

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT August 25, 2022

*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 opinion 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.*

A special meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, August 25, 2022, at 2:30 p.m. in the business office located at 2580 N. Highway 162, Suite A.

**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, Members of the Community Ron Gleason

The special meeting was called to order 2:33 p.m. by Miranda Menzies

### NEW BUSINESS

1. Rob Thomas suggested that because of all help from our customers in observing the restrictions and the rain that has been received, our water reservoirs have plenty of water left for the remainder of the season. He would like to lift the restrictions and go back to the standard rates as of September 1, 2022 and let people water and laid sod and seed as needed before we go into the winter season. Jon Bingham made a motion to lift the watering and sod/seed restrictions and go back to the standard rates as of September 1, 2022, Don Stefanik duly seconded the motion, and it was unanimously approved. Miranda Menzies made a special acknowledgement to our customers for the magnificent way they have responded to the watering restrictions, they have made it possible to lift the restrictions early and be able to have enough water to finish the irrigation season.
2. Miranda Menzies talked about the 12 non-Buildable lots owned by John Lewis companies. Four of the lots have been sold. Other non-buildable lots are owned by Russ Watts companies, buy have NOT been sold. After discussion, as to how this situation came about, it was determined that Annette Ames and Jon Bingham would meet with John Lewis or his representatives and come up with an alternative to resolve this situation. Jon Bingham made a motion to meeting with the developer and report back to the board, Pam Young duly seconded the motion, and it was unanimously approved.
3. Miranda Menzies reported that at a meeting of the Ogden Valley Planning Commission, it was proposed by a developer to rezone and add 80 additional units into the area. Mrs. Menzies stated that our MBR Sewer Plant was built to handle sewage for 2500 Units, or 400,000 gallon of sewage daily. Rob Thomas reported that there are sometimes in the

spring, that the plant has exceeded that amount. Mrs. Menzies suggested that the District begin looking into what would be needed to expand the plant. She would like Rob Thomas to contact Brad Rasmussen from Aqua Engineering, who originally engineered the sewer plant, and Dan White from Gardner Engineering, and have them help the District determine if expanding the plant would work or if building a new plant would be preferable, to accommodate the new development that is coming to the area. The scope of work would include - how much land would be needed to expand the plant, what would the cost be approximately, how much capacity could be added and how long would it take to construct the facility. Are the RIB's adequate to handle additional sewage?. Mrs. Menzies would like the scope of work to include the addition of a dumping station. Don Stefanik made a motion to contact Aqua Engineering and Gardner Engineering for a quote, to begin looking into the options the District has, to handle the sewage for the new development coming to the area, Jon Bingham duly seconded the motion, and it was unanimously approved.

4. Rob Thomas reported he is moving forward on obtaining a permit to begin drilling SR-2, hopefully in September.
5. Miranda Menzies accepted a motion to enter into Closed Session. Jon Bingham made the motion to go into Closed Session to discuss Purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, or Imminent Legal Action at 3:42 p.m. Pam Young duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the special meeting and Bud Huchel duly seconded the motion, and it was unanimously approved. The special meeting reconvened at 4:31 p.m. Pam Young made a motion to accept the items discussed in closed session, Bud Huchel duly seconded the motion, and it was unanimously approved.

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 4:34 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, September 8, 2022, 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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Secretary of the Meeting