Folder #01/02 CS 01

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
October 8, 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, October 8, 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, David Wright – Maybe Wright & James

The regular meeting was called to order at 8:07 a.m. by Miranda Menzies

1. Rob Thomas reported on the meeting with the State of Utah in regard to the cyber security for the water and sewer systems. The district will need an emergency response plan for the sewer system/plant; the deadline is July 2027. More information is coming soon. The Rural Water Association has cybersecurity training and certificate; waiting for more information to be released.

2. Rob Thomas updated the board on the irrigation company's diversion project; it may be delayed or limited because it still faces bonding and utility licensing hurdles. The Board discussed the irrigation company's proposed pricing increase and the district's prior special assessment.

3. Rob Thomas gave an update on the Creek View sewer line project, stating that a pre-bid meeting is scheduled with the contractor. They are aiming to get construction done this fall. Progress depends on securing the required easements and coordinating items such as manhole bases; the availability of screened fill may also help reduce costs.

4. Rob Thomas informed the board of the progress on the SR-1B hookup. SR-1B is progressing but the required easement is still outstanding; power installation and city electrical approval are also pending. Mr. Thomas is working through a pump connection issue because the existing PVC casing won't accept the planned adapter. The board discussed whether the irrigation company's connection should be part of the upcoming discussion.

5. Miranda Menzies tabled the discussion on the water treatment at Cobabe Ranch till next month's board meeting.

6. Rob Thomas reported to the board that the Eden Water Works company's consecutive connection is being commissioned with two modulating valves, but the current control programming still needs adjustment to regulate flow without causing a water hammer. The East Well pump cannot reduce output to Eden Water Works Company's requested 25 gallons per minute, so staff will test a new program and may consider a smaller pump and water supply from Warm Springs.

7. Rob Thomas explained the process of the district getting a bid for fixing the pipes for the springs at WorldMark. Jon Bingham made the motion to have the staff arrange a replacement of the spring pipes at the best price possible. 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

8. Annette Ames explained the process for elections and the Interlocal Agreement with Weber County for 2027 & 2028. Jon Bingham made the motion to approve the Weber County Interlocal Agreement. 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. Annette Ames inquired about the upcoming public hearing to be held on December 10th at 6 pm. The board discussed what would be included in the meeting. Some members will attend a work session when Ms. Ames has the budget ready for review.

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 9:03 a.m. Pam Young duly seconded the motion, and it was unanimously approved. Henry Huchel made a motion to reopen the regular meeting, and Don Stefanik duly seconded the motion, and it was unanimously approved. The regular meeting was reconvened at 10:49 a.m. Henry Huchel made a motion to accept the items 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

11. The minutes from September 10, 2026 - Regular Meeting. Jon Bingham made a motion to approve the September 10, 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

12. The September 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 September 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

13. Rob Thomas informed the board of the need to get a new truck for Cole, as it continues to have problems. Miranda Menzies made the motion that we allow staff to look for a deal on suitable vehicles for our outside staff. 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

14. Rob Thomas informed the board of a gentleman who owns a lot next to Osprey Ranch requesting to connect to our sewer system. The board discussed the connection and its impact on our plant. Pam Young made the motion to decline the request for connection to the District's sewer system. John 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

15. Rob Thomas reported that the reuse pond leak had been located and patched under warranty. The pond was being refilled; once it reached the needed level, staff planned to pump water between the two liners, and monitor whether the patch held.

There being no further business, Don Stefanik made a motion to adjourn, Miranda Menzies duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 11:15 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, November 12, 2026, at 8:00 a.m. at the business office located at 2580 N. Hwy 162, Suite A, Eden, Ut 84310

Annette Ames
Secretary of the Meeting