

White City Water
Improvement District
Meeting of the
Staff Planning /
Board of Trustees

April 15, 2026

5:00 p.m.

WHITE CITY WATER IMPROVEMENT DISTRICT BOARD OF TRUSTEES

999 East Galena Drive
Sandy, Utah 84094
Wednesday, April 15, 2026
5:00 P.M.

A G E N D A

This meeting will not have a virtual/electronic component. Those interested in participating will need to attend in person or make alternative arrangements.

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.

5:00 p.m. – **PLANNING MEETING**

1. Call to Order and Determination of Quorum
2. Sunrise Engineering Report -- Cliff Linford
 - General Engineering
 - Status of Well 10 Repair
 - Update on Canal Property
 - Status of Source Protection Plan update 2026
 - Status of Turquoise Dr PRV Relocate
 - Status of Phlox ST Mainline Project
3. Manager Reports
 - Operations Manager Report**
 - Water Usage Report
 - AMI Meter Reading Tower propagation study and pricing
 - Status of Harston Tank landscaping
 - Booster Station Repair Update
 - General Repair and Maintenance Update
 - General Manager's Report**
 - Status of RRA Update
 - Yoppify Contract Pricing
 - Legal Representation
 - Newsletter Deadline and Suggestions—4/28/26
 - Evapotranspiration and wise water use

OPEN BOARD OF TRUSTEES MEETING

1. Call to Order and Determination of Quorum

2. Public Comment

Any person wishing to comment on non-public hearing matters or other water system issues may do so by coming to the table and giving their name and address for the record. Comments should be limited to 3 minutes, unless the Chair grants additional time.

3. Approval of Minutes of March 19, 2026

4. Accountant/Financial Report

- Year-to-Date Report for March 2026
- Approval of March 2026 Expenses

5. General Managers Report

Upcoming Conferences, Seminars & Meetings:

- RWAU Fall Conference – Layton, UT, August 31- September 2, 2026 --
- UASD Fall Conference --Layton, UT, November 4-6, 2026 – **Mishell, Ryan**

6. Discussion and Action Re: Proposal by FPCS LLC for professional legal services agreement

7. Discussion and Action Re: AMI meter reading towers

8. Discussion and Action Re: Yoppify Customer Communication Contract

9. Closed Sessions, if needed, as allowed under Utah Code Ann. 52-4-205

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

B. Strategy sessions to discuss pending or reasonably imminent litigation. (Utah Code Ann. 52-4-205)

C. Strategy sessions to discuss the purchase, exchange, or lease of real property. (Utah Code Ann. 52-4-205)

D. Discussion regarding deployment of security, personnel, devices, or systems; and (Utah Code Ann. 52-4-205)

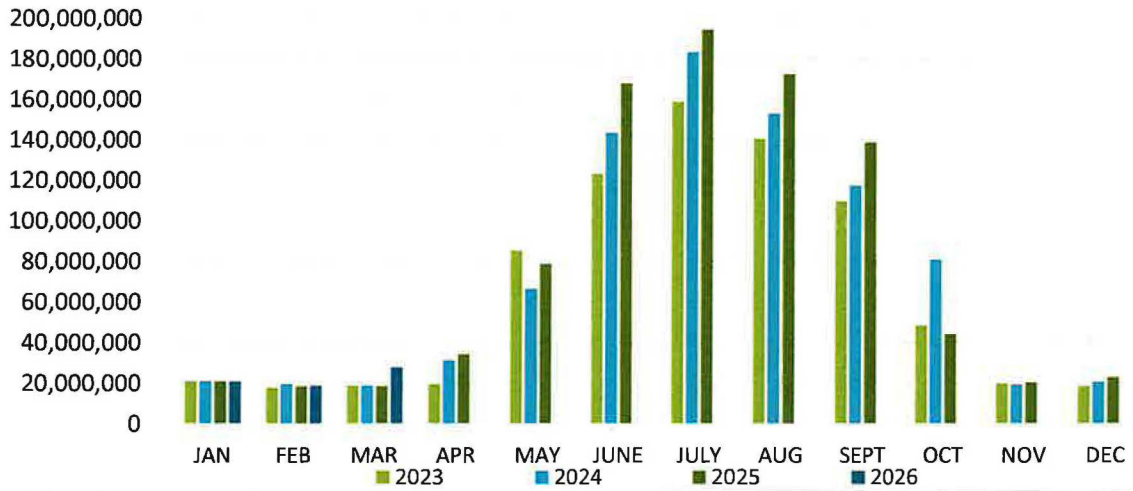
E. Investigative proceedings regarding allegations of criminal misconduct. (Utah Code Ann. 52-4-205)

10. Water System Issues

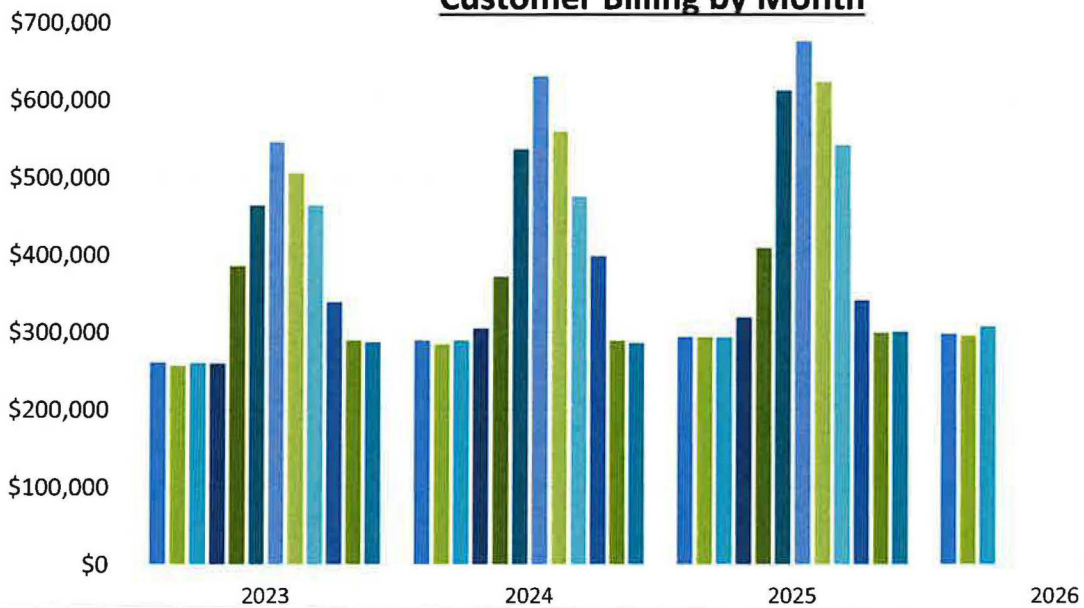
11. Suggested Items for Future Board Meetings.

12. Adjourn

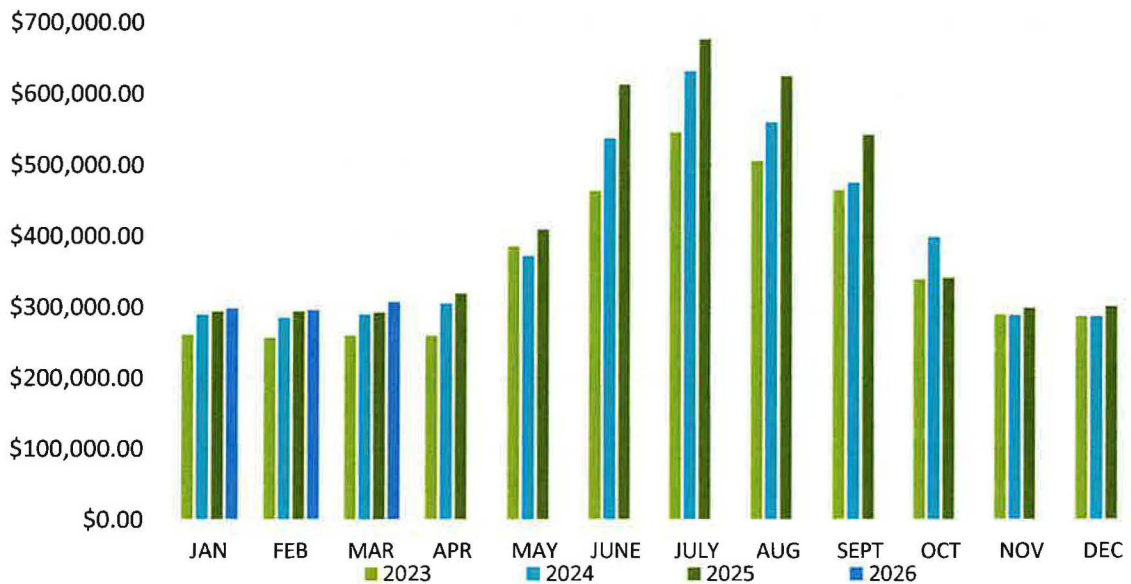
Customer Usage by Year (Gallons)



Customer Billing by Month

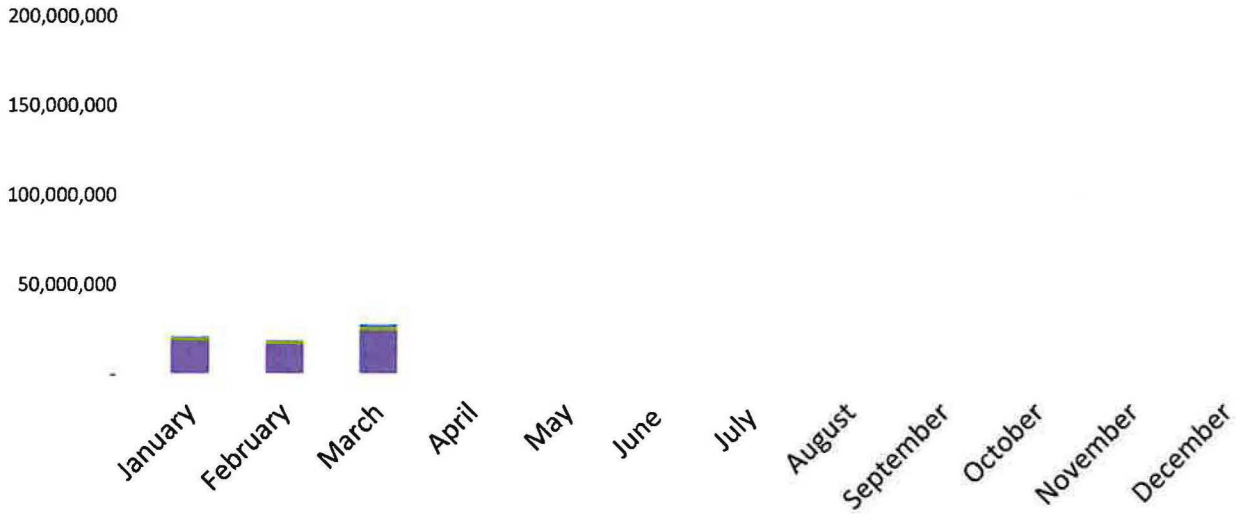


Customer Billing by Year

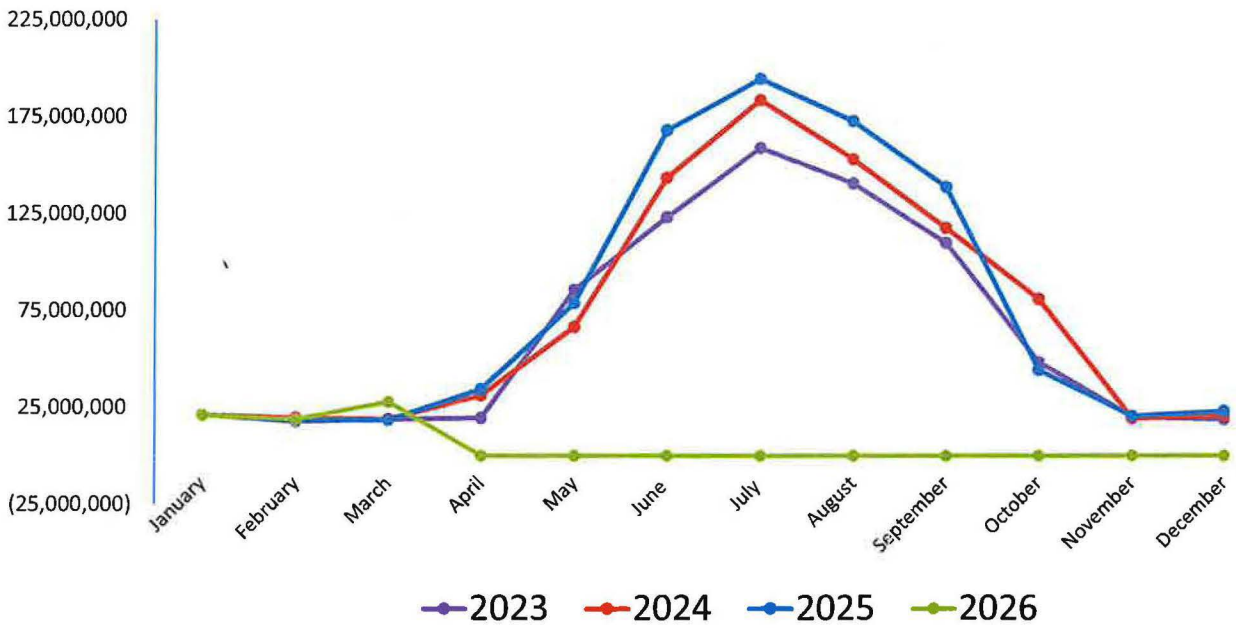


2026 Usage Comparison

■ Residential Usage
 ■ Commercial Usage
 ■ Institutional Usage



Yearly Usage Comparison



**WHITE CITY WATER IMPROVEMENT DISTRICT
STAFF/PLANNING MEETING**

District Office
999 Galena Drive
Sandy, Utah

Thursday, March 19, 2026

Members

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

Others

Present: Paul Ashton, Phil Cardenaz, Sue Dean, Bart Forsyth, Matt Olson, Ryan Johnson, James Lucas, Julie and Anthony Uriarle

5:00 - STAFF PLANNING MEETING

1. Call to Order and Determination of Quorum The meeting of the White City Water Improvement District Board of Trustees Staff Planning Meeting was called to order at 5:00 p.m. on Thursday, March 19, 2026 at the District Office by Chair Paulina Flint. It was determined a quorum was present. Invited guests and public representatives were also present.

It was moved by Mr. True, seconded by Mr. Johansen the Sunrise Engineering Report be moved to a later point on the Agenda. The motion was approved with the following vote: Messrs. Huntzinger, Johansen and True, aye; Ms. Flint, aye.

2. Yoppify Demo - Bart Forsyth, Yoppify representative, thanked the Board for inviting them to this Board meeting, and stated they have a long history in water, working for Jordan Valley Water Conservation District, and during that time learned a lot about the challenges facing water providers. He described what their platform does and how it can help the District, which he outlined. Paulina stated our biggest need right now is to replace our current emergency notification provider. Matt Olson discussed how their platform works and how contact data is created. It looks like what we need is their core package, not the full array of available services. Most features can be added at a later time. Based on the size of the District service area, notification could be accomplished in 10 to 15 minutes. GIS information we already have will be very helpful. After discussion of various features and applications, Yoppify will work with staff on what we need and prepare pricing for Board consideration. It was noted a list of features they would recommend would be helpful.
3. Sunrise Engineering Report - Cliff Linford excused, Ryan Johnson presented the Sunrise Engineering Report -

General Engineering Report There was no General Engineering Report

- Status of Well 10 Repair - Ryan reported the patch is in and they will be starting scrubbing it now. When the pump arrives we will get it back in the hole.
- Update on Canal Property - Ryan reported there are issues which have come up regarding the property line to the South of the Canal property. It will be clarified and a status report available next month.
- Update on Status of Source Protection Plan Update 2026 -Ryan does not have the current status of the Source Protection Plan. Cliff is working on it
- Update on Status of Turquoise Drive PRV Relocate - Cliff is also working on the Turquoise Drive PRV Relocate.
- Sunrise WR 2026-03-01 Phlox Main Line Project - The Work Release is included in the meeting packet and will be reviewed during the regular Board meeting. **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: Messrs. True, Johansen and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

4. Manager Reports

Operations Manager Report

- Water Usage Report - James reported we pumped 27.3M gallons in February, and billed 18.8M gallons, a difference of 8.5 or 31% unaccounted for. This is normal for this time of year.
- Booster Station Repair Update - James reported the 100HP is in and working; however, odd sound are coming from pump. Manufacturer coming out next week to listen and identify. We have been authorized to go ahead and run the pump. He will have a report for the Board next month.
- General Repair & Maintenance Update - We had a short side replacement on Amaryllis, capital improvement meters being installed, doing some pre clean-up at the Booster Station, getting Well 9 ready, and prepping for water. Sprinklers are on. **It was moved by Mr. Johansen, seconded by Mr. Huntzinger, the Operations Manager Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. True, Johansen, and Huntzinger, aye.**

General Manager's Report

- Agreement with White City Re: Continued use of Office public meeting space - Ryan reported after some changes and revisions to the draft agreement, a proposed lease agreement is included in the meeting packet. for discussion and approval at the regular Board meeting.

- Resolution from the State Treasurer's office authorizing individuals to make administrative changes to PTIF Accounts - Ryan Johnson and Dave Sanderson. The Resolution included in meeting packet for review, approval and signature.
- Mr. Paul Ashton Retirement Lunch 3/27/26 @noon - Ryan stated a Retirement lunch will be held on Friday March 27 at noon Honoring Paul Ashton at the District Office.
- Surplus Items: There are items which are available for sale as surplus item Ryan would like to advertise.
 - 1) 2022 Ford Explorer - Minimum bid of \$15,000 to start
 - 2) Lorex Security Camera System
 - 3) Ping Pong Table
- Newsletter Deadline and Suggestions - Backflow testing coming up. We are in the process of identifying unknown homeowner locations to help identify unknown service sites. Paulina suggested an item illustrating the trans-evaporation process be included. It was noted that Jordan Valley will be holding their Annual Meeting where they will make their recommendations to the State for Drought. Ryan will also mention the District Water Conservation Plan and note that we have water, don't let your lawns die, just use the water wisely. **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the General Manager Report be accepted. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

General Counsel Report

- Legislative Report Paul reported the Legislative Session is over and we did pretty well. There were a number of bills on water. He briefly reviewed various bills which were of concern, and what will be considered over the summer.
- Code Red(Crisis24) Contract Void Update - Paul is reviewing the Code Red contract. He would like to send a letter terminating the contract and citing the various reasons for this action. He is confident we can cancel.
- Discussion Re: Legal Representation by Foxley/Pignanelli - A retention letter from Foxley and Pignanelli is included in the meeting packet with the same terms as we currently have. Costs of any additional work required will be negotiated. He noted that if any conflicts of interest should arise they will also be negotiated with Foxley/Pignanelli and Paulina Flint and Ryan Johnson. **It was moved by Ms. Seiger-Webster, seconded by Mr. True the General Counsel Report be accepted. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

The Staff Planning meeting was closed and the Board moved into the Regular meeting.

To Do's
White City Water Improvement District
Staff Planning Meeting
Thursday, March 19, 2026

1. Ryan will work with Yoppify to identify needs of the District and they will prepare pricing information for April Board meeting-- **COMPLETED**
2. Yoppify will prepare a list of recommended features to meet District needs.-- **COMPLETED**
3. Report on status of Well 10—**IN PROCESS**
4. Update on Canal Property – **IN PROCESS**
5. Update on Source Protection Plan Update—**IN PROCESS**
6. Update on status of Turquoise Drive Project—**IN PROCESS**
7. Report on status of Booster Station-- **COMPLETED**
8. Report on status of items posted for surplus sale-- **COMPLETED**
9. Items for newsletter:-- **IN PROCESS**
 - Status on identification of unknown homeowners, etc. for Backflow reporting
 - Information on trans-evaporation
 - Don's stop watering your lawn, use your water efficiently
10. Items for Future Board meetings:
 - Status report on planting at well sites & Harston Tank -- **COMPLETED**

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

District Office
999 Galena Drive
Sandy, Utah
Thursday, March 19, 2026

Members

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

DRAFT

Others

Present: Paul Ashton, Sue Dean, Ryan Johnson public representative, Julie and Anthony

1. Call to order and Determination of Quorum

The meeting of the White City Water Improvement District Board of Trustees was called to order at 6:00 p.m. on Thursday, March 19, 2026 at the District Office by Chair Paulina Flint. It was determined a quorum was present, and public representative Julie Uriarte and Anthony Uriarte were also present.

2. Public Comment

Julie Uriarte Introduced herself and stated she is a resident of White City, residing at 10355 E Segal Lily Drive. She introduced her son, Anthony, who is working toward his Eagle Scout. He has a project he is working on and would like to make a presentation to the Board, a public entity. He has signed in on the meeting Attendance Roster. Anthony described his project, collecting dog and cat food and cat litter to be donated to a Salt Lake City animal shelter that then donates to families in need of help. He is also concerned with trees dying. Ms. Flint stated she will send some information to him regarding trees need to have adequate water and girdling of small roots around the base of the trunk which strangle the tree. These roots can be cut away without damage to the tree. It was suggested information from landscapers and tree specialists is available and can be requested. The Board stressed that they are happy to assist and answer any other questions Anthony may have. Ms. Thanked them for attending this meeting.

3 Approval of February 18, 2026 Minutes

After review. **It was moved by Ms. Seiger-Webster, seconded by Mr. Huntzinger the minutes of the February 18, 2026 Board of Trustees meeting be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger, True and Johansen, aye.**

4. Accountant/Financial Report

Year to Date Report for February, 2026 - Dave Sanderson stated not much happening now. He advised that monthly statements and reports are included in the meeting packet. Mr. Sanderson also stated he received a letter from the trustee regarding the bonds. New signed documents were required and were completed and returned to the bank. **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. Huntzinger, Johansen and True, aye; Ms. Seiger-Webster and Flint, aye.

Approval of February 26 Expenses After review, **it was moved by Mt. True, seconded by Mr. Johansen the February 2026 Expenses be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True Johansen and Huntzinger, aye.**

5. General Manager Report

UPCOMING CONFERENCES, SEMINARS AND MEETINGS:

Mr. Johnson reported on upcoming conferences which are listed on the meeting agenda. UASD and Rural Water Fall Conferences are upcoming.

URS/PEHP Employer Event - Sandy, Utah, March 24, 2026 - **Michelle, Ryan**

Olympus Spring Risk Conference - West Jordan, April 9, 2026- **Phil, James**

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

6. Discussion & Action Re: Lease Agreement with White City Council regarding use of District Office for meetings

Mr. Ashton stated the lease agreement with White City has been amend. A copy is included in the meeting packet. This is a 1 year contract, and they will pay \$2,400.00 per year. They also understand that a District staff member will be present to unlock and lock the building. All parties are in agreement with the terms. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen, the lease agreement with White City for continued use of District Office for meetings be approved and signed. The motion was approved with the following vote: Messrs. True, Johansen and Huntzinger, aye; Ms. Seiger Webster and Flint, aye.**

7. Discussion & Action Re Resolution 2026-03-01 Authorizing Individuals to Make Administrative Changes to PTIF Accounts

D R A F T
Mr. Johnson stated this Resolution was discussed during Staff Planning meeting. The State Treasurer is requiring we have a Resolution adopted identifying individuals who will be authorized to make changes to the PTIF Accounts. **It was moved by Mr. True, seconded by Ms. Seiger-Webster Resolution 2026-03-001 Authorizing Individuals to make administrative changes to PTIF Accounts be approved. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

8. Discussion & Action Re: Sunrise Engineering WR#2026-03- Phlox St Main Line Project. Mr. Johnson reported this Work Release covers 1500 linear ft. Sunrise Engineering cost is

\$37,700 for this project. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen Sunrise Engineering Work Release #2026-03 be approved. The motion was approved with the following vote: Messrs. True, Huntzinger, and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**

9. Posting of Surplus Items

Mr. Johnson stated we have 3 items to post as surplus for sale:
2022 Ford Explorer minimum bid of \$15,000.00; Lorax Security Cameras, and Ping Pong Table. Posting will be published on Monday and run through Friday. It was suggested the metal desk in storage at the District be added to the Surplus list. **It was moved by Mr. Huntzinger seconded by Mr. Johansen surplus items: 2022 Ford Explorer, with \$15,000 minimum bid, Lorax Security camera Ping Pong Table and old metal desk unit be sold as surplus. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

10. Closed Session if needed

There were no Closed Session 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 2-4-205)
- 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)

11 Water System Issues

D R A F T

It was suggested by Ms. Leige Weston the US Flag be replaced in front of the building.

This comes from a call she received from a member of the public

The Conservation Committee Update is due in 2027

The Source Protection Update is due soon .

112 Suggested Items for Future Board Meetings

Report on status of planting on well sites and Harston Tank.

13. Adjourn

It was moved by Mr. Johansen the meeting adjourn.

Respectfully submitted,

Approved:

Susan A. Dean, Secretary

Paulina Flint, Chair

To Do's
White City Water Improvement District
Board of Trustees
Thursday, March 19, 2026

1. Paulina will send information on watering trees and girdling of tree roots to Julie and Anthony Uriarte-- **COMPLETED**
2. Check on condition of US Flag in front on building and replace if necessary--
COMPLETED
3. Report on status of planting at well sites and Harston Tank—**IN PROCESS**



April 10, 2026

Ryan Johnson, General Manager
White City Water Improvement District
999 East Galena Drive (9800 South)
Sandy, Utah 84094
Telephone: (801) 432-2144

Subject: *WCWID AWIA 2026 RRA Update Proposal – Review & Assistance Project*

Dear Ryan:

ELWELL Consulting Group (ECG) is pleased to submit the following Proposal – Review & Assistance Project to White City Water Improvement District (WCWID or District) to perform a review and provide limited assistance with for completing an America’s Water Infrastructure Act of 2018 (AWIA) five year update to WCWID’s 2020 Risk and Resiliency Assessment (RRA) that was certified to EPA in June 2021 for the WCWID water system. This Proposal is submitted in response to your request made during our phone call on 4/1/26 to provide you with my ECG Proposal by 4/10/26 to include in the Board’s packet for you to review with the WCWID Board at the District’s April Board meeting on 4/15/26. Bryon Elwell also emailed Ryan Johnson the Table 3.1 Risk Analysis Summary Table Final dated 12/23/2020 (Excel file) later on the afternoon of 4/1/26 for the District’s use on their 2026 RRA Update. This proposal will cover the proposed scope of services, fee, schedule, and terms & conditions for this AWIA 2026 RRA Update – Review & Assistance project, which are presented in the paragraphs below.

Background

The WCWID water system is in White City, Utah and provides drinking water to a population of approximately 12,800 based on 2024 numbers reported to ECG by the District recently. WCWID conducted an AWIA RRA in 2020 with the assistance of ECG, which was certified to EPA in June 2021. The District has been updating their 2020 RRA to be in compliance with the America’s Water Infrastructure Act of 2018 (AWIA) for their 5-year recertification of their 2026 RRA document by June 30, 2026. WCWID now has a draft 2026 RRA Update document (Word file) that they would like ECG to review and provide limited assistance on prior to finalizing the 2026 RRA for certification to EPA by 6/30/26.

The WCWID water system facilities/assets that were included in the 2020 RRA are listed below. Project assets to be included in the 2026 RRA update include a few new assets added to the water system since 2020 that are shown in red font text below along with the critical assets from 2020:

- District Office
- SCADA system
- Office IT – business network
- Financial systems
- Well #1 (including Shop Bldg.)
- Well #3A
- Well #4
- Well #5A
- Well #8
- Well #9
- Well #10
- Harston Tank
- **New 2MG Tank** at Harston Tank site
- Lower Tank Farm
- Booster Station
- PRVs (2 representative)
- Interconnects
- Water Mains (3 representative & **2 new**)



The District's 2026 RRA Update document will only be updating the 10 asset-threat pairs assessed in their 2020 RRA. Therefore, the three new assets consisting of a new 2MG Tank at the existing Harston Tank site and two new Water Mains (12" Highland Drive Corridor & 18" 1000 South) will be incorporated into the 2026 RRA to show key District improvements, risk reduction and added resiliency to the WCWID water system since the 2020 RRA. However, there will not be any new asset-threat pairs considered in the 2026 RRA for these three new assets or any of the original 2020 assets listed above.

1.0 SCOPE OF SERVICES

WCWID 2026 Risk & Resilience Assessment (RRA) Update – Review & Assistance Project

Task 1:

ECG will perform a review of the WCWID 2026 RRA Update (Word file) to be provided by WCWID's GM. It is ECG's understanding that this document contains updates without any track changes to the WCWID RRA Final Report dated 12/23/2020. WCWID only made **red font** text changes to the sections with recommendations for the 2020 RRA to show updates for the 2026 RRA, but they will start using track changes moving forward. ECG will review the updates made by WCWID and provide suggested edits and comments using track changes for the District's consideration in completing their 2026 RRA Update document. The WCWID 2026 RRA Update (Word file) does not include any of the appendices and review of the appendices is not included in ECG's scope of services.

Task 2:

In addition to the review of the WCWID 2026 RRA Update (Word file) presented above, ECG will also provide assistance to WCWID on their 2026 RRA Update document by preparing a Crosswalk Table of the 2020 RRA recommendations that will allow WCWID to populate the recommendations implemented since the certification of the 2020 RRA in June 2021. There will be a column to populate with whether recommendations have been "Implemented (Yes, No, or Partial)" and a column for "Notes for 2026 RRA Updates". This Recommendations Crosswalk Table will include both asset specific recommendations and resiliency recommendations found in Table 4.1 Risk Reduction Implementation Plan. This should help the District not only in documenting their history for the past five years but also allow to more easily update their 2026 Implementation Plan for Risk Reduction Projects' priorities, potential funding sources, and scheduling by fiscal year of the updated project costs for each of the next 5 fiscal years and fiscal year 6 and beyond.

ECG is also available to provide additional assistance to WCWID on other 2026 RRA Updates that may be identified by the District during this ECG review and assistance project. However, any additional assistance from ECG will need to be requested by the District and authorized in writing (e.g., by email or amendment to this Proposal). A contingency of \$1,050.00 has been added to this Proposal in the event WCWID decides they would like to have ECG provide additional assistance with review and/or update of the 2026 RRA (e.g., updating of Table 3.1 Risk Analysis Summary Table, updating of Table 4.1 Risk Reduction Implementation Plan, updating of cost estimates, etc.) and also to attend in person meeting(s) at the District's office with the WCWID GM, staff, and/or Board to discuss and/or present ECG's review findings, comments & suggestions.

2.0 FEE

ELWELL Consulting Group proposes to perform the above Scope of Services on a time and materials basis for a not to exceed price of Three Thousand and Fifty Dollars (\$3,050). The proposed labor for completing the review of the 2026 RRA Update document (Word file) is estimated at 7 hours and the labor for completing the Recommendations Crosswalk Table is estimated at 3 hours for a total of 10 hours and an additional contingency of 5 hours & \$50 personal mileage has been added for a total of \$3,050. The fee

Mr. Johnson
April 10, 2026

includes labor at the bill rate of \$200.00 per hour, as well as any requested expenses for personal mileage for ECG in person attendance at WCWID office. Personal mileage charges will be billed at the current federal travel rate (FTR), which is currently \$0.725 per mile (2026 FTR) for travel from ELWELL Consulting Group's Office in Taylorsville City to the WCWID Office in Sandy City (20 miles round trip). If additional services are needed from ECG, then WCWID can request additional scope of services (e.g., additional assistance) and assign the additional budget (number of hours) for completing the additional work. The agreed to fee for the Project shall not be exceeded without prior authorization from the District, which can be given via an email by the District's General Manager.

Services performed by ELWELL Consulting Group will be billed on a monthly basis during the project via a simple email invoice that documents ECG's hours and any personal mileage for the project.

3.0 SCHEDULE

ELWELL Consulting Group proposes to complete this 2026 RRA Update – Review and Assistance Project within approximately one month of project startup. The proposed project schedule has an assumed project start date of April 20, 2026 and initial project completion date of May 20, 2026, which is also WCWID's May Board meeting date. This will allow sufficient time for WCWID to utilize the ECG review and assistance with the 2026 WCWID RRA Update prior to the EPA RRA certification deadline of June 30, 2026. However, since the District may want additional assistance during this review and assistance project, the project schedule will be extended to June 30, 2026 to allow for any additional requested services by WCWID up until EPA's certification deadline.

4.0 TERMS AND CONDITIONS

ELWELL Consulting Group will provide the above Section 1 Scope of Services for the Section 2 Fee in accordance with the Section 3 Schedule and requests payment for services provided within 30 days of invoicing during the project.

Please sign and return one copy of this proposal to acknowledge the WCWID's understanding of the above proposed Scope of Services, Fee, Schedule, and Terms and Conditions, and to authorize ELWELL Consulting Group to proceed in accordance with the Section 3.0 proposed project schedule with a project start date of April 20, 2026. Please contact Mr. Bryon Elwell at 801-870-9709 if any aspect of this proposal requires clarification or you need any additional information for this project.

Sincerely,
ELWELL Consulting Group, PLLC



Bryon Elwell, P.E., President
bryonelwellsr@gmail.com
(801) 870-9709

APPROVED FOR WHITE CITY WATER IMPROVEMENT DISTRICT

By: _____

Title: _____

Date: _____

WHITE CITY WATER (DISTRICT)
BALANCE SHEET
MARCH 31, 2026

FUND 51

ASSETS

51-1111	CASH - US BANK CHECKING ACCT	259,926.25	
51-1113	XPRESS BILL PAY CLEARING	42,755.68	
51-1120	CASH CLEARING - UTILITIES	(5,405.66)	
51-1131	PETTY CASH	150.00	
51-1153	PTIF #5822 RW FUND	23,937.68	
51-1155	PTIF #5507 -- OPERATING FUND	1,955,591.99	
51-1156	PTIF #1454 CAPITAL RESERVE	812,670.31	
51-1158	PTIF #4779 CAPITAL IMPROVEMENT	1,504,963.48	
51-1159	2020 BOND DEBT 248891000	110,318.69	
51-1161	2020 BOND DEBT RES 248891001	18,501.13	
51-1163	2015 BOND SERIES 240217000	.01	
51-1180	2021 BOND DEBT #221884000	156,681.07	
51-1181	2021 BOND SINK A #221884001	3,602.41	
51-1182	2021 BOND SINK B #221884002	1,425.73	
51-1183	2021 COI #221884003	6.84	
51-1192	2022 PROJECT FUND 247852001	207.05	
51-1193	2022 BOND FUND 247852000	92,859.27	
51-1194	2022 BOND FUND 247852002	3,101.21	
51-1311	CUSTOMER ACCOUNTS RECEIVABLE	174,516.42	
51-1511	INVENTORY	154,781.19	
51-1561	PREPAID INSURANCE	32,438.94	
51-1610	CONSTRUCTION IN PROGRESS	(.02)	
51-1611	LAND	682,813.32	
51-1621	BUILDINGS	3,304,822.34	
51-1631	WELLS AND STORAGE FACILITIES	11,532,642.06	
51-1632	SUPPLY TRANSMISSION LINE	13,585,958.27	
51-1633	METERS AND HYDRANTS	1,742,634.65	
51-1640	INVESTMENTCOMPANY	3,354,986.92	
51-1641	OFFICE FURNITURE AND EQUIPMENT	82,900.59	
51-1642	ACCUMULATED DEPRECIATION	(12,345,905.89)	
51-1651	MACHINERY & EQUIPMENT	853,397.88	
51-1661	VEHICLES	84,183.91	
51-1800	DEFERRED OUTFLOW PENSION	266,752.00	
51-1802	DEFERRED OUTFLOW REFUNDING 16	19,908.11	
51-1804	DEFERRED OUTFLOW REFUNDING 21	495,539.78	
	TOTAL ASSETS		<u>29,003,663.61</u>

LIABILITIES AND EQUITY

WHITE CITY WATER (DISTRICT)
BALANCE SHEET
MARCH 31, 2026

FUND 51

LIABILITIES

51-2131	ACCOUNTS PAYABLE	(44,746.51)	
51-2211	ACCRUED PAYROLL PAYABLE	(13,617.62)	
51-2212	WAGES PAYABLES		6,065.52	
51-2221	FEDERAL TAX PAYABLE	(11,816.04)	
51-2222	STATES PAYROLL TAXES PAYABLE	(1,699.00)	
51-2223	RETIREMENT PAYABLE		10,088.78	
51-2224	INSURANCE PAYABLE	(21,630.16)	
51-2225	WORKERS COMP PAYABLE		2,240.02	
51-2226	STATE UNEMPLOYMENT		58.72	
51-2227	GARNISHMENTS	(110.77)	
51-2300	NET PENSION LIABILITY		154,176.00	
51-2503	CURRENT BOND MATURITIES 2020		180,000.00	
51-2504	CURRENT BOND MATURITIES 2021 B		700,000.00	
51-2508	CURRENT BOND MATURITIES 2022		135,000.00	
51-2510	ST COMPENSATED ABSENCES		77,015.12	
51-2551	ACCRUED INTEREST PAYABLE		252,361.46	
51-2630	LT COMPENSATED ABSENCES		35,255.57	
51-2649	2022 BOND PAYABLES		7,620,000.00	
51-2656	2020 BOND PAYABLES		1,576,000.00	
51-2657	2021 BOND PAYABLES B		6,210,000.00	
51-2664	2015 PREMIUM ON REFUNDING		367,716.00	
51-2668	2022 PREMIUM ON REFUNDING		236,386.20	
51-2795	DEFERRED INFLOWS PENSION		800.00	
	TOTAL LIABILITIES			17,469,543.29

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2999	RETAINED EARNINGS-BEGIN OF YR		12,171,418.36	
	REVENUE OVER EXPENDITURES - YTD	(637,298.04)	
	BALANCE - CURRENT DATE		11,534,120.32	
	TOTAL FUND EQUITY			11,534,120.32
	TOTAL LIABILITIES AND EQUITY			29,003,663.61

WHITE CITY WATER (DISTRICT)
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 3 MONTHS ENDING MARCH 31, 2026

FUND 51

<u>REVENUE</u>	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
51-3710 METERED SALES - RES CUSTOMERS	299,932.00	878,517.52	4,700,000.00	3,821,482.48	18.7
51-3715 OTHER WATER REVENUES	.00	.00	2,500.00	2,500.00	.0
51-3720 METERED SALES - COMMERCIAL	3,578.23	10,710.09	118,000.00	107,289.91	9.1
51-3780 LATE CHARGES	2,527.50	7,755.00	37,000.00	29,245.00	21.0
51-3810 MISCELLANEOUS REVENUE	695.00	2,325.08	.00	(2,325.08)	.0
51-3900 INTEREST & DIVIDEND INCOME	14,184.25	46,067.56	(50,000.00)	(96,067.56)	92.1
 TOTAL FUND REVENUE	 320,916.98	 945,375.25	 4,807,500.00	 3,862,124.75	 19.7

WHITE CITY WATER (DISTRICT)
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

FUND 51

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
51-5100-110 SALARIES & WAGES - EMPLOYEES	36,090.29	108,620.37	547,359.00	438,738.63	19.8
51-5100-111 OVERTIME/ON-CALL	.00	.00	1,000.00	1,000.00	.0
51-5100-115 COMPENSATION - TRUSTEES	3,125.00	7,230.00	42,000.00	34,770.00	17.2
51-5100-130 BENEFITS	14,677.98	35,728.44	259,150.00	223,421.56	13.8
51-5100-210 DUES & MEMBERSHIPS	343.98	1,933.94	33,264.00	31,330.06	5.8
51-5100-231 TRAVEL EXPENSES	5,342.72	4,307.68	.00	(4,307.68)	.0
51-5100-240 OFFICE SUPPLIES	187.99	1,006.88	9,000.00	7,993.12	11.2
51-5100-245 POSTAGE / PRINTING	9,394.52	15,560.18	56,550.00	40,989.82	27.5
51-5100-250 EQUIP. MAINT. CONTRACTS	3,509.05	12,755.37	56,430.00	43,674.63	22.6
51-5100-270 UTILITIES	2,947.19	6,875.47	38,775.00	31,899.53	17.7
51-5100-300 BAD DEBT EXPENSE	2,292.01	2,297.77	.00	(2,297.77)	.0
51-5100-310 MISC. PROFESSIONAL SERVICES	7,715.03	21,619.48	186,650.00	165,030.52	11.6
51-5100-311 ACCOUNTING	4,000.00	8,250.00	43,500.00	35,250.00	19.0
51-5100-330 TRAINING REGISTRATIONS	.00	2,820.00	19,270.00	16,450.00	14.6
51-5100-510 INSURANCE - GENERAL LIABILITY	175.00	305.00	67,700.00	67,395.00	.5
51-5100-530 INTEREST EXPENSES	.00	1,135,512.10	1,591,050.00	455,537.90	71.4
51-5100-610 BANK / TRUSTEE FEES	.00	237.06	27,000.00	26,762.94	.9
51-5100-622 LITIGATION	.00	.00	3,000.00	3,000.00	.0
51-5100-625 MISC. EXPENSES	904.82	1,063.21	11,400.00	10,336.79	9.3
51-5100-629 BOARD CONTINGENCY	.00	.00	14,000.00	14,000.00	.0
51-5100-720 BUILDING MAINTENANCE	845.10	2,367.77	17,844.00	15,476.23	13.3
51-5100-730 EQUIPMENT	.00	.00	5,800.00	5,800.00	.0
51-5100-740 UNIFORMS	150.43	150.43	10,500.00	10,349.57	1.4
TOTAL ADMINISTRATION	91,701.11	1,368,641.15	3,041,242.00	1,672,600.85	45.0
<u>CAPITAL PROJECTS</u>					
51-5110-733 10000 S TRANSMISSION LINE & CON	.00	.00	580,000.00	580,000.00	.0
51-5110-740 WELL HOUSES IMPROVEMENTS	.00	.00	700,000.00	700,000.00	.0
51-5110-751 MAINLINE REPLACEMENTS	.00	.00	580,000.00	580,000.00	.0
51-5110-765 METER REPLACEMENTS	.00	24,848.46	210,000.00	185,151.54	11.8
TOTAL CAPITAL PROJECTS	.00	24,848.46	2,070,000.00	2,045,151.54	1.2

WHITE CITY WATER (DISTRICT)
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

FUND 51

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS</u>					
51-5160-110 SALARIES & WAGES - EMPLOYEES	20,663.08	61,989.24	270,796.00	208,806.76	22.9
51-5160-111 OVERTIME/ON-CALL	953.25	4,847.13	25,400.00	20,552.87	19.1
51-5160-130 BENEFITS	9,774.04	24,208.94	162,879.00	138,670.06	14.9
51-5160-210 DUES & MEMBERSHIPS	421.06	421.06	2,870.00	2,448.94	14.7
51-5160-211 GIS MAINTENANCE	175.00	2,283.00	.00	(2,283.00)	.0
51-5160-230 VEHICLE MAINTENANCE	717.15	2,123.73	.00	(2,123.73)	.0
51-5160-231 TRAVEL EXPENSES	.00	450.00	34,880.00	34,430.00	1.3
51-5160-250 REPAIRS & MAINTENANCE SUPPLY	8,440.60	53,372.51	427,700.00	374,327.49	12.5
51-5160-270 UTILITIES	12,095.72	25,909.48	441,520.00	415,610.52	5.9
51-5160-310 SCADA/WELL MAINTENANCE	10,973.00	10,973.00	56,000.00	45,027.00	19.6
51-5160-330 TRAINING & REGISTRATIONS	.00	850.00	2,680.00	1,830.00	31.7
51-5160-620 WATER SAMPLING/TESTING	571.59	1,755.59	30,000.00	28,244.41	5.9
51-5160-740 EQUIPMENT	.00	.00	17,500.00	17,500.00	.0
TOTAL OPERATIONS	64,784.49	189,183.68	1,472,225.00	1,283,041.32	12.9
TOTAL FUND EXPENDITURES	156,485.60	1,582,673.29	6,583,467.00	5,000,793.71	24.0
NET REVENUE OVER EXPENDITURES	164,431.38	(637,298.04)	(1,775,967.00)	(1,138,668.96)	(35.9)

Journal	Payee or Description	Date	Check Number	Amount
CD	PAYMENT TEHC FEE	03/31/2026	1	1,445.11
CD1	CASELLE MONTHLY BILLING --	03/31/2026	1	1,644.00
CD1	XPRESS BILL PAY MONTHLY BILLING --	03/31/2026	3	2,416.92
CD1	FEDERAL EFT TAX DEPOSIT -- PAYROLL	03/31/2026	5	4,453.25
CD1	IT NOW MONTHLY BILLING --	03/31/2026	7	1,624.20
CD1	FEDERAL EFT TAX DEPOSIT -- PAYROLL	03/31/2026	9	4,184.41
CDA	BLUE STAKES OF UTAH 811	03/05/2026	31287	83.75
CDA	CERTIFIED FIRE & SECURITY	03/05/2026	31288	100.00
CDA	CHEMTECH/FORD LABORATORIES	03/05/2026	31289	333.00
CDA	COMCAST CABLE	03/05/2026	31290	140.88
CDA	DEX IMAGING LLC	03/05/2026	31291	29.24
CDA	DS ACCOUNTING SERVICES LLC	03/05/2026	31292	4,000.00
CDA	FLINT, PAULINA	03/04/2026	31293	.00
CDA	GOTO COMMUNICATIONS, INC.	03/05/2026	31294	425.38
CDA	HOME DEPOT CREDIT SERVICES	03/05/2026	31295	352.19
CDA	IMMENSE IMPACT, LLC	03/05/2026	31296	865.00
CDA	JOHANSEN, ROBERT	03/05/2026	31297	1,138.91
CDA	ODP BUSINESS SOLUTIONS, LLC	03/05/2026	31298	187.99
CDA	RDX, LLC	03/05/2026	31299	462.00
CDA	ROCKY MOUNTAIN POWER	03/05/2026	31300	1,626.54
CDA	THOMSON REUTERS -- WEST	03/05/2026	31301	343.98
CDA	US BANK	03/05/2026	31302	1,517.28
CDA	UTAH STATE TREASURERS OFFICE	03/05/2026	31303	63,538.06
CDA	WASTE MANAGEMENT OF UTAH, INC	03/05/2026	31304	249.45
CDA	FLINT, PAULINA	03/05/2026	31305	797.30
CDA	AMANDA BAXTER	03/12/2026	31306	79.71
CDA	ANDREA MARX	03/12/2026	31307	85.00
CDA	ASHTON, PAUL H.	03/12/2026	31308	808.12
CDA	CERTIFIED FIRE & SECURITY	03/12/2026	31309	100.00
CDA	CHRISTOPHER MORT	03/12/2026	31310	61.50
CDA	COMMUNITY TREATMENT ALTERNATE	03/12/2026	31311	58.93
CDA	DAVID MOODY	03/12/2026	31312	64.34
CDA	EVAN MUMFORD	03/12/2026	31313	70.29
CDA	FREEDOM MAILING SERVICE	03/12/2026	31314	2,476.39
CDA	HUNTZINGER, CHRISTOPHER	03/12/2026	31315	963.67
CDA	JOHNSON, RYAN R	03/12/2026	31316	169.00
CDA	MATRIX EXCAVATION, INC.	03/12/2026	31317	3,735.00
CDA	MORETON & COMPANY	03/12/2026	31318	175.00
CDA	ORS -- CHILD SUPPORT SERVICES	03/12/2026	31319	110.77
CDA	PRO SECURITY PRODUCTS	03/12/2026	31320	639.88
CDA	ROCKY MOUNTAIN POWER	03/12/2026	31321	10,069.91
CDA	STATE OF UTAH FUEL NETWORK	03/12/2026	31322	511.38
CDA	SUNRISE ENGINEERING	03/12/2026	31323	2,988.00
CDA	UPPER CASE PRINTING, INC.	03/12/2026	31324	5,909.40
CDA	ALEXANDER SOOLEN	03/19/2026	31325	57.75
CDA	COMCAST CABLE	03/19/2026	31326	1,309.33
CDA	ENBRIDGE	03/19/2026	31327	439.22
CDA	MOUNTAINLAND SUPPLY DEPT	03/19/2026	31328	1,276.57
CDA	PRO SECURITY PRODUCTS	03/19/2026	31329	205.00
CDA	ROGUE SERVICES LLC, dba WETCO	03/19/2026	31330	10,973.00
CDA	UPPER CASE PRINTING, INC.	03/19/2026	31331	1,008.73
CDA	VERIZON WIRELESS	03/19/2026	31332	486.20
CDA	WASATCH FRONT WASTE & RECYCLING	03/19/2026	31333	26.00
CDA	ARTHUR HARDY	03/26/2026	31334	196.72
CDA	CERTIFIED FIRE & SECURITY	03/25/2026	31335	.00
CDA	CHEMTECH/FORD LABORATORIES	03/26/2026	31336	222.00
CDA	CHRISTI RICHARDS	03/26/2026	31337	60.00
CDA	CODY BUCKINGHAM	03/26/2026	31338	45.19

Journal	Payee or Description	Date	Check Number	Amount
CDA	DAVID E RYLAND	03/26/2026	31339	1,000.00
CDA	FLINT, PAULINA	03/26/2026	31340	773.00
CDA	GREATAMERICA FINANCIAL SERVICES CORPORAT	03/26/2026	31341	211.61
CDA	HEATHER HARRISON	03/26/2026	31342	110.32
CDA	HENRY AVELLAR	03/26/2026	31343	75.68
CDA	LINDSEY SNYDER	03/26/2026	31344	30.56
CDA	ORS -- CHILD SUPPORT SERVICES	03/26/2026	31345	110.77
CDA	PEHP - LTD PROGRAM	03/26/2026	31346	377.98
CDA	PEHP GROUP INSURANCE	03/26/2026	31347	369.40
CDA	PEHP INSURANCE -- HEALTH & DENTAL	03/26/2026	31348	17,954.25
CDA	ROBERT TERRY	03/26/2026	31349	70.65
CDA	SUNRISE ENGINEERING	03/26/2026	31350	175.00
CDA	TWIN D	03/26/2026	31351	698.65
CDA	UTAH STATE TAX COMMISSION	03/26/2026	31352	3,256.00
CDA	WHEELER MACHINERY COMPANY	03/26/2026	31353	1,974.58
CDP	DIRECT DEPOSIT TOTAL	03/13/2026	92201	24,746.60
CDP	DIRECT DEPOSIT TOTAL	03/27/2026	92202	21,147.41
CDP	Ashton, Paul H - DIR DEP	03/13/2026	3082601	.00
CDP	Bowles, Daniel S. - DIR DEP	03/13/2026	3082602	.00
CDP	Cardenaz, Phillip S. - DIR DEP	03/13/2026	3082603	.00
CDP	Flint, Paulina - DIR DEP	03/13/2026	3082604	.00
CDP	GUZMAN,MISHELL - DIR DEP	03/13/2026	3082605	.00
CDP	Huntzinger, Chris - DIR DEP	03/13/2026	3082606	.00
CDP	Johansen, Robert - DIR DEP	03/13/2026	3082607	.00
CDP	Johnson, Ryan R. - DIR DEP	03/13/2026	3082608	.00
CDP	Lucas, James B. - DIR DEP	03/13/2026	3082609	.00
CDP	Peterson, Ian - DIR DEP	03/13/2026	3082610	.00
CDP	Seiger-Webster, Christy M - DIR DEP	03/13/2026	3082611	.00
CDP	Teran, Madison - DIR DEP	03/13/2026	3082612	.00
CDP	True, Garry - DIR DEP	03/13/2026	3082613	.00
CDP	Winger, David S. - DIR DEP	03/13/2026	3082614	.00
CDP	Ashton, Paul H - DIR DEP	03/27/2026	3222601	.00
CDP	Bowles, Daniel S. - DIR DEP	03/27/2026	3222602	.00
CDP	Cardenaz, Phillip S. - DIR DEP	03/27/2026	3222603	.00
CDP	GUZMAN,MISHELL - DIR DEP	03/27/2026	3222604	.00
CDP	Johnson, Ryan R. - DIR DEP	03/27/2026	3222605	.00
CDP	Lucas, James B. - DIR DEP	03/27/2026	3222606	.00
CDP	Peterson, Ian - DIR DEP	03/27/2026	3222607	.00
CDP	Teran, Madison - DIR DEP	03/27/2026	3222608	.00
CDP	Winger, David S. - DIR DEP	03/27/2026	3222609	.00
Grand Totals:				<u>210,423.30</u>

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
03/22/2026	PC	03/27/2026	3222601	Ashton, Paul H	86		51-1111	3,724.37-	D
03/22/2026	PC	03/27/2026	3222602	Bowles, Daniel S.	30		51-1111	2,153.18-	D
03/22/2026	PC	03/27/2026	3222603	Cardenaz, Phillip S.	40		51-1111	2,038.34-	D
03/22/2026	PC	03/27/2026	3222604	GUZMAN,MISHELL	43		51-1111	1,650.65-	D
03/22/2026	PC	03/27/2026	3222605	Johnson, Ryan R.	47		51-1111	3,640.57-	D
03/22/2026	PC	03/27/2026	3222606	Lucas, James B.	52		51-1111	2,779.72-	D
03/22/2026	PC	03/27/2026	3222607	Peterson, Ian	54		51-1111	1,591.31-	D
03/22/2026	PC	03/27/2026	3222608	Teran, Madison	48		51-1111	1,654.69-	D
03/22/2026	PC	03/27/2026	3222609	Winger, David S.	70		51-1111	1,914.58-	D
04/05/2026	PC	04/10/2026	4052601	Ashton, Paul H	86		51-1111	23,224.53-	D
04/05/2026	PC	04/10/2026	4052602	Bowles, Daniel S.	30		51-1111	2,115.61-	D
04/05/2026	PC	04/10/2026	4052603	Cardenaz, Phillip S.	40		51-1111	1,997.28-	D
04/05/2026	PC	04/10/2026	4052604	Dean, Susan A	22		51-1111	492.39-	D
04/05/2026	PC	04/10/2026	4052605	Flint, Paulina	80		51-1111	608.51-	D
04/05/2026	PC	04/10/2026	4052606	GUZMAN,MISHELL	43		51-1111	1,776.55-	D
04/05/2026	PC	04/10/2026	4052607	Huntzinger, Chris	151		51-1111	615.94-	D
04/05/2026	PC	04/10/2026	4052608	Johansen, Robert	130		51-1111	583.51-	D
04/05/2026	PC	04/10/2026	4052609	Johnson, Ryan R.	47		51-1111	3,640.57-	D
04/05/2026	PC	04/10/2026	4052610	Lucas, James B.	52		51-1111	2,779.72-	D
04/05/2026	PC	04/10/2026	4052611	Peterson, Ian	54		51-1111	1,782.43-	D
04/05/2026	PC	04/10/2026	4052612	Seiger-Webster, Christy M	140		51-1111	615.94-	D
04/05/2026	PC	04/10/2026	4052613	Teran, Madison	48		51-1111	1,654.69-	D
04/05/2026	PC	04/10/2026	4052614	True, Garry	120		51-1111	610.94-	D
04/05/2026	PC	04/10/2026	4052615	Winger, David S.	70		51-1111	2,292.68-	D
Grand Totals:								<u>65,938.70-</u>	
									<u>24</u>

FPCSLLC dba
FOXLEY & PIGNANELLI
ATTORNEYS AND COUNSELORS AT LAW

445 East 200 South, Suite 100
Salt Lake City, Utah 84111
(801) 355-9188
www.fputah.com

February 1, 2025

Via e-mail: pbflint@yahoo.com
riohanson@wcwid.utah.gov
Original via Hand-Delivery

White City Water Improvement District
Attn: Paulina Flint
Ryan Johnson
999 E. Galena Drive
Sandy, UT 84094

Re: Professional Legal Services and Fee Agreement

Dear Paulina and Ryan:

This letter will confirm the relationship between White City Water Improvement District ("WCWID"), and FPCS LLC DBA Foxley & Pignanelli (the "Firm") with regard to provision of legal services over and above the lobbying services previously provided to WCWID during general sessions of the Utah Legislature. Without limiting the foregoing, the Firm will provide general legal services with respect to negotiation and drafting of agreements, review and analysis of documents for legal compliance and responding to any claims that might have an adverse effect to WCWID and/or its wholly owned subsidiary White City Water Company. In short, the Firm will undertake those tasks and obligations historically provided by a "General Counsel" as referenced in WCWID's policy and procedure manual. In addition, the Firm will provide at least one licensed attorney to attend monthly Board of Trustee meetings and such other meetings as requested by either the General Manager or Board Chair of WCWID. Finally, the Firm will continue to provide lobbying services with regard to proposed bills and/or administrative rules that may impact WCWID.

The foregoing services, commencing April 1, 2026, will be provided on a fixed-fee basis of \$10,000.00 per month, plus non-incidentals costs that may be incurred by the firm for the direct benefit of WCWID. (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 WCWID at the beginning of the month following rendition of services. For example, in May 2026, the Firm will invoice for April, 2026 work, and so forth. Legal work beyond that set forth in the preceding paragraph, such as the need for more than one attorney to be engaged by the Firm, shall be billed at a discounted rate of \$250.00 per billable hour. The Firm will receive approval from the Chair and/or General Manager before undertaking any services subject to the hourly rate.

The Firm and WCWID agree that this Agreement does not establish an employment relationship by and between WCWID and the Firm or its attorneys. The Firm and its attorneys 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) and attorneys. Nothing contained herein shall be construed or used to restrict the Firm from choosing which attorney associated with the Firm shall be assigned **WCWID** work, nor dictate the hours or work schedule of such attorneys. In that regard, **WCWID** understands and agrees the Firm and/or attorneys 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 **WCWID** 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 the Utah State Bar Rules of Professional Conduct and other applicable rules and statutes with regard ethics and confidentiality. **WCWID** will maintain all documents subject to the Utah Government Records Access Management Act, Utah Code Ann. §§630-2-101 et seq. and the parties to this agreement 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 it becomes necessary to retain hourly attorneys as noted above, **WCWID** agrees such attorneys will be billed out for the agreed upon amount in minimum increments of one-tenth of an hour. In addition, **WCWID** agrees to pay all fees, non-incidentals costs and other out of pocket expenditures incurred by the Firm in connection **WCWID** matters.

Amounts unpaid for legal services and costs for more than 30 days are subject to a service charge of 1½ %, compounded monthly, which **WCWID** 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 **WCWID's** behalf by the Firm. **WDWID** hereby agrees that if it becomes necessary to take action to collect the account, either with or without suit, **WCWID** 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.

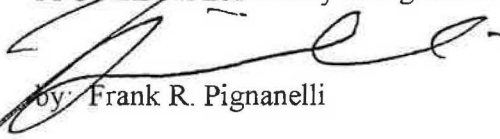
Please note that **WCWID's** responsibility for the fees and costs incurred do not depend upon the outcome of any particular matter and the Firm cannot and does not guarantee any particular outcome. Disputes with regard to fees and costs shall, at the sole discretion of the firm, be referred to arbitration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

By signing below, **WCWID** agrees to the terms set forth herein and this letter shall constitute a binding contract. The Agreement 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 Agreement upon the expiration of the applicable notice period, unless both parties agree to reinstate the Agreement.

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

Very Truly Yours,
FPCS LLC DBA Foxley & Pignanelli



by: Frank R. Pignanelli

ACCEPTANCE, ACKNOWLEDGMENT AND AGREEMENT OF CLIENT:

The services described in the above letter are in accordance with our request. I have been authorized to sign this agreement by the White City Water Improvement District Board of Trustees. 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 WCWID and are hereby agreed to.

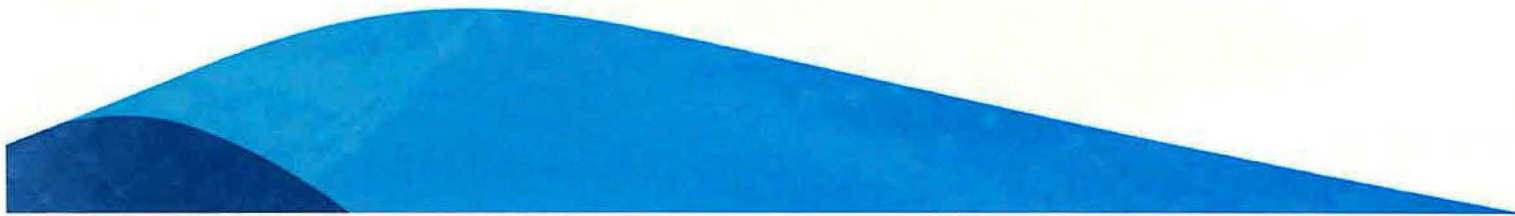
White City Water Improvement District

Date: _____

by _____

R900 Propagation Analysis
White City Water Improvement District-
Sandy, UT

January 16, 2026

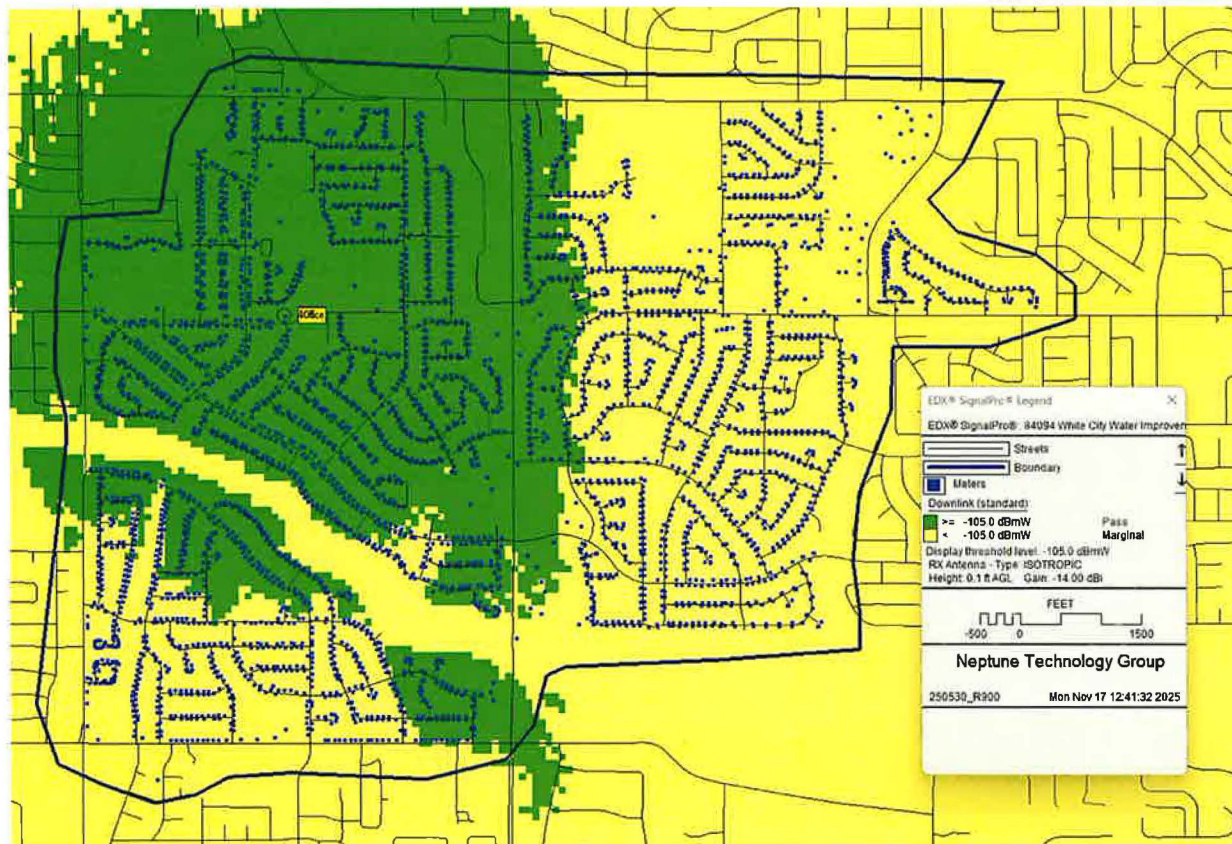


Predicted Coverage Results:

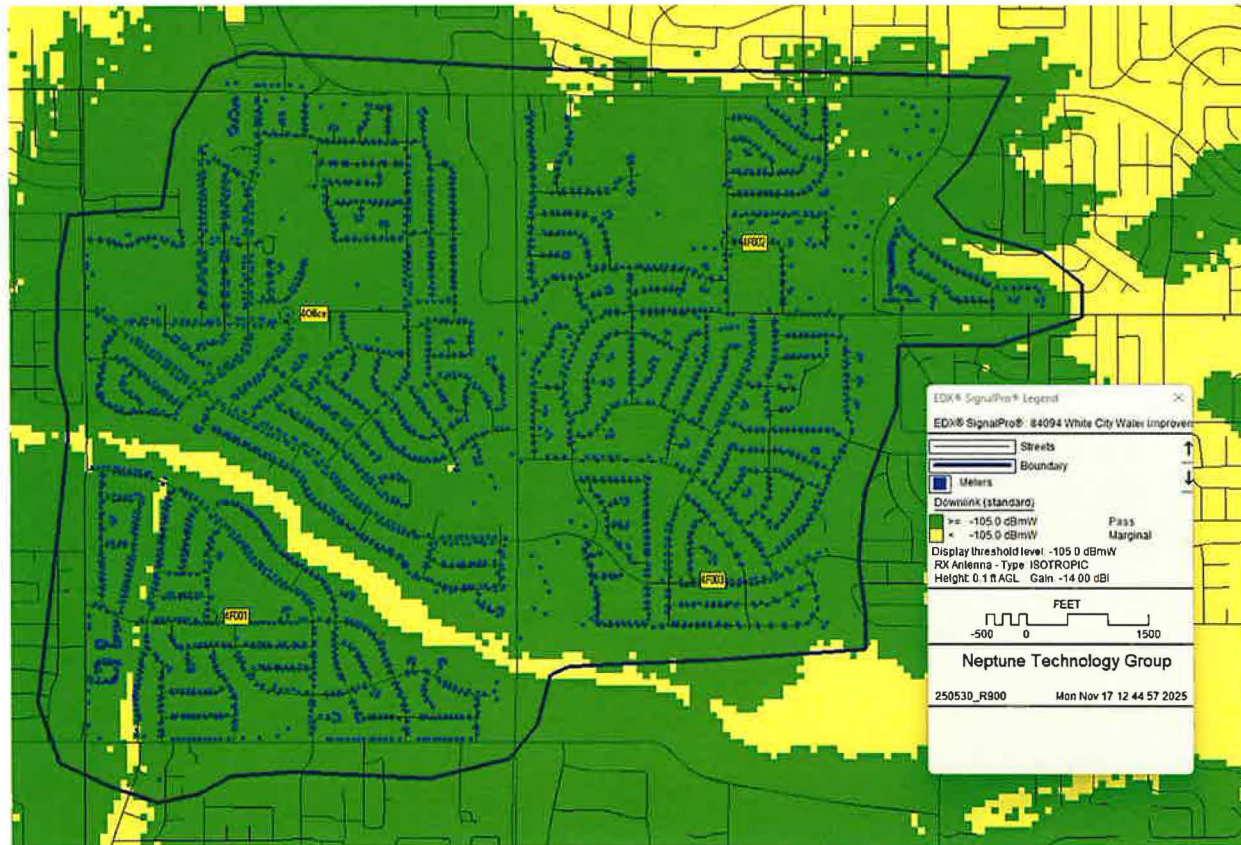


Map	Description	Provided Services		4,230	Geocoded Services		4,221	Area (sq Miles)	3.00
		#Coll	MIU Type	Read Type	Projected	% Projected	Projected	% Projected	
1	Provided Assets - 35ft	1	R900v4 Pit	Billing	2,017	47.78%	1.30	43.31%	
2	>99% Coverage - 35ft	4	R900v4 Pit	Billing	4,218	99.92%	2.89	96.23%	
3	Provided Assets - 50ft	1	R900v4 Pit	Billing	2,271	53.80%	1.45	48.31%	
4	>99% Coverage - 50ft	3	R900v4 Pit	Billing	4,181	99.05%	2.83	94.16%	

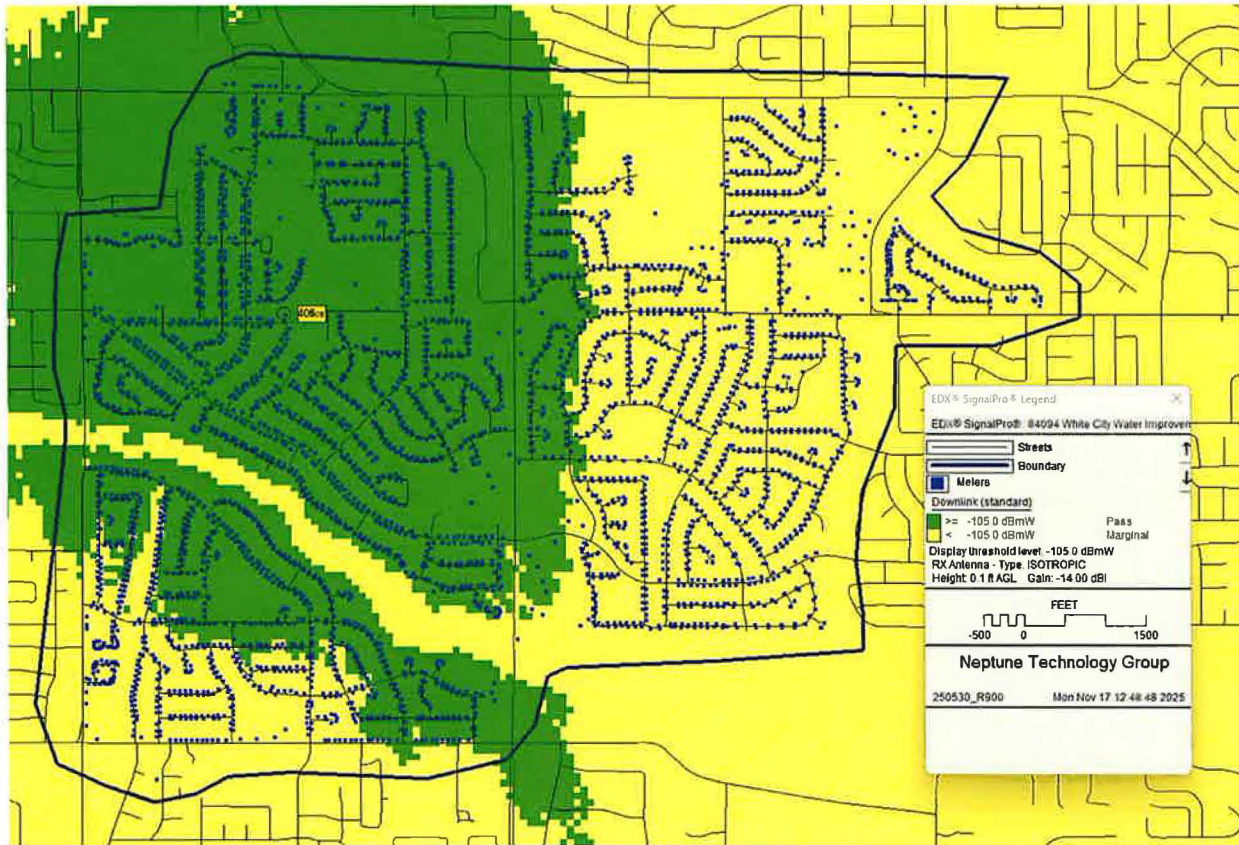
Map 1: Provided Assets – 35ft



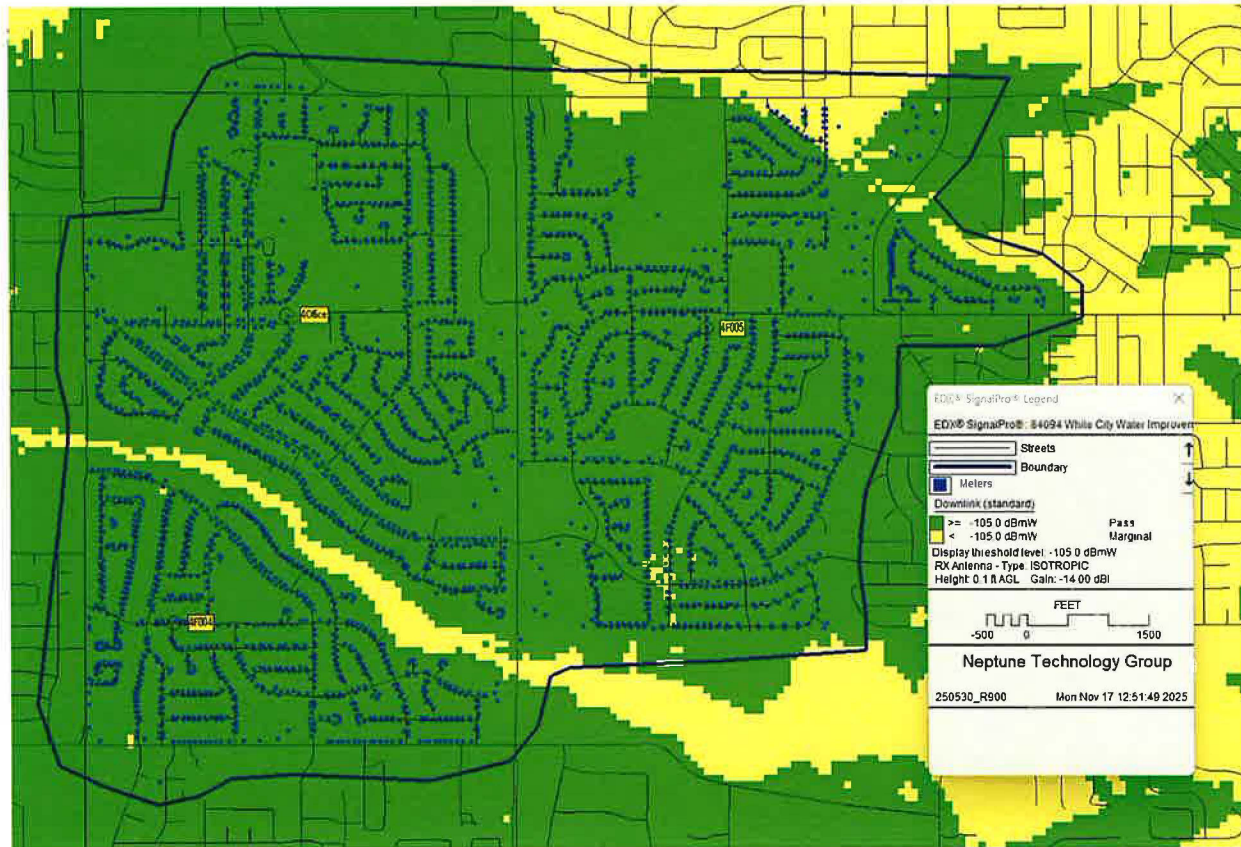
Map 2: >99% predicted- 35ft



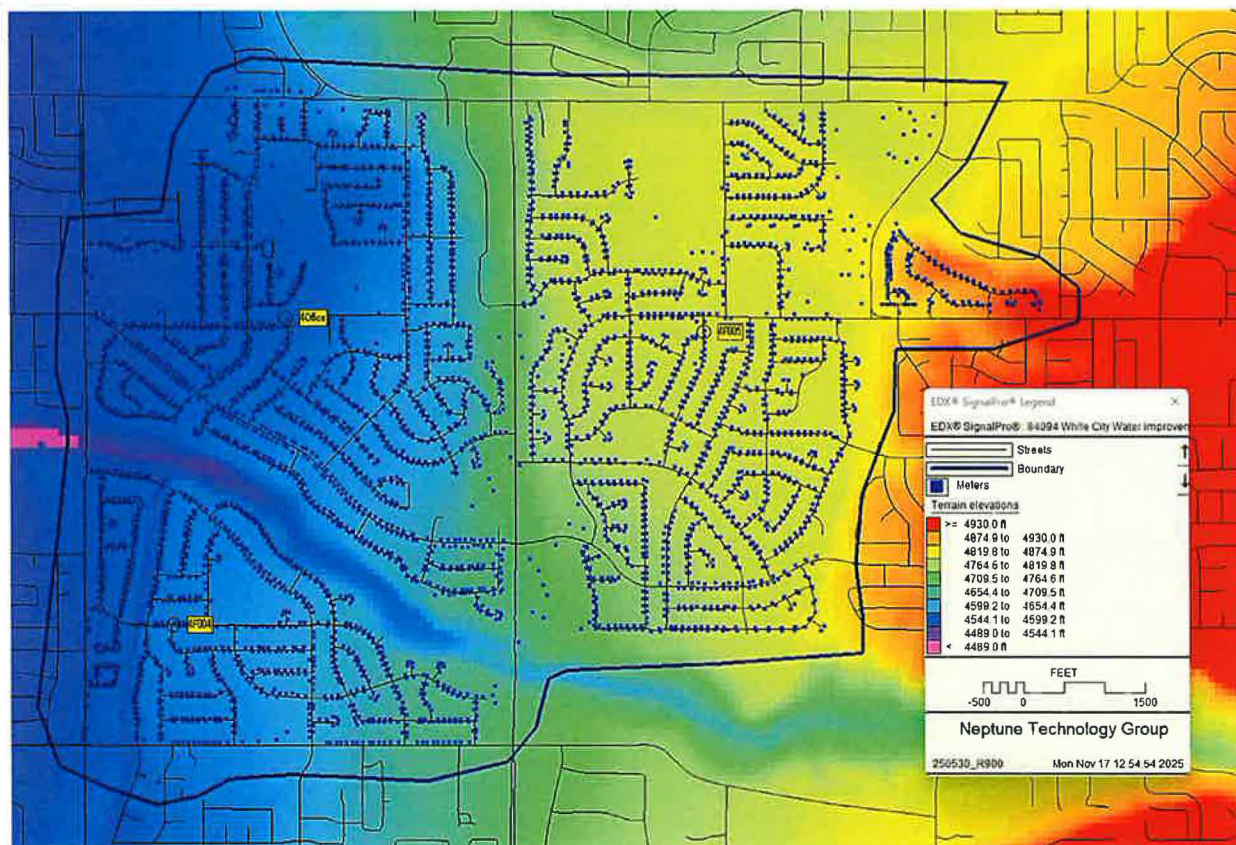
Map 3: Provided Assets – 50ft



Map 4: >99% predicted- 50ft



Elevation Map (National Elevation Dataset available, courtesy of the U.S. Geological Survey)



Gateway Locations:



Map	Location	Latitude	Longitude	Collector	Elev(m)	AntHgt(m)	Elev(ft)	AntHgt(ft)	Coax Type	Coax(ft)	Antenna
1,2,3,4	4Office	40.573132	-111.86324	GPV4	1387	15	4551	50	LDF4	50	MFB9155
2	4F001	40.562975	-111.866655	GPV4	1397	11	4583	35	LDF4	35	MFB9155
2	4F002	40.575505	-111.843762	GPV4	1464	11	4803	35	LDF4	35	MFB9155
2	4F003	40.564187	-111.845666	GPV4	1452	11	4764	35	LDF4	35	MFB9155
4	4F004	40.562823	-111.868242	GPV4	1395	15	4577	50	LDF4	50	MFB9155
4	4F005	40.57266	-111.844754	GPV4	1462	15	4797	50	LDF4	50	MFB9155

Assumptions:

- Spare gateway recommended for system maintenance.
- Revised propagation analysis required for Gateway location or height changes.
- FAA/ASR may be required for structures near airports or heights >200ft.
- AM Tower detuning evaluations for structures within 3km, check with LBA Group or Sitesafe.
- 10ft minimum vertical separation from other 900MHz system antennas on structure. Antenna requires 3ft-4ft standoff for side mounting on towers.
- Complies with FCC/IC Rules: May not cause harmful interference, and must accept any interference received, including interference that may cause undesired operation.
- MIUs mounted inside structures are not recommended for Fixed Network solutions. RF signal is affected differently by building materials used within structures and it is difficult to account for all types of construction. If the Scope states inside MIU used for study, an average loss value is applied to the model. In situations, where inside MIUs do not perform as necessary, an external wall MIU or additional Gateways may be required
- Propagation based on defined MIU (External Wall or Pit w/External Antenna) with specified gateway/collector. Older equipment should be replaced. Propagation is subject to change based on equipment specifications and performance. Performance cannot be confirmed until final system evaluation and analysis complete. Daily - 1 read in 24 hours (1 Day) expected; Billing - 1 read in 72 hours (3 Days) expected; Hourly - 1 read each hour expected. Propagation model is based on performance for >90% read success; backfill read redundancy included, and typical RF environment <-120dBm. Use of this propagation analysis done with this understanding and there is no guarantee of product or performance. Additional gateways could be required. Antenna heights are set to 75 feet as default unless heights provided. This affects Find (search ring) and asset locations.
- R900 IoT gateway (Tmega) with 2 antenna receiver diversity requires minimum of 6 feet horizontal and ideally 12-20 feet horizontal antenna separation.

Pricing Overview

Prepared for: White City Water Improvement District

Prepared by: Yoppify

Date: March 2026

SUMMARY OF OBJECTIVES

We appreciate the opportunity to continue exploring our partnership. Your staff and trustees identified several important use cases that we took into account in preparing this pricing estimate. We understand that your immediate priority is to address these core needs and that there may be opportunities to expand our work together over time. Based on your current processes and priorities, the following use cases were considered. Please let us know if we missed anything.

Use cases considered:

- **Boil Water Notices and Emergency Water Alerts:** Send urgent notifications during water quality events, line breaks, pressure loss, or other critical situations that require immediate customer communication.
- **Field Notifications:** Allow staff to send updates directly from the field as situations develop, without returning to the office.
- **Utility Billing Notifications:** Send targeted notifications to individual accounts for past-due balances, shutoff warnings, payment reminders, and other billing-related communication.
- **Planned Maintenance and Service Work:** Proactively notify customers about scheduled repairs, maintenance activity, or temporary disruptions before work begins.
- **Map Based Location Selections:** Use a map to create a geo-fence around service locations you would like to notify.

Subscription + Fees	Price
<p>Yoppify Platform & Services (Annual Payment)</p> <ul style="list-style-type: none"> • Broadcast System Package <ul style="list-style-type: none"> ◦ Broadcast Limit (5000 contacts) ◦ Basic Messaging Credits (Web, SMS, Voice, Email) ◦ Notices, Events, Public Resources ◦ AI Message Generator ◦ AI Text-to-speech ◦ Two-way Conversations 	\$9,005
Total Annual Cost	\$9,005
<p>Confidentiality Notice: This pricing estimate is for your agency only. Please don't share it without permission from Yoppify.</p> <p>Terms & Conditions: This estimate is based on current costs for Yoppify's service packages. This estimate is valid for 60 days from the date of issue. After 60 days, pricing and terms may change.</p> <p>Messaging Credits: Estimates are based on typical messaging activity. If usage changes notably, we may check in during the year, though updates are usually handled at renewal.</p> <p>Printed Mailers: Letters and postcards sent through the Yoppify platform will be billed separately. Rates include current postage and printing fees and will be updated periodically to reflect changes in postage costs. Current rates are \$1.25 per postcard and \$1.60 per letter.</p>	

Proactive Communication made Simple.



385-200-9677
info@yoppify.com