

WHITE CITY COUNCIL MEETING AGENDA

January 8, 2026
6:00 PM
Alta View Elementary
917 Larkspur Drive, White City 84094

PUBLIC NOTICE IS HEREBY GIVEN that the White City Council will hold a regular meeting on the **8th day of January, 2026** at the Alta View Elementary, 917 Larkspur Drive, White City, Utah as follows:

This meeting will be held at the anchor location and electronically for members of the staff and/or public that cannot attend. Those interested in attending electronically should follow the information noted at the end of this agenda. **Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

6:00 p.m. – 6:30 p.m. SWEARING IN CEREMONY & OPEN HOUSE

6:30 p.m. - WORKSHOP

1. **Public Comments** -- (*Limited to 3 minutes per person*) Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the Council at this point by coming to the table and giving their name for the record. *Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.*)
2. Discussion/Clarification of Agenda Items
3. Discuss future agenda items
 - 3.1 Explore ideas for city communications strategy, planning and implementation, including potential assistance from the MSD communications department.
 - 3.2 Explore the Local Administrative Advisor program offered by the Utah League of Cities and Towns to learn how it might benefit White City.
 - 3.3 Explore options for a central online hub of city and MSD documents, including gathering ideas from the MSD IT department, that could support collaboration among MSD staff, city staff and elected officials.
 - 3.4 Status update of the parks & recreation master planning process, including identifying next steps for formalizing community involvement.
4. Close Workshop Meeting

BUSINESS MEETING

1. **Welcome and Determine Quorum**
2. Financial Report [*Dave Sanderson, Financial Manager*]
3. Unified Fire Authority Report [*Chief Kenneth Aldridge*]
3.1 Sandy City Fire Report [*Chief McConaghie*]
4. Unified Police Department Report [*Detective Josh Smith, Chief April Morse*]

5. ACTION ITEMS

5.1 Approve Minutes of December 4, 2025 ***[Rori Andreason, City Administrator]***

5.2 Discussion and Consideration of **Resolution No. 2026-01-01** Appointing a White City Mayor Pro-tempore ***[Allan Perry, Mayor]***

5.3 Discussion and Consideration of **Resolution No. 2026-01-02** Appointing a Representative and Alternate to serve on the Greater Salt Lake Municipal Services District Board ***[Allan, Perry, Mayor]***

5.4 Discussion and Consideration of **Resolution No. 2026-01-03** Appointing a Representative and Alternate to the Unified Fire Service Area and Unified Fire Authority Boards of Trustees ***[Allan Perry, Mayor]***

5.5 Discussion and Consideration of **Resolution No. 2026-01-04** Appointing a Representative to Serve as White City's Member on the Board of Trustees of the Wasatch Front Waste and Recycling District ***[Allan Perry, Mayor]***

5.6 Discussion and Consideration of **Resolution No. 2026-01-05** Appointing a Representative to the South Salt Lake Valley Mosquito Abatement District Board ***[Allan Perry, Mayor]***

5.7 Discussion and Consideration of **Resolution No. 2026-01-06** Appointing a Representative to serve on the Salt Lake County Animal Control Advisory Board ***[Allan Perry, Mayor]***

5.8 Discussion and Consideration of **Resolution No. 2026-01-07** Appointing a Representative to the Unified Police Department & SLVLESA Boards ***[Allan Perry, Mayor]***

5.9 Discussion and possible action regarding an RFP for Legal and Accounting Services ***[Allan Perry, Mayor]***

5.10 Discussion and Possible Action regarding FY2027 Capital Projects ***[Rori Andreason, City Administrator]***

6. DISCUSSION ITEM

6.1 Discuss Agreement with White City Water Improvement District ***[Allan Perry, Mayor]***

7. COUNCIL REPORTS

7.1 Greater Salt Lake Municipal Services District/Council of Governments

7.2 Unified Fire Authority/Unified Fire Service Area ***[Council Member Tyler Huish]***

7.3 Mosquito Abatement/Salt Lake County Animal Control ***[Council Member Linda Price]***

7.4 Unified Police Department/SLVLESA

7.5 Wasatch Front Waste & Recycling District ***[Council Member Greg Shelton]***

8. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. 52-4-205)

- 8.1** Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual.
- 8.2** Strategy sessions to discuss pending or reasonably imminent litigation.
- 8.3** Strategy sessions to discuss the purchase, exchange, or lease of real property.
- 8.4** Discussion regarding deployment of security personnel,
- 8.5** Other lawful purposes as listing in Utah Code 52-4-205

9. ADJOURN

ZOOM MEETING

Topic: White City Council Meeting

Time: Jan 8, 2026 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85615665034?pwd=18cOfJ19BbnwVE5GUTW88RdREHEbQb.I>

View meeting insights with Zoom AI Companion

<https://us06web.zoom.us/launch/edl?muid=a293d742-44d5-4ad4-a3e5-607134015abd>

Meeting ID: 856 1566 5034

Passcode: 263938

Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of White City, will make reasonable accommodation for participation in the meeting. To request assistance, please call (385) 468-6703 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: White City website at whitecity.utah.gov and the State Public Notice Website at <http://pmn.utah.gov>. Pursuant to State Law and White City Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code Ann. § 52-4-205, Parts of Meetings may be Closed for Reasons Allowed by Statute.

POSTED: January 5, 2026

White City > General Fund

Budget Report Yearly

41.67%

11/30/2025

Revenues	Actual to 11/30/2025	FY 2026 Budget	Projected
Sales tax	379,189	1,000,000	1,000,000
Franchise tax	-	-	-
Transportation sales tax	36,396	90,000	90,000
Class C road funds	83,988	240,000	240,000
Public Transit Tax	18,246		
Business licenses	1,988	2,500	2,500
Building permits	7,993	25,000	25,000
Other permits	100	-	100
Zoning-land use permits	-	-	-
ARPA funding	-	-	-
Engineering services	10,073	2,000	12,500
Planning services	1,175	-	2,000
Code enforcement fines	-	-	-
Justice court fines	11,273	30,000	30,000
Miscellaneous	-	-	-
Interest earnings	18,836	42,000	42,000
Transfers in	543,339	543,339	543,339
Total Revenues	\$ 1,112,596	\$ 1,974,839	\$ 1,987,439
Expenses - Administration			
Wages	34,375	82,500	82,500
Employee Benefits	2,629	9,000	9,000
Awards, Promotions & Meals	5,239	10,070	10,070
Subscriptions/Memberships	3,318	-	3,500
Printing/Publications/Advertising	2,113	15,000	15,000
Office expense and supplies	147	1,500	1,500
Attorney-civil	30,000	82,000	82,000
Attorney- land use	-	15,000	15,000
Training and seminars	-	7,070	7,070
Web page development/maint	5,323	24,452	24,452
Software streaming	32	2,000	4,000
Payroll processing fees	254	1,000	1,000
Communications	-	21,900	21,900
Contributions/special events	-	53,000	53,000
Credit card and bank expenses	-	-	-
Insurance	9,113	17,250	17,250
Workers comp insurance	833	1,200	1,200
Postage	744	8,000	8,000
Professional & technical	43,962	144,900	144,900
Election support services	500	39,497	39,497
SL (Client) County support services	-	-	-
ARPA expense	-	-	-
Justice Court remediation -UPD	-	-	-
Rent	1,500	3,000	3,000
Non classified expenses	-	5,000	5,000
Total Administration	\$ 140,082	\$ 543,339	\$ 548,839
Transfer to General fund	569,256	1,431,500	1,431,500
Transfer to Capital projects	-	-	-
Total Transfers	\$ 569,256	\$ 1,431,500	\$ 1,431,500
Total Expenses	\$ 709,338	\$ 1,974,839	\$ 1,980,339
Surplus/Deficit	\$ 403,258	\$ -	\$ 7,100

White City > Designated Fund

Budget Report Yearly

41.67%

11/30/2025

Revenues	Actual to 11/30/2025	FY 2025 Budget	Projected
Municipal Telephone franchise tax	8,953	9,600	9,600
Municipal electric franchise tax	63,517	108,000	108,000
Natural gas franchise tax	12,523	108,000	108,000
Google Franchise	3,881	12,000	12,000
ARPA funding	-	-	-
Miscellaneous	-	-	-
Interest earnings	6,896	9,000	9,000
Transfers in	-	-	-
Total Revenues	\$ 95,770	\$ 246,600	\$ 246,600
Expenses - Designated fund			
ARPA expense	-	-	-
Reserves	-	246,600	246,600
Total Administration	\$ -	\$ 246,600	\$ 246,600
Surplus/Deficit	\$ 95,770	\$ -	\$ -

Type	Amount	Use
Restricted Capital (fund 70)	\$ 767,300	Can be used for any capital project
Unrestricted fund balance as of June 30, 2025 (fund 70)	\$ 752,373	Can be used for any City expense
Unrestricted Fund Balance (fund 75)	\$ 306,409	Accumulated admin budget
Cares (fund 75)	\$ 184,684	Can be used for any city expense
Total	\$ 2,010,766	

Liquor Fund
Budget Report Yearly

41.67%

11/30/2025

Revenues	Actual to 11/30/2025	FY 2026 Budget	Projected
State Liquor Allotment	-	5,000	5,000
Miscellaneous	-	-	-
Interest earnings	-	-	-
Transfers in	-	-	-
Total Revenues	\$ -	\$ 5,000	\$ 5,000
<hr/>			
Expenses - Administration			
Beer expenses	-	5,000	5,000
Non classified expenses	-	-	-
Total Administration	\$ -	\$ 5,000	\$ 5,000



WHITE CITY
COUNCIL MEETING MINUTES
December 4, 2025
WHITE CITY WATER IMPROVEMENT DISTRICT
999 E GALENA DRIVE, WHITE CITY, UTAH 84094

Mayor: **Mayor Paulina Flint**

City Council:
Council Member Greg Shelton
Council Member Linda Price
Council Member Phillip Cardenaz
Council Member Tyler Huish

Staff: Rori Andreason, City Administrator; Paul Ashton, Attorney; Dave Sanderson, Financial Manager; Daniel Torres, Economic Development Manager; Chad Anderson, Engineer; Daniel Hoffman, Senior Accountant; Brian Tucker, Planning Manager; Joel Grant, HR Manager; Daniele, Planner; Assistant Chief Dusty Dern, UFA; Chief Mike Bullock, Sandy Deputy Fire Chief; Detective Josh Smith, UPD; Chief April Morse, UPD; and Chief Jason Mazuran, UPD.

6:00 PM – Workshop

Mayor Flint called the workshop meeting to order at 6:00 PM and confirmed that all Council Members were present.

1. PUBLIC COMMENTS

Council Member Greg Shelton expressed his deepest appreciation to Mayor Paulina Flint and Council Member Phil Cardenez for all their hard work for the City; they will be missed. Council Member Greg Shelton presented Mayor Flint and Council Member Cardenaz with a gift of appreciation.

Chief April Morse and Chief Jason Mazuran expressed their appreciation as well to Mayor Paulina Flint and Council Member Phil Cardenaz for their dedication and hard work over the years and presented them with a plaque of appreciation.

2. DISCUSSION/CLARIFICATION OF AGENDA ITEMS

No items were discussed.

3. CAPITAL PROJECTS UPDATE

Chad Anderson said the list of capital projects for FY2027 is due by January 17th. He said he would like to get ideas from the public on what projects are needed. He will send out a current list of projects and a smart sheet where the City can add additional projects. He said he would come back in February to discuss the prioritization of the projects. He discussed the Sego Lily project and the striping. He said the paint is wearing off the bike lanes, in fact all of the paint has not lasted very long. He said the project is under warranty

and the contractor will repaint the areas needed.

4. DISCUSSION OF FUTURE AGENDA ITEMS

The Council requested the renegotiation of the White City Water Improvement District be added to the future agenda items.

Mayor Flint closed the workshop meeting.

BUSINESS MEETING

1. WELCOME AND DETERMINE QUORUM

Mayor Flint stated a quorum was present allowing the meeting to proceed.

2. DISCUSSION AND APPROVAL OF FINANCIAL REPORT

Dave Sanderson said the financial information is up to date to 10/31/2025. He said the sales tax is looking strong and the expense side is normal. Mayor Flint expressed her appreciation for everything Dave does for the City.

Council Member Shelton seconded by Council Member Huish, motioned to accept the financial report. The motion passed by unanimous vote.

3. UNIFIED FIRE AUTHORITY REPORT

Assistant Chief Dusty Dern said he was filling in for Chief Ken Aldridge who was on vacation. He said he wanted to highlight one of their divisions, their information outreach and public information officers work year-round managing school events, neighbor events and all of their community events. In 2025, that included 165 community events they managed and coordinated with more than 200 station tours and school visits throughout the year. There are six people assigned to that division and it's their public facing education format to push out tons of social media. They are working with local media channels to get information out and lately they had several media campaigns come out such as a firefighter showing what happens when deep frying a turkey goes wrong and a Christmas tree that caught fire and how quickly that goes up in flames. Part of that division's communication is reducing community risk and working with their community risk reduction team. The value in that is to push out the information to try to get ahead of some of the problems. They try to look for trends, issues, and any way they can engage in the community before they have to respond, so more of a proactive approach. One of the things they are pushing out this month is the 211 website and app. That's a Utah app and site that gives residents a directory to local services. The December safety message is regarding structure fires and home fires during the holidays. He said 46% of those fires are caused by heating equipment in the home including space heaters. He said many times the fires are due to materials being too close to the space heater.

Assistant Chief Dern said the responses for last month were 24 incidents with five fire-related responses and 19 medical responses. So far for the year, there have been 225 incident responses within White City.

4. UNIFIED POLICE DEPARTMENT REPORT

Detective Josh Smith said the calls for last month were in the high 30's, which has become the trend. He said White City is consistent and they have a good program in place. He said there were quite a few suspicious activity calls that came in, which is good. That means the community is paying attention and calling police instead of ignoring the issues. He cautioned against fraud calls with people asking for money throughout the holidays. He also recommended not leaving anything in your car that can be seen.

Detective Smith said this Saturday at the Walmart in Midvale, the Midvale/White City precinct is teaming up with the Rotary Club to assist Operation Santa in helping take some kids shopping and enjoy a nice breakfast. On December 13th, they will follow that up with Unified Police Department's Shop with the Shield, which is another opportunity they will have to take some kids shopping, enjoy a good meal and brighten their lives for at least one day.

Mayor Flint asked how much money was brought in by the police growing their beards for the Shop with the Shield program?

Chief Morse said it usually brings in a couple of thousand dollars, enough to support about 18 families. For those that don't know, the officers are allowed to donate \$100 and that allows them to wear a beard for the year. Without the donation, their policy does not allow facial hair.

Chief Morse said she and the UPD Crossing Guard Coordinator met with the Canyon's School District to discuss safe routes for the children walking to school. It also led to a broader discussion of traffic safety and identifying areas with concerns. They are trying to strategize to get the resources out to address those issues. Chief Morse discussed the competition with Millcreek and Holiday to collect as many goods as possible for the family shelter center. She said their precinct has collected over 4000 items. She expressed her appreciation for their generosity. She wished everyone a very happy holiday.

5. ACTION ITEMS

5.1 APPROVE MINUTES OF NOVEMBER 13 AND NOVEMBER 18, 2025

Council Member Shelton, seconded by Council Member Price, motioned to accept the minutes of November 13 and November 18, 2025. The motion passed by unanimous vote.

5.2 DISCUSSION AND CONSIDERATION OF ORDINANCE NO. 2025-O-06 ENACTING SECTION 15.08.11 OF THE WHITE CITY MUNICIPAL CODE TO ADOPT THE 2006 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE

Brian Tucker said in the last legislative session, the legislature passed HB48, which requires every city to adopt the Wildland Urban Interface Code (WUI). The state has

adopted the 2006 version and nothing since then, so the cities are required to adopt the 2006 version of the WUI code as well. In February, staff will be looking to adopt a map as to where this code applies. There is a map that has been created by the Fire and Forestry Lands which is based on fire risks and have suggested that the cities, starting at the level 5 fire risk, adopt a map that shows anything above level 5. The MSD GIS team is working on a map to be adopted. Since White City does not have any areas that are at level 5, so it will most likely be a blank map.

Council Member Huish, seconded by Council Member Price, motioned to adopt Ordinance No. 2025-O-06 Enacting Section 15.08.11 of the White City Municipal Code to adopt the 2006 Edition of the International Wildland Urban Interface Code. The motion passed by unanimous vote.

5.3 DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2025-12-01 ADOPTING THE MSD PRIVACY POLICY

Rori Andreason said in 2025 the Legislature adopted more enhanced requirements regarding the Government Data Privacy Program. One of the requirements is to adopt a Privacy Policy. Since White City contracts with the Greater Salt Lake Municipal Services District who collects all data for city services, the MSD Privacy Policy is the document proposed for adoption by the Council to complete this requirement of the state.

Council Member Shelton, seconded by Council Member Cardenaz, motioned to adopt Resolution No. 2025-12-01 adopting the MSD Privacy Policy. The motion passed by unanimous vote.

6. DISCUSSION ITEM

6.1 DISCUSS MSD PAYROLL SCHEDULE

Daniel Hoffman discussed the payroll process through the MSD. He said the Mayor and Council are paid monthly. Right now, the pay schedule is to be paid at the end of each month with the pay date the first day of the following month. He said he usually runs payroll on the 24th or 25th of each month to make sure it hits by the first of the month. He said he reviewed prior payrolls and made sure all individuals had been paid in full. He confirmed that payroll will be paid at the end of the month.

7. COUNCIL REPORTS

7.1 GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT/COUNCIL OF GOVERNMENTS

Mayor Flint said there was no MSD meeting held prior to the White City meeting, so she had nothing to report.

7.2 UNIFIED FIRE AUTHORITY/UNIFIED FIRE SERVICE AREA

Council Member Huish said he met with UFA CFO Tony Hill to discuss and understand the Sandy Contract better, which covers White City. How the dollar amount is determined, the impact with the required annexation of pockets within Sandy and other cities and what that means for the Sandy contract. So, his understanding is as Sandy is forced to annex all these areas, the Sandy contract becomes smaller. So, the costs for this area will continue to shrink until the only piece of the Sandy contract will be White City itself. He said it was very beneficial to receive this information.

Council Member Huish said as part of the UFSA meeting, Eagle Mountain came to UFSA asking for an interlocal agreement as a pass through for tax dollars. Apparently, Meta (Facebook, Instagram) is wanting to build another data center in Eagle Mountain on over hundreds of acres of property. They would like the majority of all the property tax revenue given back to them as part of this development. He said he was opposed to this, but the Board did adopt the interlocal agreement. He said the property is currently making \$24 in property taxes and with the development will be generating millions of dollars in property taxes. He said the vote passed 5 to 3 in favor. He said he was one of the three opposed. He did not think the Board had the time necessary to understand the implications, but they are now in a 40-year interlocal agreement.

7.3 MOSQUITO ABATEMENT/SALT LAKE COUNTY ANIMAL CONTROL

Council Member Price said she had nothing for the Mosquito Abatement since there has not been a meeting prior to the White City meeting. She said with Animal Control, they are reminding people that January is a good time to vaccinate your animals, make sure the microchip is up-to-date and has the correct information, and make sure your pet is licensed according to the state law. She said they are working with the Sheriff's office and the County jail to relaunch the participation in the SHED program. This program works with prisoners to offer services that assist the shelter and enriches the prisoners. She said it's a good opportunity for the prisoners to get some education and assist them in getting work once they are released. They also have two legislative bills they are working on for the 2026 Legislature. The first one is to get the Animal Control Officers to be listed as first responders because in a disaster, a lot of pets get neglected. The other bill is to get the courts to rule more quickly on the disposition of animals that are caught up in litigation. She said they've had situations where the animal is held at the shelter for over three years waiting for the judge to rule on something.

7.4 UNIFIED POLICE DEPARTMENT/SLVLESA

Council Member Cardenaz said the SLVLESA meeting was a heated meeting to determine what the budget should be. He said the decision was made to go with the cheaper budget option for the tentative budget that will go to a public hearing on December 18th to adopt the final budget.

7.5 WASATCH FRONT WASTE AND RECYCLING DISTRICT

Council Member Shelton said the Wasatch Front Waste and Recycling District held their budget hearing. He said there was discussion regarding fees and there will be no fee increase this year and no discussion about an increase for next year, but they are looking at

trying to schedule a regular smaller increase each year, so they don't have big increases. He said they are looking at trying to reclaim some of their operating expenses including fees on transactions for payments depending on the source the payment is made through. They are doing everything possible to keep costs low. He discussed the use of trailers for city cleanups. He said they have a new board member from West Jordan.

8. CLOSED SESSIONS IF NEEDED AS ALLOWED UNDER UTAH CODE ANN. §52-4-205

No closed session was needed.

9. ADJOURN

Council Member Cardenaz, seconded by Council Member Shelton, motioned to adjourn. The motion passed unanimously.

Mayor Flint declared the meeting adjourned at 7:16 p.m.

Rori L. Andreason, City Recorder

Approved this 8th day of January 2026.

WHITE CITY, UTAH

RESOLUTION NO.: 2026-01-01

**A RESOLUTION APPOINTING _____ AS THE
MAYOR PRO-TEMPORE FOR WHITE CITY**

WHEREAS, White City is a Municipality pursuant to Utah Code §§ 10-2a-201 *et seq.*; and

WHEREAS, the Mayor Pro Tempore serves an essential role in assisting the Mayor and presiding over meetings of the governing body in the Mayor's absence; and

WHEREAS, the governing body of White City is authorized to appoint a Mayor Pro Tempore in accordance with applicable state law and municipal procedures; and

WHEREAS, the White City Council finds it to be in the best interest of White City to appoint a qualified member to serve as Mayor Pro Tempore to ensure continuity of leadership and governance,

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, UTAH:

Section 1. The White City Council hereby formally appoints _____ to serve as White City's Mayor Pro Tempore.

Section 2. This resolution shall take effect immediately.

APPROVED AND ADOPTED this 8th day of January 2026.

BY:

ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON, MMC
WHITE CITY ADMINISTRATOR/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
WHITE CITY ATTORNEY

VOTE BY COUNCIL: AYE NAY

MAYOR ALLAN PERRY	_____	_____
GREG SHELTON	_____	_____
TYLER HUISH	_____	_____
LINDA PRICE	_____	_____
NEIL MAHONEY	_____	_____

WHITE CITY, UTAH

RESOLUTION NO. 2026-01-02

**A RESOLUTION APPOINTING MAYOR ALLAN PERRY AS WHITE CITY'S
REPRESENTATIVE TO THE GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT
BOARD OF TRUSTEES AND _____ AS THE ALTERATE
REPRESENTATIVE**

WHEREAS, White City (hereafter "White City") is a member entity of the Greater Salt Lake Municipal Services District (the "MSD"); and

WHEREAS, during the 2025 legislative session, the Utah Legislature passed S.B. 314, which authorizes the appointment of an alternate member of the municipal services district board of trustees to serve in the place of the regular board member during any period of time the regular board member is unable to attend, effective May 7, 2025; and

WHEREAS, now that White City is a city, Section 17B-2a-1106 (2)(b) of the Utah Code requires the White City Council (the "Council") to appoint a representative to the MSD Board of Trustees; and

WHEREAS, in accordance with Section 17B-2a-1106(2)(c) the White City Council (the "Council") is authorized to appoint an alternate member to the MSD Board of Trustees to act in the absence of the regularly appointed MSD Board Member; and

WHEREAS, the Council desires to appoint Mayor Allan Perry to serve as White City's representative to the MSD Board of Trustees and _____ as the Alternate MSD Board Member.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY COUNCIL EFFECTIVE IMMEDIATELY, that the Council appoints Mayor Allan Perry as White City's representative on the MSD Board of Trustees and appoints _____ as the Alternate MSD Board Member.

ADOPTED AND APPROVED at a duly called meeting of the White City Council on this 8th day of January 2026.

By: _____
Allan Perry, Mayor

ATTEST:

Approved as to form:

Rori L. Andreason
White City Administrator/Recorder

City Attorney

VOTING:	Aye	Nay
Mayor Perry	____	____
Council Member Shelton	____	____
Council Member Price	____	____
Council Member Mahoney	____	____
Council Member Huish	____	____

WHITE CITY, UTAH
RESOLUTION NO.: 2026-01-03

**A RESOLUTION OF THE WHITE CITY COUNCIL APPOINTING
TO SERVE AS WHITE CITY'S MEMBER AND
AS THE ALTERNATE ON THE BOARD OF TRUSTEES OF
THE UNIFIED FIRE AUTHORITY AND UNIFIED FIRE SERVICE AREA**

WHEREAS, the White City Metro Township ("White City") is a Municipality pursuant to Utah Code §§ 10-2a-401 *et seq.*; and

WHEREAS, White City is part of the Unified Fire Service Area ("UFSA"), a local district, and the Unified Fire Authority ("UFA"), an interlocal entity consisting of various municipalities and Salt Lake County; and

WHEREAS, White City has the right and legal responsibility to appoint a member and alternate member of the Board of Trustees for UFSA and to the governing body of UFA; and

WHEREAS, the White City Council, the legislative body of White City elected by the voters of White City, has determined it is in the best interest of White City to appoint _____ as White City's member and _____ as the alternate member of the Board of Trustees of Unified Fire Service Area and the governing body of Unified Fire Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, UTAH:

Section 1. The White City Council hereby formally appoints _____ to serve as White City's member and _____ as the alternate member of the Board of Trustees of Unified Fire Service Area and the governing body of Unified Fire Authority for a four-year term ending December 31, 2029.

Section 2. Staff is hereby directed to provide a copy of this Resolution to the Board of Trustees of Unified Fire Service Area and the governing body of Unified Fire Authority.

APPROVED AND ADOPTED this 8th day of January 2026.

BY:

ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON, MMC
WHITE CITY ADMINISTRATOR/RECORDER

VOTE BY COUNCIL:	AYE	NAY
MAYOR ALLAN PERRY	_____	_____
GREG SHELTON	_____	_____
TYLER HUISH	_____	_____
LINDA PRICE	_____	_____
NEIL MAHONEY	_____	_____

APPROVED AS TO FORM:

PAUL H. ASHTON
WHITE CITY ATTORNEY

WHITE CITY, UTAH
RESOLUTION NO.: 2026-01-04

**A RESOLUTION APPOINTING _____ TO
SERVE AS WHITE CITY'S MEMBER ON THE BOARD OF
TRUSTEES OF THE WASATCH FRONT WASTE AND
RECYCLING DISTRICT**

WHEREAS, White City is a Municipality pursuant to Utah Code §§ 10-2a-201 *et seq*; and

WHEREAS, White City is part of the Wasatch Front Waste and Recycling District (WFWRD"), a local district, consisting of various municipalities and Salt Lake County, and

WHEREAS, White City has the right and legal responsibility to appoint a member of the Board of Trustees for WFWRD; and

WHEREAS, the White City Council, the legislative body of White City elected by the voters of White City, has determined it is in the best interest of White City to appoint _____ as White City's member of the Board of Trustees of WFWRD.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, UTAH:

Section 1. The White City Council hereby formally appoints _____ to serve as White City's member of the Board of Trustees of the Wasatch Front Waste and Recycling District for a four-year term ending December 31, 2029.

Section 2. Staff is hereby directed to provide a copy of this Resolution to the Wasatch Front Waste and Recycling District to inform it of the appointment.

APPROVED AND ADOPTED this 8th day of January 2026.

BY:

ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON, MMC
WHITE CITY ADMINISTRATOR/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
WHITE CITY ATTORNEY

VOTE BY COUNCIL: AYE NAY

MAYOR ALLAN PERRY	_____	_____
GREG SHELTON	_____	_____
TYLER HUISH	_____	_____
LINDA PRICE	_____	_____
NEIL MAHONEY	_____	_____

WHITE CITY, UTAH
RESOLUTION NO.: 2026-01-05

**A RESOLUTION APPOINTING _____ TO
SERVE AS WHITE CITY'S MEMBER ON THE BOARD OF
TRUSTEES OF THE SOUTH SALT LAKE VALLEY
MOSQUITO ABATEMENT DISTRICT**

WHEREAS, White City is a Municipality pursuant to Utah Code §§ 10-2a-201 *et seq*; and

WHEREAS, White City is part of the South Salt Lake Valley Mosquito Abatement District, a local district, consisting of various municipalities and Salt Lake County, and

WHEREAS, White City has the right and legal responsibility to appoint a member of the Board of Trustees for the South Salt Lake Valley Mosquito Abatement District; and

WHEREAS, the White City Council, the legislative body of White City elected by the voters of White City, has determined it is in the best interest of White City to appoint _____ as White City's member of the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, UTAH:

Section 1. The White City Council hereby formally appoints _____ to serve as White City's member of the Board of Trustees of the South Salt Lake Valley Mosquito Abatement District for a four-year term ending December 31, 2029.

Section 2. Staff is hereby directed to provide a copy of this Resolution to the South Salt Lake Valley Mosquito Abatement District to inform it of the appointment.

APPROVED AND ADOPTED this 8th day of January 2026.

BY:

ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON, MMC
WHITE CITY ADMINISTRATOR/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
WHITE CITY ATTORNEY

VOTE BY COUNCIL: AYE NAY

MAYOR ALLAN PERRY	_____
GREG SHELTON	_____
TYLER HUISH	_____
LINDA PRICE	_____
NEIL MAHONEY	_____

WHITE CITY, UTAH
RESOLUTION NO.: 2026-01-06

**A RESOLUTION APPOINTING _____ TO
SERVE AS WHITE CITY'S REPRESENTATIVE ON THE
BOARD OF TRUSTEES OF THE SALT LAKE COUNTY
ANIMAL CONTROL SERVICES ADVISORY BOARD**

WHEREAS, White City is a Municipality pursuant to Utah Code §§ 10-2a-201 *et seq*; and

WHEREAS, White City is part of the Salt Lake County Animal Control Services (“SLCO Animal Services”), consisting of various municipalities and Salt Lake County; and

WHEREAS, SLCO Animal Services has asked White City to assign a representative to its Advisory Board and _____ has agreed to act as that representative; and

WHEREAS, the White City Council, the legislative body of White City elected by the voters of White City, has determined it is in the best interest of White City to appoint _____ as White City's member of the SLCO Animal Control Services Advisory Board.

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, UTAH:

Section 1. The White City Council hereby formally appoints _____ to serve as White City's representative on the Salt Lake County Animal Control Services Advisory Board for a four-year term ending December 31, 2029.

Section 2. Staff is hereby directed to provide a copy of this Resolution to the SLCO Animal Services Advisory Board to inform it of the appointment.

APPROVED AND ADOPTED this 8th day of January 2026.

BY:

ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON, MMC
WHITE CITY ADMINISTRATOR/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON
WHITE CITY ATTORNEY

VOTE BY COUNCIL: AYE NAY

MAYOR ALLAN PERRY	_____	_____
GREG SHELTON	_____	_____
TYLER HUISH	_____	_____
LINDA PRICE	_____	_____
NEIL MAHONEY	_____	_____

WHITE CITY, UTAH

RESOLUTION NO: 2026-01-07

**A RESOLUTION OF THE WHITE CITY COUNCIL APPOINTING

AS THE WHITE CITY'S MEMBER OF THE BOARDS OF
TRUSTEES OF THE UNIFIED POLICE DEPARTMENT AND SALT LAKE VALLEY
LAW ENFORCEMENT SERVICE AREA**

WHEREAS, the White City Metro Township (“White City”) is a municipality pursuant to Utah Code Section 10-2a-401 *et seq.*; and

WHEREAS, White City is part of the Salt Lake Valley Law Enforcement Services Area (“SLVLESA”), a local district, and Unified Police Department (“UPD”), an interlocal entity consisting of a various municipalities and Salt Lake County; and

WHEREAS, White City has the right and legal responsibility to appoint a member of the Board of Trustees for SLVLES and to the governing body of UPD; and

WHEREAS, the White City Council has determined it is in the best interest of White City to appoint Phillip Cardenaz, as White City's member of the Board of Trustees of SLVLESA and the governing body of UPD,

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY, UTAH:

Section 1. The White City Council hereby formally appoints _____ to serve as White City's member of the Board of Trustees of the Salt Lake Valley Law Enforcement Service Area and governing body of the Unified Police Department for a four-year term ending December 31, 2029.

Section 2. Staff is hereby directed to provide a copy of this Resolution to the Salt Lake Valley Law Enforcement Service Area and Unified Police Department to inform them of the appointment to inform them of the appointment.

APPROVED AND ADOPTED this 8th day of January 2026.

BY:

ALLAN PERRY, MAYOR

ATTEST

RORI L. ANDREASON
WHITE CITY ADMINISTRATOR/RECORDER

VOTE BY COUNCIL:	AYE	NAY
MAYOR ALLAN PERRY	_____	_____
GREG SHELTON	_____	_____
TYLER HUISH	_____	_____
LINDA PRICE	_____	_____
NEIL MAHONEY	_____	_____

APPROVED AS TO FORM:

PAUL H. ASHTON
WHITE CITY ATTORNEY

White City, Utah

RESOLUTION NO.: 2025-02-04

A RESOLUTION OF THE WHITE CITY COUNCIL APPROVING A CONTRACT BETWEEN WHITE CITY AND ASHTREE LEGAL SERVICES, LC d/b/a PAUL ASHTON ESQ. FOR LEGAL SERVICES

WHEREAS, White City is a municipality in accordance with Utah Code §§ 10-1-201.5; and

WHEREAS, the White City Council desires to enter into a contract with Ashtree Legal Services, LC d/b/a Paul Ashton Esq. for Legal services; and

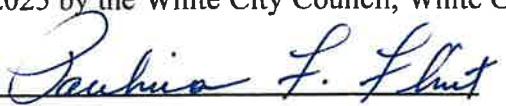
WHEREAS, the attached agreement was negotiated between Ashtree Legal Services, LC and White City to fulfill White City's needs for Legal services;

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY COUNCIL as follows:

SECTION 1. The White City Council hereby approves the attached contract for Legal services from Ashtree Legal Services, LC d/b/a Paul Ashton Esq. marked as Attachment "A" to this resolution, for the benefit of White City, and authorizes the Mayor to sign the same.

SECTION 2. This Resolution shall take effect immediately upon its passage, unless an earlier effective date is set forth in the contract, in which case the earlier date will apply.

APPROVED AND ADOPTED this 6th day of February, 2025 by the White City Council, White City, Utah.

BY 
PAULINA F. FLINT, MAYOR

ATTEST



DIANA BAUN
CLERK/RECORDER

APPROVED AS TO FORM:


PAUL H. ASHTON
ATTORNEY

VOTE BY COUNCIL:
MAYOR PAULINA FLINT
PHILLIP CARDENAZ
GREG SHELTON
TYLER HUISH
LINDA PRICE

	AYE	NAY
MAYOR PAULINA FLINT	✓	_____
PHILLIP CARDENAZ	✓	_____
GREG SHELTON	✓	_____
TYLER HUISH	✓	_____
LINDA PRICE	✓	_____

ATTACHMENT "A"

ASHTREE LEGAL SERVICES LC
ATTORNEYS AND COUNSELORS AT LAW
A Limited Liability Company

1237 E Lorraine Drive
Salt Lake City, Utah 84106
Direct Line (801) 558-8043
e-mail phashton@xmission.com

Paul H. Ashton, Esq.

February 1, 2025

Via e-mail: pbflint@yahoo.com
Original via Hand-Delivery

White City
Attn: Mayor Paulina Flint
10467 Carnation Drive
Sandy, UT 84094

Re: Professional Legal Services and Fee Agreement

Dear Mayor and White City Council:

This letter will confirm the continuing relationship between White City, a Utah municipality, (the "City") and Ashtree Legal Services P.C (the "Firm") with regard to legal services provided to the City including, but not limited to lobbying services before the Utah State Legislature and other governmental entities. In that regard, the Firm, through Paul H Ashton a licensed member of the Utah State Bar, has acted as "City Attorney" for White City since its initial creation as a metro township in 2017 and fulfilled the legal responsibilities arising from that position. With the conversion of metro township into a City under H.B 35 in 2024, it is now appropriate to update the Professional Legal Services and Fee Agreement entered into in 2017.

I am pleased the City has requested the Firm to continue to provide legal services to White City. Those services will include continuing to act as "City Attorney" for the City. Further, I will be available on a daily basis to respond to legal questions from the Mayor or City Administrator. Members of the City Council may also me with regard to legal issues dealing with the City and their responsibilities as members of the City Council and committees thereof. (The Mayor, City Council, Administrator and Financial Officer are considered to be part of the "control group" whose communications are subject to attorney-client privilege.) In addition, I will be available to coordinate legal efforts on part of the City rendered by land use attorneys retained by the Greater Salt Lake Municipal Services District (the "MSD") or other attorneys retained by the City to deal with claims, lawsuits or other matters. I will attend meetings pertinent to the City including, but not limited to City Council meetings and, as required, meetings of special districts that provide services to the City such as UPD and SLVLESA. As instructed by the Mayor I will also work and coordinate efforts for the benefit of the City by the MSD. (Upper management of the MSD, acting as agents for the City shall also be deemed to be part of the "control group" for purposes of attorney-client communications.) Finally, I will continue to provide lobbying services on behalf of the City before the Utah State Legislature and other government entities.

The foregoing services, commencing February 1, 2025, will be provided on a fixed-fee basis of \$6,000.00 per month, plus non- incidental costs that may be incurred by the firm for the direct benefit of the City. (The firm will pay for all incidental costs such as copying, local travel, computer, phone etc.) This amount will be paid monthly and the Firm will invoice the City at the beginning of the month following rendition of services. For example, in February 2025, the Firm will invoice for January 2025 work, and so forth. Additional legal work beyond that set forth in the preceding paragraphs, such as legal representation in litigation, shall be billed at a discounted rate of \$200.00 per billable hour. The Firm will receive approval from the Mayor before undertaking any services subject to the hourly rate.

The Firm and City agree that this Agreement does not establish an employment relationship by and between the City and the Firm or its employees such as myself. The Firm and its employees are independent contractors. The Agreement does not create any third-party relationship with another entity. The Firm is solely responsible to pay all taxes and provide any benefits, if any, to its employee(s), including myself, and nothing contained herein shall be construed or used to restrict me from receiving benefits that might arise from other employment or business relationship with entities other than the City or Firm, including, but not limited to, retirement benefits. Without limiting the foregoing, the Firm and/or myself may be retained by other clients and perform work for other governmental entities. The Firm does not see any direct conflict in its representation of these entities, but if any conflict should arise in the future, the scope and nature of such conflict shall be communicated to the City to determine if the conflict can be waived. If a waiver cannot be obtained the Firm retains the right to determine which client's interests it will continue to represent.

The Firm agrees to abide by all applicable federal, state and local laws in the conduct of its business and the performance of services required by the this Contract. The Firm further states that it will continue to comply with all requirements of Utah State Bar Rules of Professional Conduct and other applicable rules and statutes with regard ethics and confidentiality. The City will maintain all documents subject to the Utah Government Records Access Management Act, Utah Code Ann. §§ 630-2-101 *et seq.* The City, and those in the control group, as noted above, will maintain attorney-client communications to ensure attorney-client privilege is not waived.

Payment of money owed to the firm will be on a monthly basis, payable on or before thirty days from the date of invoice/ billing. If the City asks that the Firm retain individuals other than myself, those individuals will be billed out to the City for an agreed upon amount in minimum increments of one-tenth of an hour. In addition, the Township agrees to pay all fees, non- incidental costs and other out of pocket expenditures incurred by the firm in connection with City matters.

Amounts unpaid for legal services and costs for more than 30 days are subject to a service charge of 1½ %, compounded monthly, which the City agrees to pay. Further, failure to pay outstanding invoices within thirty days may, at the sole discretion of the Firm, result in the cessation of all work on the City's behalf by the Firm. The City hereby agrees that if it becomes necessary to take action to collect the account, either with or without suit, the City will pay all fees and costs incurred in such collection efforts including, a reasonable attorneys fees. Any questions about the billing should be promptly directed to my attention. Failure to bring any questions about the billing to the Firm's or my attention within thirty days of your receipt of the same shall be interpreted as agreement to the billing and a waiver of any claims arising therefrom.

Please note that the City's responsibility for the fees and costs incurred do not depend upon the outcome of any particular matter and the Firm cannot and does not guarantee any particular outcome. Disputes with regard to fees and costs shall, at the sole discretion of the firm, be referred to arbitration under the rules of the Utah Bar Association.

By signing below, the City agrees to the terms set forth herein and this letter shall constitute a binding contract. The Contract shall continue in full force and effect unless and until either party gives sixty (60) days written notice of its intent to terminate. Receipt of a termination notice by either party shall automatically terminate this Contract upon the expiration of the applicable notice period, unless both parties agree to reinstate the Contract.

Thank you for the opportunity to be of service to White City.

Very Truly Yours,
Ashtree Legal Services PC


by: Paul H. Ashton

ACCEPTANCE, ACKNOWLEDGMENT AND AGREEMENT OF CLIENT:

The services described in the above letter are in accordance with our request. I am the Mayor of White City. I have been authorized to sign this agreement by the White City Council. I have read the entire agreement and understand its terms. The nature and scope of the services, charges and terms described in the letter are acceptable to the City and are hereby agreed to.

White City

Date: 02-01-2025

by 
Paulina Flint, Mayor

White City, Utah

RESOLUTION NO.: 2025-02-05

A RESOLUTION OF THE WHITE CITY COUNCIL APPROVING A CONTRACT BETWEEN WHITE CITY AND DS ACCOUNTING SERVICES, LLC (DAVE SANDERSON) FOR FINANCIAL SERVICES

WHEREAS, White City is a municipality in accordance with Utah Code §§ 10-1-201.5 ; and

WHEREAS, the White City Council desires to enter into a contract with DS Accounting Services, LLC (Dave Sanderson) for Financial services; and

WHEREAS, the attached agreement was negotiated between DS Accounting Services, LLC and White City to fulfill White City's needs for Financial services;

NOW, THEREFORE, BE IT RESOLVED BY THE WHITE CITY COUNCIL as follows:

SECTION 1. The White City Council hereby approves the attached contract for Financial services from DS Accounting Services, LLC (Dave Sanderson) marked as Attachment "A" to this resolution, for the benefit of White City, and authorizes the Mayor to sign the same.

SECTION 2. This Resolution shall take effect immediately upon its passage unless an earlier effective date is set forth in the contract, in which case the earlier date will apply.

APPROVED AND ADOPTED this 6th day of February, 2025 by the White City Council, White City, Utah.

BY Paulina F. Flint
PAULINA F. FLINT, MAYOR

ATTEST

DIANA BAUN

DIANA BAUN
CLERK/RECORDER

APPROVED AS TO FORM:

PAUL H. ASHTON

PAUL H. ASHTON
ATTORNEY

VOTE BY COUNCIL:	AYE	NAY
MAYOR PAULINA FLINT	✓	_____
PHILLIP CARDENAZ	✓	_____
GREG SHELTON	✓	_____
TYLER HUISH	✓	_____
LINDA PRICE	✓	_____

ATTACHMENT "A"

CONTRACT

WITNESS THIS CONTRACT (hereinafter called Contract) made the 10th day of February, 2025 by and between DS Accounting Services LLC, the (“Contractor”) and White City, the (“WCC”):

I. PURPOSE

The Contractor shall provide accounting, and any other related services to the WCC according to directions or projects made by the Mayor and City Council. The Contractor retains the right to perform services required by the specifications by any reasonable means and in any reasonable manner it sees fit.

SPECIFIC SERVICES

Daily – Provide assistance on texts, emails and telephone conversations on financial items.

Monthly – Monthly financial reports analyzing current amounts against budgeted amounts. Attend monthly meetings to discuss the financial report along with a financial analysis of items that are pertinent. Attending public hearings on budgets and associated topics

Yearly – Prepare the annual Administrative budget for WCC. Annual review of MSD budget and financial statements and provide advice to WCC on them.

II. TERM

The term of the Contract shall commence February 1, 2025 and continue until either party decides to terminate contract. Said Contract shall continue in full force and effect unless and until either party gives sixty (60) days written notice of its intent to terminate. Receipt of a termination notice by either party shall automatically terminate this Contract upon the expiration of the applicable notice period, unless both parties agree to reinstate this Contract. Access to the WCC office will be provided.

III. COMPENSATION

The WCC agrees to pay the Contractor \$1250.00 per month and reimburse for miscellaneous out-of-pocket expenses such as postage and travel expenses. Any work performed beyond the “SPECIFIC SERVICES” detailed above will be billed in quarter hour increments at a \$100.00 hourly rate.

This amount is to be paid monthly and the Contractor will invoice the WCC at the end of each month and the terms of the payment will be net 15. Any delinquent amounts will be assessed 1 ½% interest per month.

IV. TAXES

The Contractor shall be deemed an independent contractor and the contractor is responsible of any applicable taxes or insurance.

V. CONFORMANCE WITH LEGAL OBLIGATIONS

The Contractor agrees to abide by all applicable federal, state and local laws in the conduct of its business and the performance of services required by the specifications attached hereto and made part of this Contract.

VI. APPLICABLE LAW

This Contract shall be governed by the laws of the State of Utah.

VII. BINDING

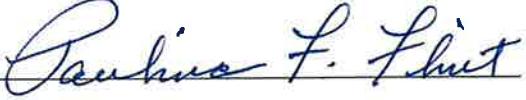
This Contract shall insure to and bind all parties, their successors, assigns, agents or representatives.

VIII. ENTIRE AGREEMENT

This Contract contains the entire agreement between the parties. All prior negotiations between the parties are merged in this Contract, and there are no understandings or agreements other than those incorporated or referred to herein. This Contract may not be modified except in writing and signed by both parties. This Contract supersedes any prior Contracts.

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the day and year first above written.

THE WCC,

By  Date 2/10/25

The Contractor, DS Accounting Services LLC

By  Date 2/1/25

understand its terms. The nature and scope of the services, charges and terms described in the letter are acceptable to the City and are hereby agreed to.

White City

Date: 2/6/2025

by Paulina F. Flint
Paulina Flint, Mayor

Chad Anderson

Sun, Dec 21, 2025,
12:40 PM (13 days ago)

to me

Below are some potential future projects that I'm already aware of. We also have a few funded projects already.

Project Name	Project Type	Lat/Long Coord	Description
Violet Drive and Larkspur Drive	Drainage		Resolve drainage issue at Violet Drive and Larkspur Drive
Violet Drive and Violet Circle Drainage	Drainage		Resolve drainage issue at Violet Drive and Violet Circle Drainage
Violet Drive and Buddlea Drive	Drainage		Resolve drainage issue at Violet Drive and Buddlea Drive
Galena and Sego Lily	Roadway		Fix geometry at intersection of Galena and Sego Lily - too wide, not clear lanes.
Second Bridge across Dimple Dell	Structures		Add a second bridge across Dimple Dell at Marble Street to 10415 S
Poppy Lane	Roadway		Add sidewalk, reconstruct Poppy Lane
Opal Circle Drainage	Drainage		Repair curb, gutter along Opal Circle to fix drainage issues
Antimony Lane Sidewalk	Sidewalk		Add sidewalk to Antimony Lane - have ~30% design from Jeremy
Poppy Lane Sidewalk	Sidewalk		Add sidewalk to Poppy Lane - have ~30% design from Jeremy
Carnation Re-Pave	Roadway		Carnation - road profile issues? May have subgrade failure.

LEASE AGREEMENT

THIS LEASE AGREEMENT (the “**Lease**”) is made and entered into by and between the **WHITE CITY WATER IMPROVEMENT DISTRICT**, (“**Landlord**”), a local district and a political subdivision of the State of Utah, and the **WHITE CITY METRO TOWNSHIP**, (“**Tenant**”), a Utah municipality. Landlord and Tenant are sometimes jointly referred to as the “**Parties**” or as “**Party**” as the context may require.

WITNESSETH:

In consideration of the payments to be made, the mutual promises, covenants and conditions set forth to be kept and performed, the Parties agree as follows:

1. LEASED PREMISES: Landlord owns real property (the “**Property**”) located at 999 East Galena Drive, White City, UT 84094. During the Term of this Lease, Tenant may have use of the following portions of the Property and such portions will collectively constitute the “**Leased Premises**:” (a) reception/office lobby area; (b) the board/public meeting room; (c) upstairs front restrooms; and (d) parking lot, provided, however, that Tenant will ensure that Tenant’s use of the Leased Premises and the Property will not in any way impair or hinder Landlord’s use of the Leased Premises or the Property or the use thereof by Landlord’s agents, representatives, or customers. Tenant may only use other portions of the Leased Premises with Landlord’s prior consent and will ensure calendaring conflicts do not occur.

2. USE: The Leased Premises may be jointly used by Landlord and Tenant, with Landlord continuing to use the Lease Premises as its primary administrative and operational offices and Tenant using the Leased Premises for meeting purposes. In case of a state declared emergency and mutual consent of the Parties, the Property may be used by both Parties as an Emergency Operation Center (“**EOC**”).

a. Landlord's Use: Landlord uses the Property, including Leased Premises, as its administrative and operations offices for the provision of water service for residents of the White City Metro Township, Sandy City, and some unincorporated islands of Salt Lake County. Landlord's normal office hours, which may be changed from time to time at Landlord's sole discretion, are Monday through Friday from 8:00 a.m. to 5:00 p.m. When needed, Landlord's office personnel may extend those normal office hours to meet their workload.

b. Tenant's Use. Tenant will use the Leased Premises for meetings of its Metro Township Council, including public hearings and meetings where the public is invited to attend. Tenant may not use the Leased Premises for office space or for administrative purposes of the Tenant, and will not represent to the public that the Leased Space is owned or controlled by Tenant, it being understood and agreed that Landlord and Tenant do not want to confuse the public into a false belief that either Landlord or Tenant are dependent and/or a part of each other. Tenant will normally hold one public meeting on the first Thursday of each month in the evening hours after close of business for Landlord. To the extent not in conflict with Landlord's use of the Leased Premises for its own public hearings and meetings, Tenant may schedule additional public hearings and other meetings, using the Leased Premises, with advance notice to the Landlord.

c. Reasonable Cooperation. Each Party will take reasonable steps to avoid conflicts and/or safety issues between its use of the Leased Premises and the use of the Leased Premises by the public and by the other Party, and will take reasonable steps to avoid disrupting or impairing the other Party's use of the Leased Premises. The Parties will cooperate with each other in good faith in their respective use of the Leased Premises. In

the event a conflict arises in the joint use of the Lease Premises and a reasonable compromise cannot be worked out, Landlord's use of the Lease Premises will be given priority over Tenant's use of the Leased Premises.

3. TERM: This Lease will be effective upon the date of execution by both Parties ("Commencement Date"), and the initial term of the Lease will begin on the Commencement Date and expire at midnight on June 30, 2022. This Lease will automatically renew for additional one-year terms, unless either Party gives the other Party 60 days' written notice prior to the expiration of any given term (the **Expiration Date**) of that Party's intent to either renegotiate the terms of this Lease or not renew the Lease.

4. CONSIDERATION: During the term of this Lease, and any renewal thereof, as consideration for the use of the Leased Premises, Tenant will pay Landlord \$1,200 per term, based on a rate of \$100.00 per meeting, payable on the date of execution of this Lease and upon the first day of any subsequent term of the Lease. Any meetings in excess of 12 per term will be paid for within thirty days of the meeting at the rate of \$100.00 per meeting.

5. IMPROVEMENTS: Tenant will not make any alterations, additions, or improvements to the Leased Premises without Landlord's prior written consent. Tenant will not cause any mechanics liens or claims to be filed against the Leased Premises. All improvements to the Premises, whether by Landlord or Tenant, (with the exception of electronic equipment that may be installed by the Tenant for Tenant's operation, which will remain the property of the Tenant) will become the property of Landlord at the expiration or termination of the Lease.

6. SURRENDER: Upon the expiration of the term of this Lease or any renewal(s), or upon termination as provided for in paragraph 18, Tenant will yield and deliver up the Leased Premises to Landlord in as good order and condition as when the same were entered upon by

Tenant, with exception for reasonable use and wear, and damage by fire and casualty not the fault of Tenant for which insurance is not provided.

7. MAINTENANCE & DAMAGES: Landlord will be responsible for maintaining the Property and the Leased Premises, provided that Tenant will be responsible for any documented costs that Landlord may incur when repairing damage to the Property caused by Tenant's negligence, Tenant's misuse of the Premises, or damages caused by Tenant's invitees, including the general public allowed into the Leased Premises as a result of Tenant's public hearings and/or meetings. Tenant shall be responsible to maintain order and peace in the Leased Premises during its public hearings and/or meetings. Tenant shall keep the Leased Premises as clean and orderly as they are when Tenant's personnel arrive each day.

8. UTILITIES AND TAXES: Landlord will be responsible for payment of all existing utilities and taxes and Tenant will be responsible for payment of any additional services, *e.g.*, communications, additional telephone lines, etc., that Tenant requests to be provided to the Leased Premises.

9. LANDLORD REPRESENTATION: Landlord hereby warrants that it is the fee simple owner with the legal right to lease said Leased Premises. Landlord and Tenant agree to comply with all codes, local ordinances and state statutes applicable to the use or ownership (as applicable) and operation of the Leased Premises at their sole expense.

10. DEFAULT:

a. Landlord's Default: If Landlord fails to provide any services, maintenance, or repairs required under this Lease and does not correct the failure for twenty (20) days after the date Tenant provides written notice to Landlord of Landlord's

failure, Tenant will have the right to secure the necessary services, maintenance, or repairs needed to address Landlord's failure, and to charge the cost(s) to Landlord.

b. **Tenant's Default:** Tenant will be in default if: (1) Tenant fails to provide the agreed consideration to Landlord or otherwise comply with any other term, covenant, or condition of this Lease; and (2) Tenant fails to remedy the failure within twenty (20) days of the date Landlord provides Tenant written notice Tenant's failure. If Tenant defaults, Landlord will have all rights or remedies as may be provided at law, in equity or otherwise, including termination of this Lease without penalty.

11. ASSIGNMENT OR SUBLET: Tenant may not sublet the Leased Premises or any part thereof or assign this Lease without the prior written consent of Landlord.

12. ATTORNEYMENT: If Landlord's interest in the Property or the Leased Premises is transferred in any manner, and this Lease is not terminated pursuant to paragraph 18 in connection therewith, Tenant will recognize such transferee or successor as the new Landlord under this Lease and this Lease will continue unaffected by said transfer. In the event of such a transfer by Landlord, Landlord will be, upon completion of the transfer, released of any further obligations under this Lease.

13. QUIET ENJOYMENT: Landlord covenants with Tenant that upon fully complying with and properly performing all of the terms, conditions and covenants of this Lease to be performed by Tenant, Tenant will have and quietly enjoy the Leased Premises on a joint use basis for the term set forth and any extensions beyond the Initial Term. This right of quiet enjoyment does not preclude Landlord's use of the Leased Premises under the terms of this Lease.

14. INSURANCE AND INDEMNITY:

a. Landlord Responsibilities: Landlord agrees to obtain, keep, and maintain with insurance carriers of known responsibility, licensed to do business in the state of Utah, fire and extended coverage insurance in an amount equal to the value of the Property and all leasehold improvements therein which will become the Property upon expiration or termination of the Lease. The policy or policies, if applicable, will not be cancelable or subject to reduction of coverage or other modification by Landlord except after thirty (30) days prior written notice to Tenant by the insurer. Landlord will procure and maintain in full force and effect during the term hereof, comprehensive general liability insurance having combined single limit bodily injury and property damage coverage of not less than \$1 million, insuring Landlord against any liability arising out of ownership, use, or occupancy of the Leased Premises.

b. Tenant Responsibilities: Tenant agrees to maintain at its own expense such fire and casualty insurance coverage as Tenant may desire or require with respect to Tenant's personal property, equipment, furniture, fixtures, and inventory and Landlord will have no obligation with respect to such insurance or losses. Any and all property kept or stored on the Leased Premises by Tenant or with Tenant's permission will be done so at Tenant's sole risk, and will indemnify Landlord against and hold it harmless from any claims arising out of loss or damage to the same, unless such loss or damage is to any intentional or negligent act or omission to act of Landlord. Tenant will procure and maintain in full force and effect during the term hereof, comprehensive general liability insurance having combined single limit bodily injury and property damage coverage of

not less than \$1 million, insuring Landlord against any liability arising out of Tenant's use, or occupancy of the Leased Premises, including but not limited to its obligations under paragraph 7 of this Lease Agreement.

c. Mutual Release. Landlord and Tenant hereby release each other from responsibility for loss or damage occurring on or to the Leased Premises or the Property or to the contents thereof, caused by fire or other hazards ordinarily covered by fire and extended coverage insurance policies and each waives all rights of recovery against the other for such loss or damage. Willful misconduct lawfully attributable to either Party, whether in whole or in part a contributing cause of the casualty giving rise to the loss or damage, will not be excused under the foregoing release and waiver.

15. GOVERNMENTAL IMMUNITY: Tenant and Landlord are both governmental entities subject to the Utah Governmental Immunity Act, Utah Code Ann. §§ 63G-7-101, *et seq* (the "Act"). Consistent with the terms of the Act, it is mutually agreed that Landlord and Tenant are responsible and liable for their own wrongful or negligent acts committed by their agents, officials or employees. Landlord and Tenant do not waive any rights, defenses or limitations available under the Act.

16. INDEMNIFICATION:

a. Tenant's Duty. To the extent of the limits of liability under Utah Code Ann. § 63G-7-604, Tenant will indemnify, defend, and save Landlord harmless from all loss, damage, liability or expense incurred by Landlord due to the intentional acts, negligent acts or omissions to act of Tenant, its officers, employees or agents arising out of Tenant's use or operation of the Leased Premises and will not permit any lien or other

claim or demand to be enforced against the Leased Premises by reason of Tenant's use of the Leased Premises.

b. Landlord's Duty. To the extent of the limits of liability under Utah Code Ann. § 63G-7-604, Landlord will indemnify, defend, and save Tenant harmless from all loss, damage, liability or expense incurred by Tenant due to the intentional acts, negligent acts or omissions to act of Landlord, its officers, employees or agents arising out of Landlord's use or ownership of the Leased Premises.

17. NO WAIVER: It is agreed that the waiving of any of the covenants of this Lease by either Party will be limited to the particular instance and will not be deemed to waive any other breaches of such covenant or any provision herein contained.

18. TERMINATION:

a. By Tenant. Tenant may terminate this Lease in advance of its expiration date in the event that Tenant is not sufficiently funded to pay the stated consideration by providing Landlord with ninety (90) days written notice prior to the desired termination date. If this Lease is terminated by Tenant under this provision, Tenant shall not be entitled to a refund of any of Lease payments already made, nor will it be excused for payment of any Lease payments then due.

b. By Landlord. Landlord may terminate this Lease in advance of its expiration date by providing Tenant with ninety (90) days written notice prior to the desired termination date in the event that Landlord in good faith, determines that it needs all of the premises to carry out Landlord's responsibilities, or believes, in good faith that the use of the Leased Premises is causing confusion to its customers about the legal relationship between Landlord and Tenant as independent government entities. If this

Lease is terminated by Landlord under this provision, Landlord shall refund Tenant for any rental payments made for any months in the current term that Tenant will not be using the Lease Premises at the monthly rate set forth in paragraph 4 above.

19. SIGNS: At such time as both Parties agree that signage is appropriate, Tenant may, at Tenant's sole cost and expense, place a sign on the Property to identify Tenant as having use of the Leased Premises. Any and all such signs must be approved in writing by Landlord prior to installation, and Tenant will remove such signs at its sole cost and expense and repair any damage caused by such removal upon the expiration or termination of this Lease. Maintenance and repair of any signage is the responsibility of Tenant. Notwithstanding these restrictions, the Parties agree the entities will share a public noticing board placed on the Property, such notices to note thereof from which entity the notice is derived.

20. AUTHORITY: Each of the Parties represents and warrants that it possesses the authority necessary to enter into this Lease. Each of the Parties represents and warrants that this Lease has been duly authorized, executed, and delivered by it, and constitutes a legal, valid, and binding obligation, enforceable in accordance with its terms.

21. AMENDMENTS: No variations, modifications, amendments, or other changes to this Lease will be binding upon the Parties unless set forth in a written document that both Parties have executed.

22. MEDIATION: In the event of a dispute between the Parties related to this Lease, the Parties will submit the matter to formal mediation before any judicial action may be initiated thereon, unless an immediate court order is needed or a statute of limitations period will run before mediation can be reasonably completed. The Parties will endeavor to reasonably agree upon a mediator and will mediate the dispute in good faith. Each Party will be responsible for its

own costs and the Parties will split the cost of the mediator equally between them.. If the Parties do not agree upon a mediator, each Party will name a mediator and those two mediators will name a third mediator. The Parties will be bound to mediate the dispute with the third mediator.

23. APPLICABLE LAW AND VENUE: In the event that any litigation may arise after the Parties have pursued mediation pursuant to Paragraph 22 above, this Lease will be construed in accordance with the laws of the State of Utah, and any actions between the Parties arising out of the relationship contemplated by this Lease will be brought in Salt Lake County, Utah.

24. AVAILABILITY OF EQUITABLE REMEDIES: Since a breach of some of the provisions of this Lease may not be adequately compensated by money damages, either Party will be entitled, in addition to any other right or remedy available, to an injunction restraining such breach or a threatened breach and to specific performance of any such provision of this Lease, and in either case no bond or other security will be required in connection therewith, and the Parties hereby consent to the issuance of such injunction and to the ordering of specific performance.

25. ATTORNEY'S FEES: In the event litigation is required to enforce any term of this Lease, the prevailing Party will be entitled to all costs and expenses, including reasonable attorneys' fees.

26. LEGAL REVIEW: The Parties represent and agree that they had full opportunity to review this Lease and that they accept the terms hereof. The rule that such an agreement is to be construed against its drafter will not be applied to this Lease. The Parties acknowledge that Tenant has retained separate independent legal counsel, separate from its normal counsel who presently also serves as General Manager/General Counsel of Landlord, for

purposes of drafting and negotiating this Lease Agreement, and both Parties acknowledge and waive any conflicts of interest, if any, of the attorneys involved.

27. COUNTERPARTS: This Lease may be executed in any number of counterparts, and all such counterparts will be deemed but one original Lease for all intents and purposes.

28. CAPTIONS: The paragraph headings or captions appearing in this Lease are for convenience only, are not a part of the Lease, and are not to be considered in interpreting this Lease.

29. SEVERABILITY: If any provision of this Lease is held to be illegal, invalid, or unenforceable, that provision will be fully severable and this Lease will be construed and enforced as if the illegal, invalid, or unenforceable provision had never been part of this Lease and the remaining provisions of this Lease will remain in full force and not be affected.

30. NO LIABILITY: The Parties are not liable for each other's expenses or liabilities except as set forth herein.

31. BINDING: The covenants and agreements contained in this Lease will apply to, inure to the benefit of, and be binding upon the Parties hereto, their heirs, distributees, executors, administrators, legal representatives, assigns and upon their respective in interest except as otherwise expressly provided in this Lease.

32. NO THIRD PARTY BENEFICIARIES: This Lease does not create, and will not be construed as creating, any rights enforceable by any person who is not a Party to this Lease or a successor or assign to a Party to this Lease.

33. PRE-AUTHORIZATION: Unless otherwise authorized by this Lease, neither Party will act, or purport to act, on behalf of the other without the express written consent of the other Party.

34. NOTICE: Any notice or demand by either Party under this Lease will be deemed properly given if such notice or demand is: (a) hand-delivered to the other Party, (b) mailed, postage prepaid, and addressed to other Party's principal office, or (c) by electronic mail. The designations of the name and the addresses to which any such notice or demand, as provided below, may be changed from time to time by any Party by giving written notice as provided herein:

If to Tenant:

White City Metro Township
Attn: Mayor Flint
10467 S Carnation Dr
White City, UT 84094
Phone: (801) 571-5257
Email: pbflint@yahoo.com

With a copy to:

Nathan S. Bracken
Smith Hartvigsen, PLLC
257 East 500 South, Suite 500
Salt Lake City, UT 84111
Email: nbracken@SHutah.law

If to Landlord:

White City Water Improvement District
Attn: Office Manager
999 E. Galena Drive
White City, UT 84094
Email: echristensen@wcwid.org

With a copy to:

Paul H Ashton
Ashtree Legal Services PC
1237 E Lorraine Drive
Salt Lake City, UT 84106
Email: phashton@xmission.com

Notice will be deemed to have been given as of the date of issuance.

35. ENTIRE AGREEMENT: This Lease represents the entire agreement between the Parties and supersedes all prior agreements, whether verbal or written, between the Parties.

36. NECESSARY ACTS OF COOPERATION: The Parties agree to do any act or thing necessary to execute any and all documents or instruments required by this Lease and which are necessary and proper to make effective the provisions of and transaction contemplated by this Lease.

IN WITNESS WHEREOF, the Parties have caused this Lease to be signed by their respective duly authorized officers on the dates indicated below.

TENANT:
WHITE CITY METRO TOWNSHIP

By Pearlina F. Flint
Its Mayor
Date 06-03-2021

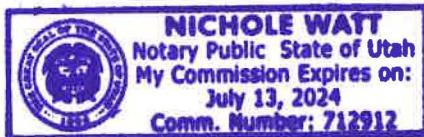
STATE OF UTAH }
: ss.
COUNTY OF SALT LAKE }

On this 3rd day of June, 2021, Paulina Flint personally appeared before me, who being duly sworn, did say that he/she is the Mayor of the **White City Metro Township**, and that the foregoing instrument was signed on behalf of the White City Metro Township, by authority of law.

Nichole Watt
Notary Public

Approved as to Form:

Nathan S. Bush

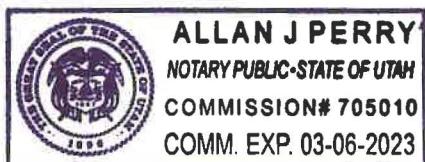


**LANDLORD:
WHITE CITY WATER IMPROVEMENT DISTRICT**

By Robert K. Johnson, Vice Chair
Its _____
Date _____

STATE OF UTAH }
: ss.
COUNTY OF SALT LAKE }

On this 20th day of May, 2021 Robert K. Jochanan personally appeared before me, who being duly sworn, did say that he/she is the Vice Chair of the **White City Water Improvement District**, and that the foregoing instrument was signed on behalf of the White City Water Improvement District, by authority of law.



Am
Notary Public

Approved as to Form:

Draft 5-18-2021
4852-2738-5578, v. 2