Folder #01/02 CS 01

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
August 13, 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, August 13, 2026,** at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A.

Board Members Present: Miranda Menzies (zoom), 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 – EVO

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

1. Annette Ames presented the paperwork for the return of the .25 WCIC water share to Jason Fuller. Mr. Fuller read and signed the certificate and receipt, accepting the .25 WCIC water share. Henry Huchel made a motion to return the .25 WCIC water share to Jason Fuller. Pam Young duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Recused
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

2. Rob Thomas updated the board on the Creekview sewer line project, noting changes in the design to make it shallower and more cost-effective. Mr. Thomas mentioned that he has reached out to a local real estate agent to get property values for the easements the district is working to obtain.

3. Miranda Menzies and Rob Thomas informed the board of a meeting that was held with the JUB Engineering team doing the valley-wide sewer feasibility study. Mrs. Menzies let the JUB team know that the district does not plan to connect to this system since the district already has a permit and treatment plant.

4. Rob Thomas presented a bid for removing trees around the wedding garden and Warm Springs well. The board discussed the cost and benefits of the project. The board expressed support for the project due to liability concerns. Jon Bingham made a motion to accept the bid from Acer

Trees for the removal. Henry Huchel duly seconded the motion, and a 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 July 9, 2026 - Regular Meeting, and July 22, 2026 – Emergency Meeting were presented. Pam Young made a motion to approve the July 9, 2026 - Regular Meeting, and July 22, 2026 – Emergency Meeting. Henry Huchel duly seconded the motion, and a roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

6. The July 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 July 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. Rob Thomas reported to the board that the 45-acre reuse pond has proven to be very vital to our irrigation system. Because of the drought situation the District has been able to keep its customers with secondary water. The District would be in a much different position without it. Mr. Thomas also gave an update on the 10-acre lake, stating that it is nearly empty.

8. ShyAnna Chambers updated the board on the States of Utah, Lead and Copper reporting. After completing the State requirements, it has been determined that the District has no Lead and Copper lines. At this time, there are no further tasks to be done .

9. The board discussed an article about Cyber Security that Pam Young found and shared. Henry Huchel asked about the district's SCADA system. Rob Thomas replied that there is nothing to worry about for our district since it only controls pumps and because the team is constantly checking the system multiple times a day any problem can be resolved very proactively.

10. Miranda Menzies accepted a motion to enter into a Closed Session. Don Stefanik 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 9:05 a.m. Henry Huchel 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 reconvened at

10:36 a.m. Henry Huchel made a motion to accept the items as discussed in the Closed Session, 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

There being no further business, Don Stefanik made a motion to adjourn, Henry Huchel 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, September 10, 2026, at 8:00 a.m. Wolf Creek Water and Sewer Improvement District Office at 2580 N. HWY 162 Suite A, Eden, UT 84310

Annette Ames
Secretary of the Meeting