

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT April 13, 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, April 13, 2023, 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, Brad Rasmussen-Aqua Engineering, Eric Householder – Lewis Homes, Chris Zoric – Cowboy Partners

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

### NEW BUSINESS

1. The March 2023 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 2023 Financial Report, A/P & A/R, and aging, Pam Young duly seconded the motion, the vote was as follows:

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

2. Miranda Menzies explained the changes that are happening with the sewer in the central part of Eden Town, there are approximately 40 commercial connections and approximately 200 residential units coming within the next two years. The District is asking for Five Million Dollars of ARPA grant funds from Weber County. The county commissioners were not very enthusiastic about extending the funds. Mrs. Menzies asked Brad Rasmussen from Aqua Engineering to put together a cost estimate for expanding the plant from 1000 to 2000 additional units. With a similar process to the existing plant. Mr. Rasmussen will start working on some preliminary costs and layouts, he will give the District some different options to look at. He will also give options on how to handle the peak flows that happen this time of year. He sees the biggest issue as being how to dispose of the treated water –

possibly through storage and then reuse. He will coordinate with the Board once we get further along in the process. Rob Thomas asked Mr. Rasmussen what kind of time frame does he think design and construction would take. Mr. Rasmussen responded he thought three years. Mr. Rasmussen also stated that he had been speaking with a member of Zions Bank and interest rates on the Open Market Bonding are around 3% to 3.17% at this time.

3. Miranda Menzies asked Chris Zoric from Cowboy Partners how many units he was planning on building. Mr. Zoric responded that the plans are for 170 units, and most of the units are single-family homes (long-term rentals) and some are commercial units. They are working on re-zoning part of the property, and they are approximately 1 to 1 ½ years out on the project. Mrs. Menzies reiterated that our District will not be providing water for this project.

4. Miranda Menzies asked Eric Householder if he received her email giving directions on what is needed to be in the petition for the Eden Sewer Service Area annexation of the Osprey Ranch and possibly Cobabe Ranch and Eden Crossing. Mr. Householder will find the email and begin preparing the information. Jon Bingham made a motion to table this item for next month, Don Stefanik duly seconded the motion, and the vote was as follows:

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

5. Resolution 23-2 Acquisition of Water Shares was prepared by Bud Huchel and Jon Bingham. There are more changes to be made, and a legal review is needed. Miranda Menzies will make the changes and send it to Jon Schutz, our legal counsel, for review.

6. The Memorandum of Understanding (MOU) from Powder Mountain Water & Sewer District concerning sewer connections in the Snowflake Subdivision has been presented with changes from previous meetings. The Board has reviewed the changes and agree with the MOU. Jon Bingham made a motion to accept the MOU as written, Bud Huchel duly seconded the motion, and the vote was as follows:

Miranda Menzies Aye  
Jon Bingham Aye  
Don Stefanik Aye  
Henry Huchel Aue  
Pam Young recused herself from voting

7. Miranda Menzies presented the Weber Basin Reuse Authorization Contract The contract requires the District to pay approximately \$100 per acre-foot (AF) and is for 150 AF quantity. Mrs. Menzies felt that this is the best draft contract that Weber Basin will offer and that the Board should accept the Contract. Pam Young made a motion to accept the

Weber Basin Reuse Authorization Contract as written, Jon Bingham duly seconded the motion, and the vote was as follows:

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

8. Rob Thomas reported that Chad Jones the contractor for The Pointe Subdivision has asked for an easement to put in a permanent sign for The Pointe on the property the District owns across the street from Worldmark on Hwy 158. They also would like to know if there is any joint venture to clean up the Wedding Garden property that the District owns. It is the entrance to their subdivision and would like to have it look as nice as possible. Rob Thomas will continue to work with Mr. Jones and come up with a landscaping concept and will bring it to the Board for approval.
9. Pam Young reported that the District has not seen the funding from the GOEO Air & Water Innovation grant. The Governor's office is checking into the matter and will get back to her as soon as possible. The Drought Resiliency grant from the Bureau of Reclamation will be available for application soon. She will keep watching for it.
10. The minutes from March 9, 2023, regular meeting were presented. Don Stefanik made a motion to approve the minutes from March 2023, Bud Huchel duly seconded the motion, and the vote was as follows:

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

11. Weber County has issued a change in the code for Short Term Rental, Chapter 108-11-4. It requires the homeowner to "obtain a commitment from the District to serve, also known as a will-serve letter, from the utilities providing culinary water and sanitary sewer services, or, if the short-term rental will be served by a well or septic system, the local health department. The will-serve letter shall specify the maximum occupancy or number of sleeping rooms allowed to be associated with the short-term rental use." Rob Thomas stated that the District should change the sewer rates from a single home/unit rate to a commercial rate because this home is now a business and is using more water and should be charged sewer fees according to the water usage. Mr. Thomas stated that the District is being approached by Property Management Companies wanting a blanket letter for all their units. It was determined by the Board that the individual homeowner will need to contact the District for the will-serve letter, by address. Annette Ames will put together a written policy stating that sewer commercial rates will apply and stating the occupancy of 10 persons which is consistent with the Weber County ordinance. Pam Young made a motion

to put together a written policy and the will-serve letter and send to the Board members for approval, Jon Bingham duly seconded the motion, and the vote was as follows:

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

12. Rob Thomas reported that he is working to mitigate the flooding from the snow melt. Jon Bingham reported that he and Mr. Jordan, a resident of the District, will be meeting with Weber County to see what can be done about the flooding on Willow Brook Lane.
13. 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).
14. 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 9:42 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting and Pam Young duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 10:43 a.m. The items discussed in the Closed Session were informational only, no vote was necessary.

There being no further business Bud Huchel made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting adjourned at 10:45 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, May 11, 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