

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT May 8, 2025

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, May 8, 2025**, 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, Ron Gleason 4426 Sunrise, Tina Allred (online) PO Box 64-President Eden Water Works, Talya Mathison 5837 E 2500 N (online), Van King-King Water Resources, Annette Story (online) 2602 Shaw Drive-Eden Water Works, Valerie Fowler 5466 Wapiti Cir.(online), Richard Menzies 3807 N. Elkridge Trail(online), Doug Jackson(online) 5431 Fraiser Ridge, Jeanee Wendall (online) 4504 E 3450 N – Ogden Valley News, Shauna Frances (online) 4609 E Ceekview Dr – Ogden Valley News, Sean Wilkeson (online) 1330 W 3900 N Pleasant View, Weber County, Beth Keswick

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

1. Miranda Menzies started by reading the following statement:
Wolf Creek District's primary mission is ensuring sustainable supplies of culinary and secondary water for our customers. For 10 years, the District has worked transparently to find supply solutions for water that protect our customers, and also meet some of the needs of the Developers within our service area.
Since losing two sources in 2020, we have had only one remaining functional culinary source, the Warm Springs Well. This has greatly limited our options, though we have been tirelessly attempting to add sources. In 2022, we drilled the East Well, to supply active connections and unbuilt recorded lots. Connection of that well to our system was delayed, but is now mostly complete with a total project cost of approximately \$2 million.
When we have a second active culinary source, we can consider conducting a new pump test on the Warm Springs Well to provide current data. That may show that there is additional capacity in the well, if it is equipped with a pump.
Given our good faith efforts, we are saddened by the additional lawsuit filed against us by the developers. While we cannot comment on the specifics of ongoing litigation, we take this opportunity to reaffirm that we will fight for the rights of our current customers.

2. Miranda Menzies discussed the pump test for the Warm Springs well to verify sustainable capacity. Van King outlined steps for testing, including video inspection and work plan development. The board raised concerns about potential damage to the aquifer and structures from pumping.
3. Rob Thomas reported updates on the East Well, including final occupancy sign-off from county and operating contract from Division of Drinking Water. Additional water quality testing required for the East Well, including current bacteria samples. Now connected to the SCADA system, reporting water level above the pump.
4. Rob Thomas updated the board that the reuse pond pipeline and the lower pump, going through final punch list items, still awaiting power from Rocky Mountain Power. Pipeline is complete, but settling issues along certain roads due to groundwater will still need to be fixed. Working on the new pond, cleating and grubbing has been started.
5. Rob Thomas reported that most easements for the ESSA are complete, with ongoing work to review plans for Osprey phase two and they are addressing infiltration issues at the Brown lift station.
6. Rob Thomas gave an update on the golf course irrigation system; it is currently in the early stages of preparation with piping materials ordered. The current system is frequently leaking, and the new system is expected to reduce the irrigated area, which would significantly decrease the amount of secondary water needed by the golf course.
7. Miranda Menzies discussed The Unified Water Infrastructure Plan, The District's total wish list approached \$80 million and included potential projects like expanding the sewage treatment plant and building a drinking water treatment plant, with the board working to submit the comprehensive list by the state's deadline.
8. Annette Ames informed the board that The Declaration of Candidacy for the Wolf Creek Water and Sewer Improvement District board elections will be open from June 1-9, with a \$25 filing fee and requirements to fill out a form answering eligibility questions. Two seats are up for election, currently held by Pam Young and Henry Huchel, with a notice to be published in the local newspaper.
9. Annette Ames updated the board that Governor Cox has issued a statewide emergency drought statement, anticipating an extremely dry summer. The district is prepared to implement tiered water rates, potentially moving to drought rates later in the season, we are monitoring the Wolf Creek channel flows to determine when water conservation measures may be necessary.
10. Annette Ames presented the 2025 Ogden Valley City Municipal Election Notice per Weber County. The board discussed the notice; Ogden Valley City will hold municipal elections in November 2025.
11. Miranda Menzies and Rob Thomas updated the board on the 10-acre lake. The 10-acre lake, shared with the irrigation company (Wolf Creek Irrigation), is experiencing ongoing leak issues, with current seepage measured at 3.6 gallons through a dam on the west side. The district is monitoring the leaks using piezometers, suspecting muskrat damage, and hopes to

eventually obtain a grant to line the lake with a plastic liner to permanently resolve the leakage problem.

12. The April 2025 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review and presented for approval. Henry Huchel made the motion to approve and accept the April 2025 Financial Report, A/P & A/R, and aging. Jon Bingham 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. The minutes from April 8, 2025- Regular Meeting. Pam Young made a motion to approve the April 8, 2025- Regular Meeting Minutes, Henry 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

14. Miranda Menzies accepted a motion to enter into a Closed Session. Don Stefanik 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 9:14 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 10:23 a.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, Henry Huchel made a motion to adjourn, Jon Bingham duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 10:23 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, June 12, 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