

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT August 10, 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, August 10, 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, Dan White – Gardner Engineering, Bryan Franke & Mike Christensen from AECOM, Eric Householder – Lewis Homes, Jason Fuller 4661 E. Creekview Dr, John Kontos 4661 E. Creekview Dr., Chuck Kofoed 4398 Snowflake Cir.

The regular meeting was called to order at 8:03 a.m. by Miranda Menzies

### NEW BUSINESS

1. Brad Rasmussen from Aqua Engineering suggested reducing the I and I (Infiltration and Inflow) could possibly add around 100 more connections for the sewer plant. So, finding and repairing the I and I through leaks or sump pumps is very important. If we could take out 20,000 gallons a day of I and I, we would be back to the biological limitation. Mr. Rasmussen asked if the District is thinking about pre-equalization, rapid infiltration, or storage. Mrs. Menzies's response was the District is thinking about all three. Mr. Rasmussen suggested that the District do some site work, to make sure it will perk. The District will need to anticipate future growth in the area, to decide the size to expand the plant. Pam Young reminded the Board that the necessity for water comes first. It doesn't make sense to put in a sewer system if there is no water to put in it. Mr. Rasmussen will update his responses to the questions the Board asked and will send it to the District.
2. Jason Fuller spoke to the Board about his Agri-Tourism property. Jon Bingham recused himself from the discussion because Mr. Fuller is a member of his family, and he left the room. Bud Huchel reported on the meeting with Steve Burton for Weber County regarding Accessory Dwelling Units and Other Structures. It was determined that if the structure is less than 200 Square Feet, inspections are not required, no building permit is required but a land use permit is required. Miranda Menzies stated that the District requires an inspection

of all water and sewer connections to our systems. The District has no additional culinary connections, if the Planning Commission approves Mr. Fuller's application, and because Mr. Fuller has already illegally connected to the culinary water and sewer lines, he was given the following requirements:

1. ¼ of a Wolf Creek Irrigation Water Share will need to be obtained and turned over to our District. (Cost unknown)
2. 100% Culinary Water connection fee will need to be paid to the District (\$1,100.00)
3. 50% Sewer Impact Fee will need to be paid to the District (\$2,306.50)
4. 100% Sewer Connection Fee will need to be paid to the District (\$915.00)

A culinary meter will be placed on the line to the Lodge, it will have commercial rates charged to it because it is a rental property.

The existing home he lives in will remain on the regular residential rates.

The trenches will need to be reopened so that a representative of the District can inspect the culinary pipeline, sewer line, and connections previously made. Any changes that the District deems necessary will be at Mr. Fuller's expense.

3. Chuck Kofoed also requested culinary water and sewer connection for a guest cottage on his property. Pam Young recused herself from this discussion because Mr. Kofoed is her neighbor. Miranda Menzies explained that Mr. Kofoed's situation is different because the culinary water connection was paid prior to Mr. Kofoed owning the property, and the sewer is on the Powder Mountain Water & Sewer Imp District system. Mr. Kofoed previously merged two lots together and the District stopped charging stand-by fees for the second lot in March 2023. Mr. Kofoed stated this cottage will be used for personal and family use; it will not be rented out. He has agreed to have inspections done on the electrical, plumbing, and water connections. He was given the following requirements:
  1. Pay the back stand-by fees from the time they were turned off and begin paying the stand-by fees in the future.
  2. Have proper inspections on the water lines before covering the line.
  3. A culinary meter will be placed on the line to the cottage and will be charged residential rates, because it is not for commercial use.
4. Rob Thomas gave an update on the Osprey Ranch, which is moving forward as planned, Eric Householder reiterated that the Osprey Ranch is moving forward.
5. Eric Householder reported that the Eden Sewer Service Area lift stations at the Brown and Osprey locations are being reviewed by Weber County. Rob Thomas stated that Geneva Rock and Thom Summers will begin laying out the pipe from Osprey Ranch to the four-way intersection next week. Miranda Menzies asked Eric Householder to work directly with our attorneys on the Petition to Annex the Osprey Ranch.
6. Bud Huchel asked the Board about notifying the public about the sewer that is being proposed. Rumors are circulating around the valley, and we should make sure that the truth is sent to the public.

7. The minutes from the July 6, 2023, emergency meeting, July 13, 2023, regular meeting, and the July 27, 2023, special meeting were presented. Pam Young made a motion to approve the minutes from July 6, 2023, July 13, 2023, and July 27, 2023. 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. The July 2023 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review Bud Huchel made a motion to approve the July 2023 Financial Report, A/P & A/R, and aging, and Jon Bingham duly seconded the motion, the vote was as follows:

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

9. Miranda Menzies accepted a motion to enter into 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 10:47 a.m. Bud Huchel duly seconded the motion, and it was unanimously approved. Bud 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 10:58 a.m. The information discussed in the Closed Session was informational only and no vote was necessary.

10. Bryan Franke and Mike Christensen from AECOM Inc. and Dan White from Gardner Engineering reported on the progress of the Reuse Pond and Pipeline projects. Mr. Franke reported that after the seismic the crest or slope is lower in elevation and may reduce the size of the pond to 42 acre feet to keep the integrity of the embankment. The dam on this pond will be classified as a high-hazard dam, AECOM will put together a plan on how to draw the water down in case of an emergency. Mr. Christensen reported about the materials that will be used to line the pond. They will need property to stockpile materials during construction, and a road will need to be built to have access to the area. Mr. Franke asked about the type of fencing that will be needed. Dan White reported that he is planning the pipeline and lower pump station for 550 gpm. He asked if the District wants to plan for the future and put in three pumps or just stay with the two pumps as planned. It was decided that a third pump is not feasible, but he will plan for three pump bays.

There being no further business Don Stefanik made a motion to adjourn, Jon Bingham duly seconded the motion, and it was unanimously approved. The meeting adjourned at 1:00 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, September 14, 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.

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Annette Ames  
Secretary of the Meeting