

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
August 8, 2024

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, August 8, 2024**, 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, Henry Huchel

Board Members Absent:

Others Present: Rob Thomas, General Manager, Annette Ames, Controller/Recorder, ShyAnna Chambers, Office Assistant, John Lewis– Lewis Homes 3718 N Wolf Creek Dr. Eden, Jason Fuller & Jon Contos - 4661 E Creekview Dr. Eden

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

1. Jon Bingham recused himself from the discussion and any voting because of conflicts of interest. Jason Fuller presented that he was working with Wolf Creek Irrigation Co. to finalize ¼ water share purchase to be given to the district for a can and will serve letter for his accessory dwelling unit. Miranda Menzies said she would call the irrigation company to confirm. Mr. Fuller stated that he does not want to put in an E1 pump system but wants to consider the possibility of an additional back flow preventer. Rob Thomas would like to look into this further and will talk with an engineer. Henry Huchel made the motion to take actions as specified in the July 2023 letter with the corrections that Jason Fuller is requesting a back flow preventer not an E1 pumping system, and this is at his own expense. Pam Young duly seconded the motion, and the roll call vote was as follows:

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

2. The minutes from the July 2, 2024, Regular Meeting, the minutes from the July 11, 2024, Special Meeting, and minutes from the August 2, 2024, Emergency Meeting were presented. Jon Bingham made a motion to approve the minutes from the July 2, 2024, Regular Meeting, minutes from the July 11, 2024, Special Meeting, and minutes from the August 2, 2024, Emergency Meeting, 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

3. Miranda Menzies updated the board on the Snowflake project completion and how smooth this project has been. Annette Ames informed the board that the impact fees still need to be paid but moving forward with no issues. Rob Thomas informed the board that there is a short punch list to be completed but there are no issues.
4. Miranda Menzies updated the board on the sewer plant studies. DWQ indicated to our wastewater engineer that a groundwater permit is required for RIB discharge from all plant permits above 100,000 gal per day. The district will need a groundwater permit for the district plant permit renewal.
5. ShyAnna Chambers updated the board on the lead and copper inventory. Sunrise Engineering needed some additional information that Mrs. Chambers had completed and sent to them. The district is now waiting for additional information from Sunrise. After the Sunrise evaluation is completed, the customers will be reached out to, if necessary. If the reports indicates there is no lead lines, no further evaluation is needed, other than to submit a no lead line form.
6. Miranda Menzies stated that there was a second unannounced well test for the Eden Crossing #5 well and that the test has affected the district's main well confirmed by Rob Thomas via the data our system generated. Mrs. Menzies clarifies that the new well is now shut in and confirmed this with the developer Mr. Lewis, who was present at the meeting and is in charge of the Eden Crossing #5 well.
7. Rob Thomas gave an update on the reuse pond & pipeline progress. Starting at the top of Patio Springs while the contractor waits for other parts. Miranda Menzies asked John Lewis about the possibility of getting the easements for the reuse pipeline. Mr. Lewis responded he thought it was a possibility. Mrs. Menzies also asked Mr. Lewis if it was still his impression that he expected to give the district the deeds for the reuse pond land. Mr. Lewis said yes. Mrs. Menzies informed the board that no Ute Lady Tresses were found on the reuse pond property this year during the investigation. The report will be submitted and the district will wait for the response from the US Fish and Wildlife Service and Corps of Engineers regarding next steps. This is a complex issue, but appears very solvable within a few months.
8. 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 9:14 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Don Stefanik 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 11:08 a.m. The information discussed during the Closed Session was informational only and no vote was necessary.
9. The July 2024 Financial Report, A/P & A/R, and aging had been sent to the Board previously for review. Henry Huchel made a motion to approve the July 2024 Financial Report, A/P & A/R, and aging, and 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

10. Rob Thomas and Annette Ames explained the circumstances for each customer complaint regarding their overuse of water. The board discussed the circumstances and the options for each situation and how to best handle these accounts. The staff will take actions as directed by the board per the decisions made.

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 was adjourned at 12:05 p.m.

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