

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT

August 14, 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, August 14, 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, Van King – King Water Resources, John Lewis & Rick Everson – Lewis Homes, Jon Schultz – Cohen Kinghorn, David Wright – Mabey Wright & James

The regular meeting was called to order at 8:02 a.m. by Miranda Menzies

1. Rob Thomas updated the board that the reuse pond and pipeline project is progressing well, with the lower pump station having completed its final walkthrough and preparations underway for a flow test to ensure readiness for reservoir operations. The upper pump station equipment has not yet arrived, but overall, the project remains on schedule and on budget, with significant progress made on the pond's construction and related infrastructure.
2. Van King presented the 2 bids received for the cleaning and Pump test. The board discussed the well cleaning and pump test contracts. Technical preparations, including geophysical logging and pump selection, are underway to ensure a thorough performance test of the well, with a minimum 96-hour constant rate test planned. Henry Huchel made the motion to issue the notice to proceed to Water Well Service to conduct the cleaning and pump test. 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. Rob Thomas gave an update on the East Well, with it nearly ready for operation, a site visit from the Division of Drinking Water is going well, and an operating permit is expected soon. With the connection to Eden Water Works still being worked on. A separate operating permit will be needed for that connection. Jon Bingham made the motion to approve the change order

for the East Well. 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

4. Rob Thomas and John Lewis provide updates on the golf course irrigation system installation. The system is progressing faster, with the front nine expected to be completed this year. Issues with the meter on the front nine are being addressed, and a new part is on its way. However, the usage will not be like most years, because of the construction activities.
5. Rob Thomas and Rick Everson discussed the new infrastructure for Cobabe, Osprey, and the Bridges. It is being designed with input from Gardner Engineering to address access challenges for back lot sewer connections, including the use of trail system access points and possible discharge pumps for certain homes. Construction is set to begin soon, with these solutions aimed at ensuring long-term maintenance and reliability for the developments.
6. Rob Thomas recommended proactively giving new property owners a summary of the previous year's water use for their property when they sign up for service, so they can better anticipate costs and avoid surprise bills. He noted this would help new owners adjust their usage and reduce follow-up calls about unexpectedly high charges, especially during drought conditions. The Board discussed the benefits of offering this to the district customers. Henry Huchel made the motion to change the privacy of usage data to be available to new property owners (not the general public) upon request for existing properties at time of new services being set up. Jon Bingham 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

7. The minutes from July 10, 2025- Regular Meeting & July 16, 2025 – special meeting, . Pam Young made a motion to approve July 10, 2025- Regular Meeting & July 16, 2025 , Jon Bingham 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. The July 2025 Financial Report, A/P & A/R, aging, and Bank Statement had been sent to the Board previously for review and presented for approval. Don Stefanik made the motion to approve and accept the July 2025 Financial Report, A/P & A/R, aging, and Bank Statement. Henry Huchel 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

9. Rob Thomas informed the board that one of the district's trucks is showing its age with high mileage and recent costly repairs, raising the question of whether to continue maintaining it or seek a replacement. The board agreed on the importance of reliable vehicles and decided to keep monitoring the situation while watching for good replacement options.
10. John Lewis presented a proposal of 5 Wolf Creek Irrigation Co. shares at the 2.2 calculation. Miranda Menzies stated the board would review with counsel and get back with Mr. Lewis.
11. Miranda Menzies accepted a motion to enter into a 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 9:25 a.m. Henry Huchel duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting and Don Stefanik duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 11:58 a.m. Henry Huchel 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, Pam Young made a motion to adjourn, Miranda Menzies duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 12:00 p.m. The next meeting will be a regular meeting and is scheduled for Thursday, September 11, 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