

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
May 14, 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, 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, Pam Young
Present via Zoom: Van King – King Water Resources, David Wright – Maybe Wright & James
Board Members Absent: N/A

Others Present: Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – assistant, Mike Beddome – 5641 E Elkhorn, Manuel Prieto – 5168 Fairview Loop C601

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

1. Rob Thomas reported that the reuse pond inspection with AECOM went well: vegetation is coming in despite an unusual season, nothing problematic was observed on site, and AECOM was satisfied enough to recommend releasing the funds held to Whitaker so the contract can be closed. He noted that the project is viewed by AECOM as a solid success and that they are working to wrap it up. Henry Huchel made the motion that we report that the project is complete. 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 Miranda Menzies told the board that the current secondary IFFP/impact fee numbers from 2022 are outdated. Between state law and the developers wanting numbers for full build-out, the district must obtain updated IFFP/Impact fee cost estimates. Mrs. Menzies emphasized that without these updated costs, the district cannot lawfully or fairly set secondary impact fees or structure any long-term development agreements. Jon Bingham made the motion to include the study for the reuse pond expansion for the IFFP estimate. 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

3. Miranda Menzies and Van King reviewed the EC5–Warm Springs testing proposal from Bowen Collins, agreeing that a constant-pressure (constant-head) step test is the preferred method to evaluate aquifer sustainability and determine how EC5 pumping affects the Warm Springs source and existing

customers. Mike Beddome asked about the location of EC5. Mrs. Menzies answered that it's located on Cobabe Ranch.

4. Van King explained that a constant-pressure test on EC5, monitored at Warm Springs and other observation points, is the best way to determine how pumping affects the shared aquifer and the district's existing supply. Henry Huchel made the motion that the district move forward with the testing, understanding that the district would offer to pay half the accumulated expenses with the agreed-upon cap. 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

5. Miranda Menzies discussed the need to impose drought rates due to expected water shortages because of the dry winter. Rob Thomas estimated that drought rates will be implemented for the July usage that shows up in the August billing. Don Stefanik made the motion to impose drought rates effective for water use starting July 1, which would first appear on customers' August bills. 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

6. 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 9:13 a.m. Don Stefanik duly seconded the motion, and it was unanimously approved. Don Stefanik made a motion to reopen the regular meeting, and Pam Young duly seconded the motion, and it was unanimously approved. The regular meeting was reconvened at 10:16 a.m. Henry Huchel 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

7. Annette Ames presented the auditors' Child Richards CPA, changes regarding fraud risk assessment & scam/ fraud reporting. Miranda Menzies made to motion to take action as proposed by our auditors. Jon Bingham 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

8. Annette Ames presented the yearly statement of ethical behavior to the board, reminding everyone that the board and all staff need to read and sign this statement. Miranda Menzies requested that we have the legal counsel review that statement of ethical behavior.
9. Annette Ames presented the personal water monitoring devices policy to the board. Jon Bingham made the motion to adopt the personal water monitoring devices policy. 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

10. The minutes from April 2, 2026- Special Meeting, April 9, 2026 - Regular Meeting, April 15, 2025, Special Meeting. Pam Young made a motion to approve the April 2, 2026- Special Meeting, April 9, 2026 - Regular Meeting, April 15, 2025, Special 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

11. The April 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 April 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

12. Rob Thomas informed the board about a request from an Osprey lot owner to build a small accessory dwelling (kitchen/bed/bath) that would remain after the main house is built, and confirmed that, although there would be only one physical sewer connection, it effectively functions as a second permanent unit. They agreed this creates an additional impact on the sewer plant, so the customer must pay an extra impact fee consistent with how detached ADUs and similar cases have been handled. Jon Bingham made the motion to charge an additional impact fee for the additional dwelling. 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

13. Rob Thomas shared with the board that a customer demerged a property that had previously been merged by the previous owner (giving up water connection for the second lot when they became one lot). Miranda Menzies made the motion that when previously merged lots are later demerged, standby fees must be paid back to the date when the original merger occurred, regardless of any subsequent ownership changes. 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

14. Annette Ames informed the board of a complaint from a customer stating that because the district turned on the secondary water, freezing temperatures froze and broke his irrigation system. The district should be responsible for any water overage, and he should only have to pay the base rates. The board decided to follow current policy, the water passed through the meter, the customer is responsible for paying for all the water that passed through.
15. Annette Ames shared that she learned from the state that older agendas/minutes on the Utah Public Notice Website had been moved into “dark storage,” meaning they are no longer visible in normal searches but are still retained by the state and must be specifically requested from dark storage if needed.
16. ShyAnna Chambers updated the board, stating that Sunrise Engineering will be doing 46 potholes within the district, and this will make the district compliant with all Lead and Copper rules through 2030, as of current regulations. The board agreed to go ahead with potholing.
17. Annette Ames explained to the board about the DWR- Transparent water billing grant, the board discussed and decided this grant is not for us at this time.

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 11:04 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, June 11, 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