replied there is not a deadline, but the application will not move forward unless we do this. Rob Thomas informed the board that Powder Mountain Water and Sewer said that the Snowflake project is ready to get started.

3. Rob Thomas informed the board that the PRV valve for the Eden Hills Tank will be going out to bid, this will solve a lot of the lost water leakage. Henry Huchel asked how many bids are required for a project. Mr. Thomas replied that the district only needs one bid to do the project.
4. Rob Thomas gave an update on the East Well and informed the board that the well will be going out to bid soon. Miranda Menzies stated that the East Well connection will take care of the capacity issues for the standby lots that the district needs water to serve.
5. Miranda Menzies shared information on the reuse pond & pipeline. Bryan Franke (AECOM) informed the board about the situation regarding the Ute Ladies Tresses habitat that could be found on the reuse pond property. Henry Huchel asked if there was anything throughout the formal consultation process that would stop us in our tracks. Mr. Franke responded by saying that if the district stays out of the wetlands the district can build. The worst-case scenario is that the district may have to go through mitigation to continue with the project. Jon Bingham asked if the project could cost more because of the delays. Mrs. Menzies responded that it was unknown if it would cost more. Pam Young asked about the cost of mitigation. Mrs. Menzies responded there are different options as far as mitigation and that they could be discussed. Mr. Bingham asked if there was any type of protection measure the district could take to protect the plants instead of creating a 300 ft border. Mr. Franke stated that a fence or anything similar would damage what fish and wildlife are trying to protect, they want open space.
6. Rob Thomas presented the possible situation of Duplexes in the district. Don Stefanik stated that if there is no interior door passing between both units it is considered two individual units. Jon Bingham made the motion to Table the discussion on duplexes till next month. 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
7. Annette Ames presents resolution 24-4 Municipal Wastewater Planning Program. 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 presented the Weber Basin Price increases. Jon Bingham asked if all of the prices are based on our contracts with Weber Basin. Rob Thomas stated that some of the contracts have escalation built-in to them. Mrs. Menzies clarified that the culinary water contracts have built-in escalations. A roll call vote was as follows:

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

9. Annette Ames presented the PEHP Insurance increases. Miranda Menzies commented that the district has compared the cost of insurance in the private market as opposed to PEHP Insurance. A roll call vote was as follows:

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

10. Annette Ames presented the Utah Local Government Trust Liability Insurance. Informed the board that different insurance is needed for the Rocky Mountain Power property easement the district is putting in. Rob Thomas asked about being able to reduce our policy back down after the project is completed. Meranda Menzies asked for this to be investigated.

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

11. Meranda Menzies reminded the board of the yearly training for those who still need to complete their training.

12. The March 2024 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. Jon Bingham made a motion to approve the March 2024 Financial Report, A/P & A/R, and aging, and 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

13. Miranda Menzies accepted a motion to enter into a Closed Session. Jon Bingham 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 10:02 a.m. Henry Huchel duly seconded the motion, and it was unanimously approved. Henry 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 12:00 p.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 Pam Young made a motion to adjourn, Jon Bingham duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 12:02 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, May 9, 2024, 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