

REGULAR OPEN BOARD OF TRUSTEES MEETING

WHITE CITY WATER IMPROVEMENT DISTRICT BOARD OF TRUSTEES

District Office
999 Galena Drive
Sandy, Ut.

Wednesday, December 17, 2025

Minutes

Members

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

Others

Present: Paul Ashton, Sue Dean, Ryan Johnson, James Lucas, Dave Sanderson

1. Call to Order and Determination of Quorum

The Regular Meeting of the White City Water Improvement District Board of Trustees was called to order at 6:30p.m. by Chair Paulina Flint on Wednesday, December 17, 2025 at the District Office. It was determined a quorum was present.

2 - Public Comment -

Mr. Johnson reported no public comment has been received in person, in writing or electronically.

3. Approval of Minutes of November 19, 2025 -

After review, **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen, the November 19, 2025 Board meeting minutes be approved. The motion was approved with the following vote: Messrs. Johansen, Huntzinger and True, aye; Ms. Flint and Seiger-Webster, aye**

4. Accountant/Financial Report Dave Sanderson distributed the Residential Water Sales Report which was reviewed and discussed.

- Year to Date Report for November, 2025 - Dave reviewed the monthly financial statements and reports. Looks like December was a pretty good month. After discussion, **It was moved by Mr. True, seconded by Mr. Johansen the Year to Date Report be accepted. The motion was approved with the following vote: Messrs. True, Johansen and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

- Approval of November, 2025 Expenses - After review of the November Expenses, **It was moved by Ms. Seiger-Webster, seconded by Mr. True the December Expenses be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger, True and Johansen, aye.**

5. General Manager Report -

Mr. Johnson advised conference dates have been confirmed and information is included in the meeting packet. If Board members plan to attend, please let him know sooner than later, and he will finalize lodging reservations.

UPCOMING CONFERENCES, SEMINARS AND MEETINGS

Rural Water Spring Conference - February 23-27, 2026 - St. George

- Utah Water Users Conference - March 15-18, 2-26 - St. George

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

6. Discussion and Action Re: 2026 Rules and Regulations -

Mr. Johnson stated the Updated 2026 Rules and Regulations are included in the packet. Not much has changed. If there are questions please let him know. **It was moved by Ms. Seiger-Webster, seconded by Mr. Huntzinger the Updated 2026 Rules and Regulations be approved. The motion was approved with the following vote: Messrs. Johansen, Huntzinger and True, aye; Ms. Seiger-Webster and Flint, aye.**

7 Discussion and Action Re: Continued Use of Office Building by White City Council and Guidelines of new contract -

Mr. Johnson reviewed the discussion during Staff Planning Meeting regarding the possible continued use of Building by White City Council. It is required that a staff member be present for after hour meetings. He stated we are looking a 3 month trial period with their cost to reflect overtime for staff, and that access to be limited to the foyer and restroom. Overtime to be paid to staff members who will be in the building/their office during the meeting, and lock/unlock the doors. A possible hourly rate for the building with additional charge for exceeding the time limit was discussed. A new agreement will be created to include a month by month review and other guidelines of this arrangement. After discussion, **It was moved by Ms. Seiger-Webster, seconded by Mr. True, that a revised agreement be generated for White City Council continued use of building. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**

8. Retention of FPCS LLC dba Foxley & Pignanelli Lobbyist Services -

Mr. Johnson advised a letter from Frank Pignanelli is included in the meeting packet offering their lobbying services for \$32,000 for the 2026 Legislative Session. **It was moved by Mr. Johansen, seconded by Mr. True that FPCs,LLC dba Foxley & Pignanelli Lobbying Service be retained for the 2026 Legislative Session. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

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

9. Closed Session - If needed as allowed Under Utah Code Ann. 52-4205

It was moved by Mr. True, seconded by Ms. Seiger-Webster the Board move into Closed Session for discussion of employee recognition. The motion was unanimously approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs True, Johansen and Huntzinger, aye. Those present included: Paul Ashton, Christy-Seiger-Webster, Chris Huntzinger, Garry True, Paulina Flint, Bob Johansen, Sue Dean, and Rory Andreason, The meeting was not recorded, and no minutes were taken.

I, Paulina Flint, Chair of the White City Water Improvement District, hereby certify that on Wednesday, December 17, 2025 the Board of Trustees moved into Closed Session to discuss Employee Recognition Awards, and that no other actions or decisions were made at that time.



Paulina Flint, Chair

It was moved by Mr. True, seconded by Ms. Seiger-Webster the Closed session be adjourned. The motion was approved with the following vote: Ms. Flint and Seiger-Webster Messrs, True, Huntzinger and Johansen, aye. The meeting was adjourned at 5:56 p.m.

- A Discussion of the Character, Professional Competence or Physical or Mental Health of an individual, (Utah Code 52-4-205)
- B Strategy Sessions to discuss pending or reasonably imminent litigation. (Utah Code 52-4-205)
- C, Strategy sessions to discuss the purchase, exchange or lease of real property (Utah Code 52-4-205)
- D Discussion regarding the deployment of security, personnel , devices, or systems m and (Utah Code 52-4-205)

E Investigative proceedings regarding allegation of criminal misconduct. (Utah Code 524-205)

10. Discussion and Action Re: Annual Employee Recognition Awards -

It was moved by Mr. True, seconded by Ms. Johansen the General Manager's recommendations for employee recognition awards be approved. The motion was approved with the following vote: Messrs. Huntzinger, Johansen and True, aye; Ms. Flint and Seiger-Webster,, aye.

It was moved by Ms. Seiger-Webster, seconded by Mr. True the Board take a 5-minute recess to prepare for the Public Hearing. It is now 6:00 p.m. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger, Johansen and True., aye.

11 Water System Issues -

There were no additional Water System Issues for discussion.

12 . Suggestions for Future Board Meetings -
Booster station seal status

13. Adjourn

It was moved by Mr. Johansen the meeting adjourn.

Respectfully submitted,



Susan A. Dean, Secretary

Approved:



Paulina F. Flint, Chair

WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES-
STAFF PLANNING MEETING

District Office
999 Galena Drive
Sandy, Ut.

Wednesday, December 17, 2025
Minutes

Members

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

Others

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

STAFF/PLANNING MEETING

- 1 Call to Order and Determination of Quorum - The White City Water Improvement District Board of Trustees Staff/Planning Meeting was called to order by Chair Paulina Flint on Wednesday, December 17, 2025 at the District Office at 5:00 p.m. It was determined a quorum was present.
- 2 Sunrise Engineering Report - Cliff Linford
 - General Engineering - Cliff reported there were no General Engineering items for discussion.
 - Status of Well 10 Qualified Bid/Emergency Procurement - Cliff reported he has reviewed and discussed emergency procurement documents with Widdison. He hopes to have them finalized by the end of week. He recommended we go with emergency procurement rather than a bid, due to timing issues. He reviewed the potential time line in order to have the well up and running by Spring. It will be a 3-4 month process to develop this well. The work will take about 3 months. Best case scenario - 6 months. He recommended we go with emergency procurement and use Widdison Turbine. It will probably be about 6 months for the process. Based on information provided by Sunrise Engineering and Widdison Turbine, Ryan Johnson, General Manager, recommended the Well 10 Project be covered under the emergency procurement code. Ryan and Sunrise will each prepare a letter to that effect, and work with Widdison. Ball park figure \$500,000 total. **It was moved by Mr. True, seconded by Mr. Huntzinger, that emergency procurement be approved on the Well 10 Project as recommended by Sunrise Engineering and the General Manager. The motion was approved with the following vote: Messrs. Huntzinger, Johansen and True, aye; Ms. Flint and Seiger-Webster, aye.**

- Update on Canal Property - Cliff stated the homeowner has expressed interest in purchasing the canal property. H, Paul and Ryan will meet with him in the next few days. **It was moved by Mr. True,, seconded by Ms. Seiger-Webster the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Johansen and Huntzinger, aye.**

3 Managers Reports

Operations Manager Report

- Water Usage Report - James reported for the Board's information we purchased a vehicle for Ryan. A Dodge Durango, and we received a good trade in allowance. The converter on the truck went out and repair would have been \$5,00.00 The truck was 10 years old with 100,000 plus miles.

We produced 34 M gallons, billed for 20.5, leaving 13.5 M unaccounted for, or 40%- higher than normal. One reason -Harston Tank cleaning and flushing. We went through 3 or 4 M gallons flushing. 125 cubic yards of sediment was removed. A vacuum process was used. The Cost was \$37,500. The contractor was very impressed with the quality of our water. James stated they did a great job and he would use them again. Cleaning should be done every 5 years.

- Booster Station Repair Update - James stated he is still working with Widdison The seal is not quite right. He is working on it. We are still in a holding pattern. Parts are not made for this well head. The 100 horsepower cost to custom build a seal will be high. James will look at costs and will get numbers to Ryan.
- General Repair and Maintenance Update - James reported on a main break on Platinum and Cobalt. He handed out a photo of the break. This was an old pipe. We have ordered 100 new meters. With the good weather, we will install when they are ready. **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Operations Manager Report be accepted. The motion was approved with the following vote: Messrs. Huntzinger, Johansen, and True, aye; Ms. Seiger-Webster and Flint, aye.**

General Manager Report

- 2026 Final WCWID Budget - Ryan stated the draft of the 2026 final budget is included in the meeting packet for review at the Public Hearing at 6:00 p.m..

- Retention of FPCS LLC dba Foxley & Pignanelli Lobbyist Services - Ryan stated information is in the meeting packet. We anticipate a pretty eventful lobbyist year, and they have met with Paul and Ryan. Their letter to the District is included in the meeting packet for discussion at the Board meeting.
- Newsletter Deadline - Rules and Regulations Deadline for the Newsletter is December 29, 2025. Current Rules and Regulations will be included. Please send any additional suggestions to Ryan
- Continued Use of the Office Building by White City Council Ryan stated with the results of the last election, there is no longer a member of the District on the Council. They are interested in continuing to meet in the District building, but we require that a staff member be present and available to unlock and lock the building. Criteria and Guidelines will need to be developed. Ryan has spoken with the staff and they are willing to be in the building during the Council meetings. Overtime would need to be paid, which he estimated at about \$50.00 per hour Council would have access to the lobby and restroom but the office would be locked. The Council meets the first Thursday of every month. Paul can be on site as long as he is retained by the district. It was suggested that a trial period of 3 months could be required with review at the end of that time. Other concerns were also discussed. Ryan will meet with the newly elected mayor and outline the guidelines. The current agreement will be modified to reflect new rules and protocols.
- Annual Employee Recognition - Ryan stated we have had a lot of staff changes over the past couple of years, and new staff have done a great job in the transition. Annual employee recognition awards will be reviewed at the Board meeting in Closed Session. **It was moved by Ms. Seiger-Webster, seconded by Mr. Huntzinger the General Manager Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen, True and Huntzinger, aye.**

General Counsel Report -

- Legislative Update - Paul reported he and Ryan met with Foxley and Pignanelli and they are willing to work with us for the next legislative session. He stated as of right now we do not have a bill addressing state fees. Other water bills have not been filed. He thinks we are in good shape for now. We are working with other water agencies on areas of concern. No interim meeting this month.

Paul advised the Utah Retirement System informed him the earliest he can retire is May

1, 2026 **It was moved by Mr. True, seconded by Mr. Johansen the General Counsel report be accepted. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

Garry noted Colorado Water is in tense negotiations and the federal government is involved, and will make and dictate what the agreement will look like. Paul will keep track of this situation.

4. Close Planning Meeting

The Planning Meeting was closed.

It was moved by Mr. True, seconded by Ms. Seiger-Webster the Board move to the Regular Board Meeting because the Public Hearing Re: 2026 WCWID Budget is Time Certain for 6:00 p.m. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye

WHITE CITY WATER IMPROVEMENT DISTRICT

PUBLIC HEARING RE: 2026 FINAL BUDGET

**District Office
999 Galena Drive
Sandy, Ut.**

Time Certain 6:00 p.m.

Wednesday, December 17, 2025

Minutes

Members

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

Others

Present: Paul Ashton, Sue Dean, Ryan Johnson, James Lucas, Dave Sanderson

1. Call to Order and Determination of Quorum -

The Public Hearing Re: 2026 WCWID Budget was called to order by Chair Paulina Flint at 6:00 p.m. on Wednesday, December 17, 2026 at the District Office. It was determined a quorum was present.

2. Public Hearing Re: 2026 Final WCWID Budget -

a. Presentation of 2026 Final WCWID Budget - for 2026 Mr. True stated the Budget Committee has met several times and he thanked the department heads for their input. Dave Sanderson also met with the Committee. He stated a Draft of the 2026 Budget is available for review. He said this is a balanced budget for Administration, Office and Operations at a total of \$6,029,467. Mr. True noted there are no fee increases in this budget. Mr. True suggested the budget for 2026 be approved.

b. Open Public Hearing for Public Comment and/or questions Re: 2026 WCWID Final Budget

It was moved by Mr. Johansen seconded by Ms. Seiger-Webster the meeting be opened for public comment. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Seiger-Webster and Flint, aye. There were no public representatives present, and no public comment has been received by mail or electronically.

c. Close Public Hearing

It was moved by Mr. Huntzinger, seconded by Mr. True the Public Hearing on the 2026 WCWID 2026 Budget be closed. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Huntzinger and Johansen, aye.

3, Discussion and Action on Budget Resolution No. 2025-12-001 - A Resolution Adopting the 2026 Budget

It was moved by Ms. Seiger-Webster Seconded by Mr. Johansen, the 2026 Final WCWID Budget be approved and Resolution No. 2025-12-001 -A Resolution Adopting the 2026 Budget. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster and Flint., aye