WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES
STAFF/PLANNING MEETING
District Office
999 Galena Drive
Sandy, Ut. 84094

Wednesday, April 15, 2026

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

Members
Excused: Chris Huntzinger

Others
Present: Paul Ashton, Sue Dean, Ryan Johnson,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 aclled to order at 5:00 p.m. on Wednesday, April 15, 2026 by Chair Paulina Flint. It was determined a quorum was present, with Mr. Huntzinger excused.

It was moved by Mr. True, seconded by Mr. Johansen the Board move to agenda item #3 until Cliff Linford is present. The motion was approved with the following vote: Messrs. True and Johansen aye; Ms. Flint and Seiger-Webster, aye.

3. Manager Reports

Operations Manager Report

- Water Usage Report -James reported in March we pumped 38M gallons, billed for 28M, which left us with roughly 10M unaccounted for, 26%. That percentage should drop next month. Going back the last 5 years, this is the strongest March by about 7M gallons.
- AMI Meter Reading Tower Propagation Study and Pricing- James noted in the packet is a study prepared by Neptune, our meter supplier, regarding repeater towers. We would like to start with 2 repeaters for our meters. James reviewed what the repeaters do and how they can help both the District and residents. The additional information obtained can also be included in our Conservation Plan. He noted new meters are coming out with special sensors that test pressures. One repeater would be placed on the office building, an one on the booster station. Details

and more information are included in the meeting packet. We have a quote for $37,980 plus roof mount for a total of $40,000.

- Status of Harston Tank Landscaping - James reported it doesn't appear that hydro-seeding has taken hold. We expected germination to take a couple of years. Part of the problem is we have not had any moisture. There is minimal drip irrigation at that site. James suggested bringing in rip/rap and gravel to the side of the road and around the tank to keep a neater appearance. One of the neighbors suggested we plant wildflower seeds from a company in Lehi which custom makes seed mixes specific to where you live. Garry suggested we use larger cobble rather than rip/rap.
- Booster Station Repair Update-James stated the booster station is working. They think minor cavitation in the head is causing the sound. There is no damage to the pump. It should live it's full life expectancy. Widdison has stated we should have no concerns.
- General Repair and Maintenance - We had a short on Serpentine, and other than that it has been clean-up and working on Spring issues. **It was moved by Mr. True, seconded by Ms. Seiger-Webster the Operations Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen, and True, aye.**

It was moved by Mr. True, seconded by Ms. Seiger-Webster the Board move back to agenda item #2.Sunrise Engineering Report. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.

2. Sunrise Engineering Report

- General Engineering-There were no General Engineering items for review.
- Status of Well 10 Repair- Cliff reported this project is complete. We are waiting for the pump to arrive, hopefully by the next Board meeting.
- Update on Canal Property-Everything ready to go for signature. We are still waiting for the two property owners to resolve their issues. These neighbors don't seem to be willing to work with each other.
- Cliff and Ryan have talked about going forward with the Plat, ignore those two properties, then get rid of the rest of it. This property is the closest to Well 8..
- Status of Source Protection Plan Update - 2026- Cliff stated this project needs about another week's work, and he expects it to be complete next week.
- Status of Turquoise Drive PRV Relocate We are waiting for survey's to come back into the office, and are running about a week behind.

- Status of Phlox St. Main Line Project- Surveys are out we are waiting for them to come back to the office. **It was moved by Mr. Johansen, seconded by Mr. True the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen and True, aye.**

General Manager Report

- Status of RRA Update -Ryan reviewed a proposal from Elwell Consulting to perform a review and provide limited assistance with for completing an AWA 5 year update to WCWID's 2020 RRA which was certified to the EPA in June, 2021. The proposal outlines what they will do at a cost $3,050 The update is due June 30, 2026, Emergency Response Plan is due December 31. 2026. He would like to go forward with this work.
- Yoppify Contract Pricing-Ryan reviewed a proposal from Yoppify for emergency notification services in the meeting packet, including pricing, which is a little bit higher than we expected. He will draft a letter of cancellation to Code Red outlining reasons we have decided to move on.
- Legal Representation- We have received a proposal from FPCS, LLC dba Foxley & Pignanelli, Attorneys and Counselors at Law, which will be discussed in the main Board meeting.
- Newsletter Deadline and Suggestions - 4/28/16- Ryan stated Jordan Valley has made their recommendations for water use in 2026. We need to remind residents of savings we have made and our low water usage per capita. Nothing is mandated at this time.
- Evapotranspiration and wise water use will be discussed
- Information regarding the upcoming election will also be included in the - **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the General Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen and True, aye.**

WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES

District Office
999 Galena Drive
Sandy, Utah
Wednesday, April 15, 2026
Minutes

Members Present:	Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer, Christy Seiger-Webster, Clerk
Members Excused:	Chris Huntzinger
Others Present:	Paul Ashton, Sue Dean, Ryan Johnson, Dave Sanderson

1, Call to Order and Determination of Quorum -

The meeting of the White City Water Improvement District Board of Trustees was called to order by Chair Paulina Flint on Wednesday, April 15, 2026 at the District Office. It was determined a quorum was present, with Mr.0 Huntzinger excused.

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 Minutes of March 19, 2026 -

After review, **It was moved by Mr. True, seconded by Mr. Johansen the minutes of the March 19, 2026 Board of Trustees meeting be approved. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

4. Accountant/Financial Report

- Year to Date Report for March, 2026 - Dave Sanderson distributed the Residential Water Sales Report which was reviewed. He reported the annual audit has begun, and has gone pretty well. He also presented a brief update on the budget. Financial statements and charts are included in the meeting packet. **It was moved by Mr. True, seconded by Mr. Johansen the Year to Date Report for March, 2026 be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs., True and Johansen, aye.**

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

5 General Manager Report

Upcoming Conferences, Seminars and Meetings

Mr. Johnson reported Rural Water Fall Conference and UASD Fall Conference are on the agenda and will be held in Layton Utah. Please let him know if you plan to attend.

- RWAU Fall Conference - Layton, Utah, August 31 - September 2, 2026
- UASD Fall Conference - Layton, Ut. November 4-6, 2026 - **Mishell, Ryan,**

Mr. Johnson reported the 2025 CCR will be mailed out soon. He noted this is a new format, and many hours have been spent in it's creation. Please let him know if you have any questions or suggestions. **It was moved by Mr. True, seconded by Ms. Seiger-Webster the General Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen and True, aye.**

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

Mr. Johnson recommended this item be postponed to follow discussion in Closed Session. **It was moved by Mr. True, seconded by Mr. Johansen Item #6 on the agenda be postponed to follow the Closed Session. The motion was approved with the following vote: Messrs. Johansen and True, aye; Ms. Seiger-Webster and Flint, aye.**

7 Discussion and Action Re: AMI Meter Reading Towers -

Mr. Johnson stated as previously discussed he recommended we move forward to place two repeaters, to gather District information. One on the office and one on the booster station as presented in the information provided in the meeting packet, and discussed in Staff/Planning meeting. This would be the next step in the meter reading process. Mr. Johnson noted they may bill an additional $5-6,000 per year based on annual changing circumstances **It was moved by Mr. Johansen, seconded by Mr. True the AMI Meter Reading Tower contract be approved. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen and True, aye.**

8. Discussion and Action Re: Yoppify Customer Communications Contract -

Mr. Johnson stated he has reviewed the proposal from Yoppify. Staff has also done a review to be sure Yoppify can meet our needs, and are anxious to move forward. **It was moved by Mr. True, seconded by Mr. Johnson the Yoppify contract be approved. The motion was approved with the following vote: Messrs. Johansen and True, aye; Ms. Flint and Seiger-Webster, aye.**

At 5:45 p.m. **It was moved by Mr. True, seconded by Mr. Johansen the Board move into Closed Session to discuss Personnel Issues. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. True and Johansen, aye.**

I, Paulina Flint, Chair of the White City Water Improvement District Board of Trustees, hereby certify that on Wednesday, April 15,2026 the public meeting was closed and the Board moved into Closed Session to discuss Personnel Issues, and no other actions or decisions were made at that time.

Paulina Flint, Chair Paulina F. Flint

The Closed Session was not recorded and no minutes were taken. The following individuals were present: Sue Dean, Christy Seiger-Webster, Paulina Flint, Bob Johansen, Garry True Paul Ashton, and Ryan Johnson

9. Closed Session if needed. As allowed under Ut Code Ann54-4-205

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)

The Board move out of Closed Session at 6:01 p.m., with Sue Dean, Christy Seiger-Webster, Paulina Flint, Bob Johansen, Garry True, Paul Ashton and Ryan Johnson present

At this point, Ms. Flint suggested the Board return to Agenda item 6.

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

After discussion in Closed Session, **It was moved by Mr. Johansen, seconded by Mr. True the FPCS, LLC agreement fo legal services be approved. The motion was approved with the following vote: Ms. Flint and Seiger-Webster aye; Messrs. True and Johansen, aye.**

10. Water System Issues -

Mr. Johnson noted the Sandy Irrigation Ditch is going to be shut down over the next few years. We meed to plan on replacing the storm line drain from Well 4 back to the canal. Roughly 200 ft. Various issues and future implications for the District, the demonstration farm and other users were discussed. They may want to get water services from WCWID for the farm and other users. This could be a a project for next year. Mr. Johnson will let us know when he has more information.

11 Suggested Items for Future Board Meetings -

There were no suggested items for future agendas.

12. Adjourn -

It was moved by Mr. Johansen the meeting adjourn.

Respectfully submitted,

Susan A. Dean

Susan A. Dean, Secretary

Paulina L. Flint

Paulina Flint, Chair