

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT June 12, 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](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 12, 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(online), General Manager, Annette Ames, Controller/Recorder, ShyAnna Chambers, Office Assistant, Ron Gleason 4426 Sunrise, Van King, John Lewis & Rick Everson – Lewis Homes

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

1. The minutes from May 8, 2025- Regular Meeting, May 13, 2025 – Work Session, May 22, 2025 Special Meeting & Work Session. Pam Young made a motion to approve May 8, 2025- Regular Meeting, May 13, 2025 – Work Session, May 22, 2025 Special Meeting & Work Session, Don Stefanik 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. Rob Thomas updated the board on the East Well project. The well is undergoing final testing and is awaiting final sign-off from the county and state to obtain an operating permit. The test aims to confirm water quality and readiness for use.
3. Van King informed the board that the pump testing plan for the Warm Springs Well involves a comprehensive 96-hour test to collect data on the well's performance, including monitoring nearby wells. The testing plan aims to assess the well's capabilities and provide detailed data for future interpretation by hydrogeologists and the Division of Drinking Water.
4. Rob Thomas reported that a PRV in Zone Two needs replacement due to corrosion and age. Jon Bingham made a motion to approve the replacement of the PRV in Zone 2, Pam Young 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

5. Rob Thomas identified several locations in the Wolf Ridge Circle sewer line with cracks and cave-ins, he received a bid from Twin D, recommending slip lining as the most cost-effective solution to repair the damaged pipe. It is significantly cheaper than replacing the entire sewer line, especially given its challenging location along the state road. Jon Bingham made the motion to accept the bid and proceed with the work. 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

6. Rob Thomas explained the need to cut a 12-15 feet wide access road from Fairways Drive to continue work on the reuse pipeline. Henry Huchel made the motions to approve the change order for the access road. Pam Young duly seconded the motion; the roll call vote was as follows:

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

7. Rob Thomas reported to the board on the Osprey Ranch preliminary sewer plans Jon Bingham made the motion to proceed with approving the preliminary sewer plans. Don Stefanik 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

8. Miranda Menzies presented to the board Whitaker Construction's request to drop liquidated damages from the contract for the reuse pond project. After discussing this with the senior geotechnical engineer, Mike Christensen, who was against this. Stated maintaining the liquidated damages clause as a potential safeguard against contractor abandonment of the project. Don Stefanik made the motion to reject the request to drop liquidated damages from the reuse pond contract. 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

9. Miranda Menzies informed the board that the reuse pond and pipeline project is progressing, with the dam being constructed using a unique rock face approach instead of traditional topsoil, which could reduce maintenance costs and potentially allow for resale of excess topsoil. The upper pump station is being prepared for bidding, with a mandatory pre-conference meeting scheduled for June 26<sup>th</sup>. Jon Bingham made the motion to approve the sequence of events discussed for putting in the pump station. 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

10. John Lewis reported that the golf course irrigation system installation is progressing, with work currently underway on the third fairway and materials already on site, using a phased approach where they install new mains and sprinkler heads while keeping the old system operational. The installation strategy involves working hole by hole, with the ability to switch between old and new systems. Henry Huchel asked if the old system would be removed or left in the ground. Mr. Lewis responded that it would probably stay in the ground.

11. Miranda Menzies shared with the board the request from EVO regarding the Bridges infrastructure and that it was discussed with the district's legal Council. The Council's opinion was that the district should not be involved. Jon Bingham made the motion to follow Council's advice, which is not to have any involvement with anything we have not issued a can and will serve letter for. 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

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. Don Stefanik 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. Annette Ames reported that the URS audit was recently completed, with the auditors discovering no instances of non-compliance during their review.

14. Jon Lewis presented the board with a proposal to bring more WCIC shares to the district in exchange for culinary connections. The Board will take it under advisement.

15. Miranda Menzies accepted a motion to enter into a Closed Session. Henry 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 9:08 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting and Henry Huchel duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 10:29 a.m. Pam Young made a motion to accept the items discussed in the Closed Session. Don Stefanik 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, Jon Bingham made a motion to adjourn, Henry Huchel duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 10:30 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, July 10, 2024, 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