

**WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES
Staff Planning Meeting**

District Office
999 Galena Drive
Sandy, Utah

Wednesday, January 21, 2026

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

5:00 P.M. STAFF PLANNING MEETING

1. Call to Order and Determination of Quorum - The Staff/Planning meeting of the White City Water Improvement District Board of Trustees was called to order at 5:00 p.m. on Wednesday, January 21, 2026 at 5:00 p.m. It was determined a quorum was present.
2. Sunrise Engineering Report
 - General Engineering - Cliff Linford stated there were no General Engineering items for discussion.
 - Status of Well 10- Cliff stated last month we assembled all contract documents and sent them to Widdison Turbine for pricing which came in at a total of \$840,846. We did authorize them to take a water sample and will take 3 or 4 weeks to turn around. We have also scheduled to have work done on the column, the documents have come back and we hope to get started next week. Once the water quality samples come back we'll make the final determination on whether to do the full chemical development or not. Right now it is included in the pricing. There really hasn't been any degradation in the well since we started it.
 - Update on Canal Property - Cliff handed out a diagram of the 4 properties which he reviewed. He met with the surveyors earlier in the week. He reviewed various issues related to the property, including: description of the properties involved, easements, value of the property, lot size, and other matters. What we would like to do is convey the entire canal property while keeping the easements. We will have to do a Subdivision Plat Amendment to make that happen. Properties will be sold for fair market value An appraisal may not be required. We can look at value set by Salt Lake County. It was noted easement must be written so the WCWID has iron clad access to the property. Following discussion of the property, Cliff stated Sunrise will have the lot adjustment and

other adjustments and documents ready for signature next month. **It was moved by Mr. True, seconded by Mr. Johansen the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger, True and Johansen, aye.**

3. Manager Reports

Operations Manager Report

- Water Usage Report- James reported for December, 2025 we pumped 30M gallons, billed for 23M, which left 7 M unaccounted for, 23.61% for the month. He went back through his records, in 2025 we pumped 990M, Billed for 932 M/ Highest year was 2020 billed for \$1.1B
- Booster Station Repair Update - James advised that Widdison has been on site today, and was ready to connect the pump to the motor and the threads were wrong. When the seal was custom made to fit wellhead the threads were a little different. We now have the pump ready and it should be installed next week.
- General Repair & Maintenance Update - There was a water main break on Albion going into Albion Circle - a 4" line, and also a main break on Webster. Well 5 has been cleaned up and painted. 100 meters will be delivered on Wednesday. Our unaccounted water loss for the year is 5.9%. This needs to be included in the Water Conservation Report. **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. True, Johansen and Huntzinger, aye; Ms. Flint and Seiger-Webster, aye.**

General Manager Report

- Lone Peak Water Company dba White City Water Company meetings - Ryan Stated Shareholder and Board of Directors meetings will be held this evening. To appoint the shareholder and elect officers
- Newsletter Deadline and Suggestions - The deadline for newsletter articles is January 27 He will report on repairs and construction items, 5.9% water loss for the year, and reasons why it is so low - new pipes and new meters What causes water main breaks.
- Gemini Water Quality Services - Ryan reported Gemini Water Quality Service contacted him. They deal with Consumer Confidence Reports. They take our information and prepare a more professional design and format for our report. Ryan stated he would like to give them a try. Information and pricing is included in the meeting packet. Our cost would be about \$4200.00, published twice a year, and would be mailed separate from billings. After discussion, Ryan said

he will bring more info on size and costs for next month's meeting. He will also bring samples of their publications.

- Code Red (Crisis 2024)- Update Ryan reported Code Red has been sold and all of our contacts information is gone. We have our contacts but no information on who signed up from Code Red. Bart Forsyth from Jordan Valley has created a company, Yoppify, and is still interested in working with us. Ryan would like to schedule a time for a demonstration of what they can do. Several dates in early February were discussed. Demo would be given in our office. Ryan will work with Cassell on getting a copy of our customer list. He will also set up the demo meeting with Yoppify and send information to the Board, and will get additional information from Gemini for discussion at February meeting.
- Board Conflict of Interest Forms - 2026 - Conflict of Interest forms are included in the meeting packet. Ryan asked Board members to fill out. Forms are due by the end of January. Certificates for training are also needed. **It was moved by Mr. Johansen, seconded by Mr. Huntzinger the General Manager Report be accepted. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

General Counsel Report

- Legislative Report Paul reported the Legislative Session started yesterday and he reviewed water bills of concern. One bill would increase fees charged to water entities will be opposed by UASD and has been discussed by the Board at previous meetings. There is also a bill which would assess penalties on those who are wasting water. Paul will suggest we oppose. We don't want to become water police.
 - Status of Contract for Continued Use of the Office Building by White City Council- The White City Council discussed this matter at their recent meeting. They recognize a staff member needs to be present to lock and unlock the building and they need to pay for their time. The Council is willing to amend our agreement. Paul is working with them. We need to take a look at cost of renting the space. Another group has asked to use building. **It was moved by Mr. True, seconded by Ms. Seiger-Webster the General Counsel Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Johansen and Huntzinger, aye.**
- 4, Close Planning Meeting - The Staff/Planning meeting was closed, and the Board moved into the Regular Board meeting.

**WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES**

999 Galena Drive
Sandy, Utah

Wednesday, January 21, 2026

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 Dave Sanderson

1. Call to Order and Determination of Quorum

The White City Water Improvement District Board of Trustees was called to order by Chair Paulina Flint at 6:00 p.m. on Wednesday, January 21, 2026 at the District Office. It was determined a quorum was still present.

2. Public Comment -

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

3 Approval of December 15, 2025 Minutes -

After review, **It was moved by Mr. Johansen, seconded by Mr. True the December 15, 2025 Board of Trustees meeting minutes be approved. The motion was approved with the following vote: Messrs. True, Johansen and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

4. Account/Financial Report

- Year to Date Report for December, 2025 - Dave Sanderson handed out the Residential Water Sales Report. He noted we ended the year at \$4. 824. The audit has been kicked off and the books closed. Financial statements are included in the meeting packet. Mr. Sanderson stated he has held a couple of training session with Phil. Things are going well. Last week the State Auditor's Office held a Local Government Roundtable for 2026. A Couple of controversial things have happened affecting Districts. The meeting started with some highlights . He read : " the following entities have no record of any holds or delinquent status over the past 5 years: Copperton Improvement District, Soldier's Summit Local District, Uintah County Conservation District and White City Water Improvement

District.” There are 275 entities in the State, and there were only 4 they recognized. It was suggested this be an item in the next newsletter. **It was moved by Mr. True, seconded by Ms. Seiger-Webster the Year to Date Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster aye; Messrs. Huntzinger, Johansen and True, aye.**

Ryan will include in newsletter\

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

5. **General Manager Report**

Mr. Johnson stated he has registered and hot reservations have been made for those attending Utah Water Users in March. Water Law is Monday, March 15, please let him know if you plan to attend.

- Utah Water Users Conference - March 16-18 - St. George
Paulina, Bob, Ryan, Garry, Chris

Ryan was asked to track down ownership of property next to Library and contact Church Acquisition Office regarding sale of church on Turquoise and 1300 East.

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, Huntzinger and True, aye.

6. Closed Session if necessary as allowed under Ut Code Ann. 52-4-05

Mr. Johnson advised there were no Closed Sessions items for discussion

- 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)

7, Water System Issues

There were no additional Water System Issues for discussion. Ms. Seiger-Webster stated the LDS Church has announced that the church located on Turquoise and 1300 East will be sold. They will occupy the building until it changes ownership. Estimated time line is 5 years. Ryan will check on it with the Land Acquisition Department of the Church.

8. Suggested Items for Future Board Meetings -

9. Adjourn -

It was moved by Mr. Johansen the meeting adjourn.

Respectfully submitted,



Susan A. Dean, Secretary

Approved:



Paulina F. Flint, Chair