WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES
Staff Planning Meeting
999 Galena Drive
Sandy, Utah

Wednesday, June 17, 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, June 17, 2026 at the District Office by Chair Paulina Flint. It was determined a quorum was present.

2. Sunrise Engineering Report

   - Status of Well 10 Repair - Cliff Linford reported we are very close to having Well 10 in operation. A start up date has not been set. James will notify Board members of the date.

   - Update on Canal Property - Cliff noted paperwork has been prepared and Sunrise will work with Ryan on easements and other details.

   - Status of Turquoise Dr. PRV Relocate - Cliff advised that the Draft for this project is on his desk and will be sent to James tomorrow for review.

   - General Engineering - Thee were no General Engineering items for discussion. **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. Manage Reports

   Operations Manager Report

   - Water Usage Report - James reported for May we pumped 89.1M gallons of water, billed for 86.2 M, about 3% unaccounted for.

- AMI Meter Reading Tower Update -. James reported the data collector is still on order. He has a plan for installation on the antennae on the tower at the office building and has talked with Cody from WETCO, who will hang the antenna at the top of the tower at the booster station site.

- Status of Phlox Dr./Carnation Mainline Project- James reported all the pipe is in the ground. All but one house on Carnation has been moved to the new water main. The final tie-in will be done tomorrow. He hopes to asphalt the road next week. He provided pictures of Phlox. He didn't realize how dirty pipes were - they had been stored for about a year before we received them. They have been flushed and are now clean. There are ways to clean prior to putting them into the system. The plan is to be finished with Carnation next week and then move on to Phlox.

- General Repair & Maintenance Update - James reviewed repair and maintenance issues: a long side on Hollyhock; water main break on Violet. At the Harston Tank site the road has been graded down about 3 inches and rock on site. Will pull trees when we have funding. We found points where we can hook up a sprinkler this fall and would like to try seeding wild flowers and clover on the west side of the new tank.

North Dry Creek Irrigation annual meetings were briefly discussed. James stated we did attend the meeting last year and again this year, and no mention was made regarding water service in Granite. Granite may be annexed into Sandy and we need to have a conversation regarding water. James will reach out to Von and others to check it out. Ryan noted we will keep an eye on the situation.

Well 10 -James handed out a picture of the pump being installed at Well 10. We Still need the motor and well head. When we know they are out of fabrication the Board will be notified. Roger is anticipating start up early next week. **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

Ryan noted we have had zero complaints about the Phlox/Carnation Drive project. Calls from residents excited to see this work being done. Residents all happy.

Election Update-Ryan reported we have 2 individuals who have declared their intention to run for election to the Board of Trustees. Garry True and Chris Huntzinger declared their candidacy. The deadline for write-in candidates to declare their candidacy is September 4, 2026.

- RRA Update -Ryan reported the RRA Update has been completed`. He has 2 copies but they should remain in the office, and are available for Board review. Ryan will take care of submitting the update for certification. He noted there were no major issues. Some policy changes will be needed. He has worked with Brian on the table-top exercise. Paulina requested a hard copy of the update. The update does not go to the feds, Ryan will sign, and Brian will certify..
- Insurance Needs and Renewal-Ryan advised he met with the Moreton , our Insurance Broker, who prepared a proposal regarding insurance needs and policy renewal. There is not a lot of change, and it will go to regular Board meeting for approval. Some numbers came down.
- JVWCD Stand-By Water Purchase Agreement- Ryan had a good meeting with the folks at Jordan Valley, Changes to their rate structure was discussed and reviewed.
- State Assessed Fee–Ryan stated state assessed fees will go into effect July 1, 2027. The initial fee will be $14,100.57. The Board will need to decide how we want to assess it. Paulina stated she wanted this to be out in the Newsletter and that the water office will cover it. Bit it is a state e. The fee will be placed on water bills by Caselle at $.0165 per thousand gallons of water as part of the monthly water bill. It needs to be clearly designated as "state assessed fee" Ryan will work with Caselle.
- Newsletter Deadline and Suggestions - 06/25/26-

  14,100.57state assessed fee for water - how will we assess - - to be included in the newsletter

  Correction on CCR

  Project Update

  Current Status of drought and where recommendations are

  Educate public on Ground water vs. surface water and

  Recharge map for Salt Lake County - get map data for Paulina for website

  -Ryan will get info from USGS

  For agenda in July - take a position on ground water study - USGS is asking for a new one.

  - Annual Employee Review - Employee reviews will be discussed on the main board agenda per memo from Ryan.

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

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BOARD OF TRUSTEES
999 Galena Drive
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Wednesday, June 17, 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, 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 on Wednesday, June 17, 2026 by Chair Paulina Flint at 6:00 p.m. at the District Office. It was determined a quorum was present.

2. Public Comment

Mr. Johnson stated there were no public representatives present, and no public comment has been received in person, in writing or electronically at the office.

3. Approval of Minutes of April 15, 2026

After review, **It was moved by Ms. Seiger-Webster, seconded by Mr. True the minutes of the April 15,2026 Board of Trustees meeting be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs Huntzinger, Johansen and True, aye.**

4. Approval of Minutes of May 20, 2026 -

After review, **It was moved by Mr. Huntzinger, seconded by Mr. Johansen the minutes of the May 20, 2026 Board of Trustees meeting be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs Huntzinger, Johansen and True, aye**

5. Accountant/Financial Report

- Year to Date Report for May, 2026 - Dave Sanderson handed out the May Residential Water Sales report, and reviewed the May financial statements. This was a pretty typical month. We are now almost 6 months into the year. The Bond Disclosure Report, which is a mandatory report, is due each year. This is the time of year he typically starts gathering required data. Mr. True Garry suggest we keep an eye on inflation in preparation for the upcoming budget. Ryan stated we are also watching closely increases in overage charges and bond payments **It was moved by Mr. True, seconded by Mr. Johansen the May, 2026 Year to Date Report be accepted. The motio was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Huntzinger and Johansen, aye.**

- Approval of May Expenses - After review **It was moved by Ms. Seiger-Webster, seconded by Mr. True the May, 2-26 Expenses be approved. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**

6. **General Manager Report**

UPCOMING CONFERENCES, SEMINARS AND MEETINGS

Mr. Johnson reported he has updated the dates for upcoming meetings. The list is included below. Please let him know of your plans for attendance at these meetings.

- RWAU Fall Conference, Layton, Utah, August 31 - September 2, 2026
- IMS AWWA 2026 Annual Conference, Logan, Ut. September 15, 2026 -
- Caselle Annual Conference, SLC, Ut., October 13-14, 2026
- Utah Water Users Fall Summit, Layton, Utah, October 27, 2026
- UASD Fall Conference, Layton, Utah, November 4-6. 2026 - **Mischell, Ryan**

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: Ms. Flint and Seiger-Webster, aye; Messrs. True, Johansen and Huntzinger, aye.

7. Discussion and Action Re: Insurance Needs and Renewal - 2026-2027 -

Mr. Johnson reported he and Phil met with Moreton Insurance regarding D istrict insurance needs and policy renewal. They have dona a amazing job. Some numbers came down. It was suggested we let the RRA folks know what coverage we have. A copy of their proposal is available for review. After discussion, Mr. Johnson recommended we accept the proposal from Moreton Insurance for Insurance coverage Renewal for 2026-2027 as presented After discussion, **It was moved by Mr. Huntzinger, seconded by Mr. True, the insurance proposal from Moreton Insurance be accepted. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. Seiger-Webster, aye.**

8. Discussion and Action Re: Resolution 2026.06.001 - Resolution Setting 2025 Property Tax Rate -

After discussion, **It was moved by Mr. True, seconded by Ms. Seiger-Webster Resolution 2026-06-001 "A Resolution Setting a Zero Property Tax Rate for White City Water Improvement District" for 2027 be approved. The motion was approved with the following vote: Messrs. Johansen, Huntzinger and True, aye; Ms. Seiger-Webster and Flint, aye.** Ir was suggested this be included in the newsletter and that it is a historic action. Agenda item #8 will be changed to read: "Discussion and Action Re: Resolution 2026-06-001 - **Resolution Setting 2027 Property Tax Rate**"

It was moved by Mr. True, seconded by Mr. Johansen the public meeting be closed and the Boar move into Closed Session to discuss Personnel Issues. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen, Huntzinger and True aye.

I, Paulina Flint, Chair of the White City Water Improvement District Board of Trustees, hereby certify that on Wednesday, June 17, 2026 the public meeting was closed and the Board moved into Closed Session to discuss Personnel Issue at 6:15 p.m. No other actions or decisions were made at that time

Paulina L. Flint

Paulina Flint, Chair

Present during the meeting: Bob Johansen, Sue Dean, Christy Seiger-Webster Garry True, Chris Huntzinger, Ryan Johnson and Paulina Flint. The Closed Session was not recorded and no minutes were taken.

9. <u>Closed Session if needed. As allowed under Ut Code Ann54-4-205</u>

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)

It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Board move out of Closed Session at 6:33 p.m.. The motion was approved with the following vote: Messrs. True, Johansen and Huntzinger, aye; Ms. Flint and Seiget-Webster, aye. Present during the Closed Session: Ms. Flint, Seiger-Webster and Dean; Messrs. Johnson, Johansen, Huntzinger, and True .

The Board move back to open session

10 <u>Annual Employee Reviews and Action on Recommendations - (2026)</u>

Following the Closed Session, **it was moved by Ms. Seiger-Webster, seconded by Mr. True the recommendations made by letter provided by the general manager, Ryan Johnson, regarding employee evaluations and pay raises for the upcoming fiscal year be approved. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Huntzinger, Johansen and True, aye.**

11. Water System Issues -
Mr. Johnson discussed impact of budgetary items for the upcoming year.

12. Suggestion Items for Future Board Meetings - \
Look for new well site
Schedule photo of new board member in September.
Ryan will work on finding Papanikolas family.
Think about a Board retreat late for October, early November

13. Adjourn
It was moved by Mr. Johansen the meeting adjourn.

Respectfully submitted,

Susan A. Dean

Susan A. Dean, Secretary

Approved:

Paulina F. Flint

Paulina F. Flint, Chair