

**WHITE CITY WATER IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES  
PLANNING COMMITTEE MEETING  
DISTRICT OFFICE  
999 Galena Drive  
Sandy, Utah**

**Wednesday, May 21, 2025**

**Members**

**Present:** Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer; Christy Seiger0Webster. Clerk

**Member**

**Excused:** Cody Cutler

**Others**

**Present:** Paul Ashton, Sue Dean, Ryan Johnson, Cliff Linford, James Lucas,

**PLANNING COMMITTEE MEETING 5:00 p.m.**

1. Call to Order and Determination of Quorum - The meeting of the White City Water Improvement District Board of Trustees Planning Committee was called to order at 5:00 p.m. on Wednesday, May 21, 2025 at the District office by Chair Paulina Flint. It was determined a quorum was present, with Mr. Cutler excused.
2. Sunrise Engineering Report- Cliff Linford
  - Update - Poppy Lane - Galena - to 9400 South - Cliff stated the first phase this project was designed some time ago - Galena to Onyx. Pricing is now available for approval this week. The second phase - Onyx to 9400 South survey is now complete and Sunrise will be working on the design this month, hoping to have the plan set to the Board next month. Prices are going up, materials are higher - the budget is pretty tight on that project. Regarding Phase 1, we are prepared to start potholing next Tuesday and will start excavation on June 2. James noted he has sent out the initial notice and will send a second notice tomorrow to neighbors.
  - Utility Easement - Canal Property - Cliff reported the legal description has been prepared and he has questions for Paul. Right now we need to leave the pipeline alone, it is right on the property line between the neighbors. We also need to be certain the easement is wide enough to allow District access.

- General Engineering - There were no General Engineering items for discussion. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**

3. Manager Reports  
**Operations Manager Report**

- Well 5A Pump Replacement - James reviewed the current status of Well 5A. The pump has been pulled and it was discovered a part has broken at some point in time and is now wedged in the casing, blocking the well. He reviewed the repair plan which is to scrub and bail the well. Cost to mobilize the equipment necessary and to scrub and bail the well is an additional \$16,000.00. The motor is in the shop and they are recommending the bearings be replaced at a cost of \$11,400.00. Paul stated the motion made last month on Well 5A covers work on the motor but not to scrub & bail the well. The new pump will be the first part of next week. Scrub & bail will start tomorrow. We should be up and running in 2 weeks. James asked for authorization to proceed with the scrub & bail as well as work on the motor. **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Board authorize well 5A scrub and bail in the amount of \$16,250 and motor bearings be replaced at a cost of \$11,400. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen and True aye.**
- 100HP Booster Station Seal Repair James stated he talked with Widdison today regarding the booster station seal and they decided to hold for now until the pump and motor at 5A are completed. He noted the 100HP is not running right now
- General Repair & Maintenance Update -- James reviewed repair and maintenance issues during the past month on ? Circle, Godatia, Amaryllis, Violet Statice, and Crocus. Meter replacement continues.
- Water Use Report - James advised we pumped 44M gallons, billed 34.5M for a difference of 9.5 unaccounted for, or 22%. **It was moved by Mr. True, Seconded by Mr. Johansen, the Operations Manager Report be accepted. The motion was approved with the following vote: Messrs. Johansen and True, aye; Ms. Flint and Seiger-Webster, aye.**

**Assistant General Manager Report**

- Newsletter Deadline - May 29, 2025 - Ryan advised the newsletter

deadline is May 29, 2025. Please forward any items to Ryan or Paul before that date. He noted the CCR Report will go out at that time, and was distributed for Board review. Please forward any questions. Rules related to water testing for lead and changes per Trump administration were discussed. **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Assistant General Manager Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. True and Johansen, aye.**

### **General Manager Report**

- Legislative Report - The first Interim Committee meetings were held today. Not much going on. Foxley and Pignanelli are on board, and are monitoring those hearings. Paul is still meeting with the Fee Subcommittee and watching their recommendations. Those Meetings are ongoing and Rural is doing a good job. If legislation passes changing fee schedules, our billings will need to be changed reflecting what fee is WCWID and what is State.
- Newsletter Ideas - The CCR Report will be included in the upcoming newsletter.
- Educational Training Reimbursement Update - Paul reported Ryan has started working on a Bachelor's Degree. The District policy regarding education reimbursement is already in place.
- Discussion regarding Canal Property - Paul stated this item was discussed earlier in the meeting. He noted once we have the easement we can approach property owners about the remainder of the property.
- subject to that easement and have it recorded.

Paul advised the Board that Cody informed him he is no longer living in the District due to some financial issues. He has asked for some time to relocate within the District. Paul stated under the statute the Board can grant time for him to relocate in the District. Paul recommended that Cody be granted 30 days to relocate within the District. If he is unable to do so, his seat will be declared vacant and we will need to advertise for someone to fulfill his term. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the General Manager Report be accepted. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

Close Planning Meeting **The Planning Committee meeting was closed.**

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BOARD OF TRUSTEES  
DISTRICT OFFICE  
999 Galena Drive  
Sandy, Utah  
Wednesday, May 21m 2025

**Minutes**

Members

Present: Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer, Christy Seiger-Webster, Clerk

Members

Excused: Cody Cutler

Others

Present: Paul Ashton, Sue Dean, Ryan Johnson, Jeff Miles, Dave Sanderson

1. Call to Order and Determination of Quorum\

The meeting of the White City Water Improvement District Board of Trustees was called to order at 6:00 p.m. on Wednesday, May 21, 2025 at the District office by Chair Paulina Flint. It was determined a quorum was present with Mr. Cutler excused.

2. Public Comment

No public representatives were present and Mr. Ashton reported no public comment has been received in person, in writing or electronically.

3. Approval of Minutes of April 16, 2025

After review, **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen, the minutes of the White City Water Improvement District Board of Trustees meting of April 16, 2025 be approved. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**

4. Approval of Minutes of Special Board Meeting of May 7, 20255

After review, **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the minutes of the White City Water Improvement District May 7, 2025 Special Meeting be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Johansen, aye.**

5. 2024 Audit Presentation and Board Action - Jeff Miles of HBME

Jeff Miles, representing HBME, Independent Auditors, reviewed the 2024 annual WCWID audit. He thanked the Board and staff for their assistance in preparation of the audit. Mr. Miles will give a brief financial overview. He reviewed the Auditors Report and Opinion of Financial Statements. He noted this is a clean opinion.

Page 5 Management Discussion and Analysis, mostly prepared by Dave Sanderson is a brief summary of revenues for the year. Water sales increased due to the rate increase and increased usage. Page 6 - Expenses also increased due to additional staff and wage increases and other cost increases. Capital assets increased by \$3.5 M shown on Page 9. Jeff reviewed the bond financial situation. He noted repairs and maintenance slightly higher than in 2023. White City Water Improvement District is in good financial condition for its size. Internal controls were reviewed and discussed. System in place seems to be working well. There were no issues with internal controls. There were also no compliance issues to report. The issue of credit balances and the best way to handle them in the future was also discussed. Ms. Flint expressed her appreciation to Mr. Miles for his presentation and for his help and advice as the auditor of the District. ]]

**It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen The 2024 Annual Audit be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster aye; Messrs. True and Johansen, aye.**

6. Accountant/Financial Report

- Year to Date Report for April, 2025 - Dave Sanderson distributed copies of the residential water sales report. Financial reports and statements are included in the meeting packet. After discussion, **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster, the Year to Date report for April, 2025 be accepted. The motion was approved with the following vote: Messrs. Johansen and True, aye; Ms. Flint and Seiger-Webster, aye**
- Approval of April Expenses - After review, **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster The April, 2025 Expenses be approved. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen and True, aye.**

7 General Manager Report

UPCOMING Conferences, Seminars and Meetings - Mr. Ashton stated upcoming meetings are listed on the agenda. He reviewed some dates and asked for attendance information to be sent to Paul or Ryan as soon as possible. He noted the AWWA meeting in September will be held in Vernal, Utah. Upcoming meetings were reviewed.

- IMS AWWA Annual Conference - September 29-October 2, 2025
- Utah Water User Conference -September 30, Davis Convention Center
- RWAU Fall Conference - August 25-27, 2025
- Casselle Annual Conference - October 7-8, 2025
- RWAU Summer Conference February 25-27, 2026 - St. George
- Utah Water Users Summit - March 16-18, 2026

**It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen, the General Manager Report be accepted. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Seiger-Webster and Flint, aye**

**It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the Public meeting be closed for discussion of the Character, Professional Competence, or Physical or Mental Health of an individual, Under Utah Code Ann 52-4-205**

8 Closed Session if needed as allowed under Ut Code Ann. 52-4-205

- A Discussion of the character, Professional Competence or Physical or Mental Health of an Individual (Ut Code Ann. 52-4-205)

I, Paulina Flint, Chair of the White City Water Improvement District Board of Trustees, hereby certify that on Wednesday, May 21, 2025 the public meeting of the Board of Trustees was closed for discussion of the Character, Professional Competence or Physical or Mental Health of an Individual in Closed Session, and no other decisions or actions were taken at that time.

Paulina Flint, Chair



The Closed meeting was not recorded and no minutes were taken. Those present at the Closed Session were: Paul Ashton, Sue Dean, Ryan Johnson, Bob Johansen, Christy Seiger-Webster, Paulina Flint and Garry True by telephone. The Closed Session adjourned at: 6:20 p.m. **It was moved by Mr. Johansen, seconded by Mr. True, the Closed Session be closed. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen and True, aye.**



- B Strategy Sessions to discuss pending or reasonably imminently litigation \*Utah Code 52-4-205)
- C. Strategy Session to discuss the purchase, exchange or lease of real property (Utah Code 5205)
- D. Discussion regarding deployment of security, personnel, devices or systems and (52-4-205) ,
- E Investigative proceedings regarding allegations of criminal misconduct. 525-4-205)

9 Water System Issues

Water system issues were discussed earlier in the meeting.

10. Suggested Items for Future Board Meetings

Take a look at Harston Tank property. Looks like some additional work/seeding may need to be done. Ryan will check it out.

11. Adjourn -

It was moved by Mr. Johansen the meeting adjourn.

Respectfully submitted



Susan A. Dean, Secretary

Approved:



Paulina F. Flint, Chair