

## MINUTES

### WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT September 8, 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 regular meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held Thursday, September 8, 2022, 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, Members of the Community Chris Thomas (In Person), Paula Fryland (In Person), Aubrey Tupuola, Dave Whitaker, Doug Jackson, Diane & Tom Strauss, Rob Garrison, Alcina Silva, Debra Fouts, David & Laura Zorns, 14438225766

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

### NEW BUSINESS

1. Miranda Menzies reported on the Moratorium. Representatives of our Board of Trustees and the Board of Eden Water Works have been meeting, and are closer to reaching a mitigation agreement on the East Well. The final review by EWW is in process and then the legal counsels for each company will look it over. Then the agreement will be given to the State Engineer for an approved Water Right. This all takes time; we are working through the process as quickly as we can.
2. Rob Thomas gave an update on the Osprey Ranch, the sewer lines in the subdivision are approximately 90% complete. They are trying to find the correct alignment for the pump station and the sewer line to get to the Sewer Treatment Plant. The County will need to hold enough escrow to complete the project all the way to the plant. Jon Bingham made a motion that the District requires the Developer to put enough funds in escrow to complete the line to the Sewer Treatment Plant, Bud Huchel duly seconded the motion, and it was unanimously approved.

David Zorn – If the Developer puts all the funds in escrow and puts the lines in. Does the Developer get to collect the connection and impact fees? Miranda Menzies stated no that escrow is the normal responsibility of the Developer. The District will receive the connection and impact fees.

3. Miranda Menzies reported that the County Commissioners have still not committed to the grants we have requested from the ARPA funds. We do believe there will be some requirements that will be attached to the funds.
4. Pam Young reported that she is looking into a FEMA Grant for the BRIC program and one from the Utah Governor's office of Economic Opportunity, about Air Quality and Water Conservation. She will report back to the Board as she proceeds through the process.
5. The District has met with John Lewis about the Non-buildable Lots in Parkside Phase 2 Lot 227-232 & 234 and Mountainside Phase 1 Lots 16, 18, 19, 20, 21. An Addendum to the Development Agreement dated July 8, 2022, will be put together and Mr. Lewis has agreed to reactivate the 12 Non-Buildable lots and he will divide the Grove Cabin Subdivision and only record Phase I. The 12 remaining lots in Grove Cabins Phase 2 will wait to be recorded until more water shares are purchased. Jon Bingham made a motion to accept the Addendum to the July 8, 2022 Development Agreement, Bud Huchel duly seconded the motion and it was unanimously approved.
6. Rob Thomas reported that the pump lineup up to the tanks has been repaired and stated that it may need to be replaced soon because it is so old/.

Thomas reported that the work on the Crooked Springs is complete, the spring is flowing at 17 gallons per minute. He is taking water samples now for the next 18 months.

7. The minutes from the August 11, 2022, regular meeting and August 25, 2022, Special Meeting were presented. Bud Huchel made a motion to approve the minutes from August 2022, Jon Bingham duly seconded the motion, and they were unanimously approved.
8. The August 2022 Financial Report, A/P & A/R and aging had been sent to the Board previously for review. Pam Young made a motion to approve the August 2022 Financial Report, A/P & A/R and aging, Bud Huchel duly seconded the motion, and it was unanimously approved.
9. Miranda Menzies accepted a motion to enter into Closed Session. Don Stefanik 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 9:39 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Don Stefanik made a motion to reopen the regular meeting and Bud Huchel duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 10:32 a.m. Bud Huchel made a motion to accept the information discussed in the closed session, specifically that the Board of Trustees will not accept leased water as a basis for recording of new development lots. Jon Bingham duly seconded the motion and it was unanimously approved.

10. The October 13, 2022, meeting has been rescheduled for October 20, 2022.

There being no further business Jon Bingham made a motion to adjourn, Pam Young duly seconded the motion, and it was unanimously approved. The meeting adjourned at 10:34 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, October 20, 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