

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT March 12, 2026

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, March 12, 2026**, at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A.

Board Members Present: Miranda Menzies, Don Stefanik, Henry Huchel, Jon Bingham, Pam Young
Present via Zoom:

Board Members Absent:

Others Present: Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – Office/accounts Assistant, Rick Everson – EVO & Lewis Homes, Elsa Svenson (Gleason)- President of Fairways HOA, Nancy Stukan – 5249 Elkridge Dr, Marla Glabe, Joe McKey – 3699 Foothills, Tina Allred-Eden Water Works, Manuel Prieto, Les Veiro – Huntsville, BK, Wolf Korndoerfer, Betsy Jennings, Mark

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

1. Nancy Stukan – Received a letter for Golf Club Members regarding the Golf Course and the Lawsuits. The Stukans will not be attending the meeting and would like to know what the Board thought this meeting was going to be about in regard to the golf course. Rick Everson – responded saying he had no further information other than what was already in the letter sent out to members. Mr. Everson checked with Shane Dunleavy and confirmed that the meeting was open to the public.
2. BK (would not give name or address) on Zoom- Is there a cost to the lawsuits? If the water district loses the case how will those costs be funded? Miranda Menzies - responded saying the district is not in a situation to be able to respond to that question.
3. Joe McKey – stated that in the golf course letter, had a reference to the outcome of a court decision as being averse to the beloved golf course, can the district provide an explanation or the court decision and the consequences? Miranda Menzies - responded saying the district cannot. She did not think the golf course was mentioned in the court decision. You would need to direct that question to the developers.
4. Miranda Menzies made the motion to pass the resolution 26-3 Landscaping & Conservation Requirements – Homes, Development & Commercial. 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

5. Miranda Menzies presented the Lawn Exchange Program; explaining that our customers can receive a rebate through Weber Basin Water Conservancy for replacement of their lawn. ShyAnna Chambers explained that applications can be accessed through the Weber Basin Water Conservancy website, and Mrs. Chambers will put the information and the Weber Basin link on the Districts website in the Education Section.
6. Henry Huchel made the motion to cancel resolution 26-2 Sewer Plant Capacity and Management. John 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. Miranda Menzies discussed the distribution of reuse water for secondary water in the district. The Board discussed using the highly treated reuse water, which will be stored in the district's new 45-acre-foot pond, to possibly help supply irrigation to the golf course and to residences during this drought year. The reuse water would be blended with existing sources (e.g., 10-acre lake water). Pam Young explained that because treated wastewater can contain trace components, the District plans to run additional testing before the reuse is introduced to the system, and an email notification will be sent out to customers.
8. Rob Thomas informed the Board that the new Ogden Valley City now is charging a new excavation permit fee, for work being performed in the city roads. Mr. Thomas stated that photographs of the completed repaved project are required to be sent to the city roads department.
9. Rob Thomas reported to the board that the irrigation outlook for the 2026 season is poor: snowpack is only about 65% of normal, much of it is at higher elevations that may melt quickly in upcoming warm weather. While indoor culinary supplies are not expected to be cut, the district anticipates possibly needing drought rates around July and is closely monitoring conditions.
10. Miranda Menzies presented to the board, a request the district received to answer an RFP for outside entities to take over operations of the Powder Mountain Water and Sewer Improvement District. Miranda Menzies made the motion to respectfully decline the opportunity to prepare a proposal to bid for operating Powder Mountain Water and Sewer Improvement District. 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
11. The minutes from February 12, 2026- Regular Meeting. Jon Bingham made a motion to approve the February 12, 2026 - Regular Meeting. Henry Huchel 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
12. Miranda Menzies - noted heightened cybersecurity risks, especially to SCADA and control systems, in light of international unrest and recent real-world attacks. She emphasized that threats could target

water systems. Annette Ames – informed the board of about recent phishing-style scam emails that mimicked local senders, reinforced the need to carefully verify email details (like sender addresses and links) before clicking, and flagged upcoming state requirements for formal cyber incident response planning.

13. Miranda Menzies – updated the board on the upcoming board meeting with Wolf Creek Irrigation company. It will be held March 18, 2026, at the Eden Community Center.
14. Miranda Menzies – informed the board that the Ogden Valley City is now discussing the five sewer systems currently in the valley. Jon Bingham asked if the City has made any proposals or has been in contact with the district? Mrs. Menzies stated that they have not been contacted. However, it is something the district may need to address in the future.
15. Annette Ames – presented the 2026 New legislation to the board and how that affects the district.
16. The February 2026 Financial Report, A/P & A/R, ageing, and Bank Statement had been sent to the Board previously for review and presented for approval. Jon Bingham made the motion to approve and accept the February 2026 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
17. 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 9:29 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Henry 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 11:00 a.m. Jon Bingham made a motion to accept the items discussed in the Closed Session. 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
18. Rob Thomas - informed the board about a proposal he received to install floating solar panels on the ponds. He expressed concerns about structural risks, maintenance, and the practicality of the technology for their reuse and 10-acre ponds. Miranda Menzies noted that previous analysis by Intermountain Wind and Solar showed solar was not financially viable under their current demand-based electricity tariff.
19. Annette Ames - updated the board on the Spring Conservation Letter. Reminding the Board that a customer communication piece is needed. Mirand Menzies asked Pam Young if she would put that together.
20. Annette Ames – updated the board on the Fuller GRAMA request. Mrs. Fuller has sent a dispute to the GRAMA ombudsman. The district is waiting for an update from the Ombudsman before further action is needed.

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There being no further business, Pam Young made a motion to adjourn, Jon Bingham duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 11:12 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, April 9, 2026, at 8:00 a.m. Wolf Creek Water and Sewer Improvement District Office at 2580 N. HWY162 Suite A, Eden, UT 84310

Annette Ames
Secretary of the Meeting