Folder #01/02 CS 01

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
June 11, 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, June 11, 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: N/A
Board Members Absent: N/A

Others Present: Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – assistant, Jason Fuller – 4661 Creekview Dr. , Rick Everson – Lewis Homes, Thad Fisco – 1874 Shamy Way (Osprey)

The regular meeting was called to order at 8:01 a.m. by Miranda Menzies

1. Jason Fuller questioned the status of the sewer line project. Miranda Menzies explained the three alternatives being considered for Mr. Fuller's home: a pumping unit, a new sewer line, and a second backflow unit. Rob Thomas provided an update on the engineering study regarding a new sewer line, mentioning the need to verify the path with landowners.

2. Rob Thomas reported that the reuse pond is almost full; the storage is 45-acre feet of water. Miranda Menzies confirmed the pond is nearly full, providing substantial water storage for the season, also stating that the project has been closed out, with the wetlands certification of compliance sent to the US Army Corps of Engineers.

3. Pam Young provided an update on the final report for the Governor's Office of Economic Opportunity Innovation Grant. The report includes an evaluation by the Janet Quinney Lawson Institute. Miranda Menzies suggested adding the reuse authorization from Weber Basin to the report. Jon Bingham made the motion to submit the report to the Janet Quinney Lawson Institute. 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	Aye

4. Miranda Menzies asked about the drought rate implementation for July 1st. Annette Ames confirms the drought rates will appear on the August bill for July usage. Rob Thomas mentions the need for further consideration on landscape installation restrictions. The board agrees to table the landscape installation restrictions until the July meeting.

5. Miranda Menzies informed the board of numerous dead poplars and cottonwoods on district property along the west side of the loop road near the WorldMark area, noting both the poor appearance and potential safety hazard. The board discussed and decided to look into pricing for contractors who do tree removal.

6. Annette Ames presented the upcoming changes to employee benefits effective July 1, noting that URS retirement contribution rates are shifting. The board also examined a substantial increase in overall insurance costs, especially workers' compensation and property coverage, driven largely by the district's growing asset base.

7. Annette Ames informed the board of the current situation with the Short-Term Rental (STR) will serve letters & Accessory Dwelling Units (ADU). Clarifying that the district's involvement in STRs is mainly as a conduit for occupancy letters, historically capped at 10 occupants per unit based on fire/life-safety codes. The district will continue to issue these letters in accordance with Weber County's requirements until the new city has established its own. Thad Fisco asked about the letter he sent in regarding a detached ADU for his property in Osprey. Rob Thomas explained that Mr. Fisco would pay for one connection fee and 2 impact fees (only has sewer service to this property), which is consistent with current district policy. The district is also watching the new city's stance on ADUs and may change its policy depending on what the new city decides. Miranda Menzies made the motion to implement a $20 fee to obtain a STR will serve letter. 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

8. The minutes from May 11, 2026- Emergency Meeting, May 14, 2026 - Regular Meeting. Jon Bingham made a motion to approve the May 11, 2026- Emergency Meeting, May 14, 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

9. Miranda Menzies informed the board that the Bridges Pavilion/park was already authorized in an April 2020 contract (identified then as a "pocket park"), John Lewis's recent park installation is consistent with that existing agreement. No new agreement is needed to cover this project.

10. Annette Ames reviewed the Weber Basin water shares loan and noted that the reserve fund balance for this loan is now roughly equal to the outstanding principal, making continued interest payments inefficient. Mrs. Ames noted that paying off the remaining balance using reserve funds and eligible impact fee monies would eliminate the long-term liability, reducing the large November payment to Weber Basin, and saving a large amount on future interest. Henry Huchel made the motion to pay off the Weber Basin water shares loan. 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

11. The May 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 May 2026 Financial Report, A/P & A/R, aging, and Bank Statement. 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

12. 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 9:27 a.m. Henry Huchel duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting, and Henry Huchel duly seconded the motion, and it was unanimously approved. The regular meeting was reconvened at 11:50 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

13. Annette Ames presented a customer's concern regarding water usage and wanting a discount for the water used. The board agreed to follow current policy and charge for anything that has gone through the meter but to allow customer to set up a payment plan if needed.

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 was adjourned at 11:58 a.m.

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