

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT June 15, 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 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](http://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, June 15, 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, Jeff Ambrose-Christensen, Palmer & Ambrose CPA, Jeremy Ricks-Retreat Condo's, Beth Mannino-5377 E. Indian Paint Brush, Ron Gleason-4426 Sunrise Dr., a member of the community-Zoom

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

### NEW BUSINESS

1. Rob Thomas reported that Osprey Ranch is in the process of videoing all of the sewer lines. They are waiting for funding from banks and from Weber County. They have not completed the pump test on the well yet.
2. Brad Rasmussen from Aqua Engineering presented his estimates on the different options.

Option #1- Double Existing Facility – 920,000 GPD	\$18,523,000
Approx. 2,000 new connections and \$9,200.00 cost per connection	
Option #2- 50% Expansion Existing Facility, but with structures for 2000 – 460,000 GPD	\$14,631,000
Approx. 1,000 new connections and \$14,600.00 cost per connection	
Option #3- Minimal Expansion Existing Facility – 260,000 GPD	\$11,194,000
Approx. 1,000 new connections and \$11,200.00 cost per connection	

His recommendation is Option #2, it makes the most sense from a capital outlay and for looking to the future for potential growth.

Mr. Rasmussen started to discuss the disposal and storage of the water. We will need a large amount of land to store the water. At this time, we dispose of the water from the plant on the

Golf Course, as the community grows, there will need to be additional places to dispose of the water. The main irrigation system is one possibility. Jon Bingham asked if there is a limit on how much can be put into the Rapid Infiltration Basin (RIB), Mr. Rasmussen said he thought there was. He suggested we use the RIB system very conservatively because if it reaches the limit, it will begin to stop flowing or back up, and then times will be really tough. Beth Mannino-5377 E. Indian Paint Brush asked if there was a possibility that we would put the water into secondary water for individual homes. Miranda Menzies responded yes, this water meets the quality level and is allowed to be used for landscape proposes. Ms. Mannino asked how the impact fees would be administered. Mrs. Menzies replied that it would only apply to those who have a lot that have not paid the fees previously. Rob Gleason-4426 Sunrise Dr. made the observation from a financial perspective, "If you build it, they will come." Expanding the plant opens the door for new areas of the valley to potentially connect to the plant. However, if the impact fees are cost prohibitive, the developers or owners may look for a different solution. Then the District will have spent a lot of money for nothing. Mrs. Menzies stated that the comment was very useful and very much appreciated. Mr. Rasmussen will put a report together and send it to the District for review.

3. Jeff Ambrose – Christensen, Palmer & Ambrose CPA, reported on the 2022 Audit findings. Mr. Ambrose gave the District a Clean Opinion, which is the highest rating that can be rendered. There were no adjustments needed during the audit. The revenues are showing signs that the District is growing. He reported the District grew in assets and lowered its liabilities, by paying down some of the long-term debt.
4. Miranda Menzies reported on the Reuse Pond and Pipeline projects, the cost estimates have come in and are much higher than originally expected. Rob Thomas suggested that the District look for a flatter location to put the reuse pond, that doesn't have to deal with wetlands. He also suggested that we could sell the reuse water to people who have Wolf Creek Irrigation Shares and work out a possible trade. Pam Young asked if that was a violation of our Weber Basin contract, Miranda Menzies agreed that it might be, and the District will take a look at the contract. Don Stefanik suggested other areas of flat land around the District for consideration. It was decided that the Board would look at the 45-acre foot option or any other lower-cost options. Bud Huchel made a motion to look at the 45-acre foot options for the Reuse Pond and consider any other lower-cost options. Don Stefanik duly seconded the motion, and it was unanimously approved.

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

5. Jeremy Ricks – representing the Retreat Condo property, would possibly like to try to revitalize Eden Hills well, for the 61 units he would like to build on the Retreat Condo property. Rob Thomas reported that the contract with John Lewis includes the option to revitalize Eden Hills well. If Mr. Ricks can convince Mr. Lewis to relinquish that option, the District would be willing to allow Mr. Ricks at his own costs to try to revitalize the well. He would need to find around 15 to 20 GPM culinary water to satisfy the 61 units he is proposing. Mr. Ricks agreed to speak with Mr. Lewis, and then get back to us.
6. The Weber-Morgan Health Department has contacted Rob Thomas about the parcel on Mountain Oak Dr. The Health Department has been asked if they would allow a sewer septic tank to be placed on the property. There was no water or sewer allocated to this parcel originally because of the land trust situation. The issue is getting water at this point, the District will help with the sewer if the water gets worked out.
7. Annette Ames reported the Weber County ordinance states the maximum occupancy of a unit is 10 persons for Short-Term Rentals. The District has received requests for Short-Term Rental Will Serve letters for more than 10. Don Stefanik suggested we put 10 on the letter for now. The County will have to work with the individuals if they want more. There is too much liability for the District to add more.
8. Shyanna Chambers put together a draft policy on Detached Accessory Dwelling Units (ADU) in the District, in particular those that are detached from the primary dwelling. At this time, they are not allowed as rentals in the Weber County Short-Term Rental Requirements. The policy follows the requirements from Weber County. A new connection and impact fee will be charged, a meter will be installed, and commercial rates will be charged. Jon Bingham asked if the ADU meets the zoning requirements. Miranda Menzies made some changes to the policy and suggested that someone discuss this with the County to get clarification on some of the issues, and it will be presented at the next meeting.
9. The minutes from May 11, 2023, regular meeting, and May 17, 2023, emergency meeting were presented. Jon Bingham made a motion to approve the minutes from May 6, 2023, Pam Young 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
10. The May 2023 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review Don Stefanik made a motion to approve the May 2023 Financial Report, A/P & A/R, and aging, and Bud Huchel duly seconded the motion, the vote was as follows:
  - Miranda Menzies Aye
  - Jon Bingham Aye
  - Don Stefanik Aye
  - Henry Huchel Aye

Pam Young Aye

11. Rob reported that we are waiting for the new blowers to get here. There is only one working at this time and it is struggling. He is hoping they will get here so he doesn't have to shut down the plant. Annette Ames reported that Susan Suman from the Fairways HOA, is requesting credit for over usage from December through March, she feels they did not use the water. Don Stefanik stated that they could have done maintenance on the hot tub or any other reason for the usage. After a discussion on the matter, the Board agreed not to give credit to the account.
12. Annette Ames stated at this time there were only three applicants who filed declarations for candidacy and there are three positions available. The write-in period goes until September 17, 2023. If there are no write-ins, the District does not need to hold an election.
13. Miranda Menzies accepted a motion to enter into Closed Session. Pam Young 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 11:32 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting and Bud Huchel duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 12:31 p.m. Pam Young made a motion to approve the items discussed in Closed Session, 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

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 12:32 p.m.

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