

**MINUTES**

**WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT  
April 9, 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](http://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, April 9, 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,

**Present via Zoom:** Pam Young (Jury Duty)

**Board Members Absent:**

**Others Present:** Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – Office/accounts, John Lewis – EVOUtah & Lewis Homes, Randy Emery – 4188 N Patio Springs Dr., Ed McKenney – 3688 N Elkridge Trl, Mark Schweppe- 5989 E Big Horn, Fred Blickle – 5377 E 3850 N, Jon Shutz – Cohne Kinghorn, David Wright – Maybe Wright & James

The regular meeting was called to order at 8:05 a.m. by Miranda Menzies

1. Miranda Menzies mentioned an invoice from Wolf Creek Irrigation Company, which will be coming for a special assessment. Jon Bingham explains that the special assessment is to cover extra expenses from the past year and will be due within the next month. Henry Huchel made the motion to approve the payment of the WCIC Special Assessment Invoice. 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

2. Miranda Menzies and Annette Ames updated the board that Osprey Ranch Phase 2 lots were recorded in **October 2025**, but the district was not notified at the time, and standby fees were not billed as required by policy. Jon Bingham made the motion to assess and charge the fees from November to the current. 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

3. Rob Thomas provided an update on the reuse pond startup, reported the completion of the sump pump and the start of filling the pond, and then starting the main pump to deliver water to the golf course.
4. Miranda Menzies made the motion to pass the resolution 26-4 Municipal Wastewater Planning Program. 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. The minutes from March 2, 2026- Special Meeting, March 12, 2026 - Regular Meeting. Henry Huchel made a motion to approve minutes from the March 2, 2026- Special Meeting, March 12, 2026 - Regular Meeting. 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

6. The March 2026 Financial Report, A/P & A/R, aging, 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 March 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

7. Annette Ames informed the board of rate increases for QuickBooks, URS, & PEHP.

8. Annette Ames reported to the board that a new customer in the district had a high Culinary usage in March, he would like credit. It seems the usage was caused when he installed a reverse osmosis filter; it has since been fixed. Miranda Menzies made the motion, according to the District policies, if the water goes through the meter, the owner is responsible for it. A payment plan with the office staff can be set up if needed. 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

9. Annette Ames presented to the board a policy idea regarding water monitoring devices, mentioning that customers are allowed to have them, but the district is not responsible for the device, and the district's data collection system is the only data system the district recognizes as accurate. The board asked for a policy to be written up for review at the next meeting.

10. Rob Thomas reported to the board that a hydrant and valve needed to be replaced at Wordmark. The district is charging the irrigation system, and the boring companies have been pretty good to come out and fix any issues they may have caused in the fall when the system was shut off.

11. Annette Ames informed the board of The Division of Drinking Water changes that will require public notices and the Consumer Confidence Report The notices should be more customer-friendly, and less technical, and will also adjust how systems are scored and evaluated. They are tightening requirements on how quickly and clearly systems must notify customers about water or sewer problems, including different timeframes based on the level of risk.

12. Annette Ames- reminded the board to complete board training for the new year.
13. Randy Emery, Ed McKenney, and Fred Blickle – presented/ offered to the board to be intermediaries between the Developers and the District to assist in resolving the legal battles. Miranda Menzies thanked Randy Emery, Ed Kenney, & Fred Blickle for their willingness to be intermediaries between the developers and the district to resolve the legal battles, stating that the board would discuss this option in closed session.
14. John Lewis – proposed an offer to the board, about filling a new 500,000-gallon water tank owned by EVO Utah using district water from a hydrant. Offering either to pay the standard customer rate or to “trade” water by later returning the same volume of irrigation water plus an additional 500,000 gallons. The board’s response was that they would discuss to proposal in closed-session discussion.
15. 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 9:35 a.m. Don Stefanik 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 was reconvened at 10:34 a.m. Henry Huchel made a motion to accept the items discussed in the Closed Session and session, and an amendment that will include submission of an offer to the Developers. 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	Absent

There being no further business, Jon Bingham made a motion to adjourn, Don Stefanik duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 10:37 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, May 14, 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