Open Board of Trustees Meeting

WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES

District Office
999 Galena Drive
Sandy, Ut. 84094
Wednesday, July 15,2026

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

1. Call to Order and Determination of Quorum

The regular meeting of the White City Water Improvement District Board of Trustees was called to order by Chair Paulina Flint on Wednesday, July 15,2026 at the District Office. It was determined a quorum was present, with Mr. True 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 June 17, 2026 -

After review, **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the minutes of the June 17, 2026 Board of Trustees meeting be approved. The motion was approved with the following vote: Messrs. Huntzinger and Johansen aye; Ms. Flint and Seiger-Webster, aye.**

4. Account/Financial Report

- Year to Date Report - Dave Sanderson handed out the Residential Water Sales Report for review. He noted quarterly transparency reports are due on Friday. Semi-annual reports have been done. The annual Bond Disclosure Report has been filed. Financial statements are included in the meeting packet. Ryan discussed issues with replacement of the elevator and costs involved. It **was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Year to Date Report for June, 2026 be accepted. The motion was approved with the following vote: Ms. Flint and Seiger–Webster, aye; Messrs. Huntzinger and Johansen, aye.**

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

5. **General Managers Report**

- Well 10 Repair Invoice -

Ryan stated the final invoice from Widdison Turbine for the Well 10 repair in the amount of $596.969 is included in the meeting packet. This repair cost was less than we expected. $1.4 was the original bid. Funding will come from the Emergency Reserve fund to the District to cover the cost. A request has been submitted to the Treasurer's Office to transfer these funds. Well 10 is scheduled to go back into service tomorrow.

UPCOMING CONFERENCES, SEMINARS AND MEETINGS

Upcoming conferences, seminars and meetings were discussed. Please let Mr. Johnson know Board member lodging and travel plans.

- RWAU Fall Conference Layton, Ut. August 31, - September 2, 2026
- IMS AWWA Annual Conference- Logan, Utah - September 15, 2026
  Paulina and Christ would like copy f schedule Ryan may attend.
- Caselle Annual Conference, SLC, October 13-14, **Phil, James**
- Utah Water Users Fall Summit, , Layton, Ut. October 27 **Ryan**
- UASD Fall Conference, Layton, Ut. - November 4-6. 2026 - **Mischell, Ryan, Paulina - Ryan will sign everyone up** Program not yet available. Bob and Christy may go on Wednesday for Board Training Please let him know when you plan to be there and your lodging needs.

Mr. Johnson will check out AWWA Conference schedule and send out for Board review. Ryan will plan to attend. **It was moved by Mr. Johansen, seconded by Mr. Huntzinger the General Manager Report be accepted. The motion was approved with the following vote: Ms. SeigerWebster and Flint, aye; Messrs. Huntzinger and Johansen, aye.**

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

Mr. Johnson stated 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 and (Utah Code 52-4-205)

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

7. Water System Issues -

Mr. Johnson stated the July PTIF deposit is due. If he moves forward to deposit this payment we may need to pull it right out again due to current expenses on several projects. After discussion of the PTIF deposit, and costs of various projects, it was recommended the PTIF July deposit be held for now. Mr. Johnson will report on status of this hold next month. t.

Mr. Johnson also made a very preliminary report on a comment made regarding the Positive Bac-t sample at Well 10 following the repair. He discussed the issues with the Board and reviewed the cause and documentation of actions taken. The location has been identified and after state inspection a course of action has also been outlined. New equipment will be installed which should correct the problem. The process has been well documented and will be forwarded to the State. It was recommended that if additional personnel are need to complete this installation quickly, Mr. Johnson move forward to bring in additional help. It was also suggested that preventative measures be added to the report back to the state with other documentation and that this event be reported as an individual, not part of or connected to any previous event. Mr. Lucas has ordered a new valve.

8. Suggested Items for Future Board Meetings -

Discuss potential dates for Board Retreat this fall

Discuss possibility of future new tank site

9. 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

WHITE CITY WATER IMPROVEMENT DISTRICT
STAFF PLANNING MEETING

District Office
999 Galena Drive
Sandy, Ut. 84094

Wednesday, July 15, 2026

Members Present:	Paulina Flint, Chair; Bob Johansen, Vice Chair; Christy Seiger-Webster, Clerk; Chris Huntzinger
Members Excused:	Garry True, Treasurer
Others Present:	Sue Dean, Ryan Johnson, Cliff Linford, James Lucas

5:00 STAFF PLANNING MEETING

1. Call to Order and Determination of Quorum -The White City Water Improvement District Board of Trustees -Staff Planning meeting was called to order by Chair Paulina Flint at 5:00 p.m. on Wednesday, July 15, 2026 at the District Office. It was determined a quorum was present, with Mr. True excused.

2. Sunrise Engineering Report -

   - Update on Canal Property - Cliff Linford reported the internal review on the canal property amendment has been completed and it is being submitted to SL County. After their review and input we will submit to White City Township for approval and zoning. Sunrise is now waiting for all reviews to be completed. We can then proceed to finalize.

   - Status of Turquoise Drive PRV Relocate - Cliff stated the draft of the plan set has been completed and is in James hands to review.

   - General Engineering - There are some issues with Well 10 related to bac-t samples. More flushing will be required. James will report on the status during his report. **It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Messrs. Johansen and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

Manager Reports

Operations Manager Report

- AMI Meter Reading Tower Update - James reviewed AMI software on our system, live from the internet. He would like to get another 10` on the antennae located on the building. Right now we have about 35% coverage. He reviewed plans to order higher quality antennas. The system now shows who is covered and who is not. The antennae for Harston will take about 2 weeks.

- Well 10 Start-up - James reported initially Well 10 start up went very well. Noise was detected and we had to do an emergency stop. It was a very rough shut down. Adjustments were made, the problem solved. Two sampled were taken and we hope to put Well 10 back into the system tomorrow. Flow rates are roughly 150-200 gallons per minute more than when we took it off the system.

- Positive Bac-t sample violation - James described the circumstances surrounding the Positive Bac-t sample violation at Edgecliff following the Well 10 repair. He noted there was a violation at this site last year which has been resolved and was not related. James reported that when Well 10 failed, we hit another positive bac-t at the same location on Edgecliff this year. We flushed and repeated samples which came back bad so we were in violation with the State and it triggered another level 2 assessment because we haven't been a year out of our last one. We worked with the State and received good feedback. We discovered the PRV on the corner at Edgecliff was stuck in the shut position. The valve has been inspected was opened and a new valve and 2 new PRVs will be installed tomorrow. New sampling is good. James stated he plans to go through all our PRVs, exercise them, check pressures and make sure they are working correctly. He would like to get a pressure every month, and exercise them quarterly. James advised he has forwarded information on this event to the State. They have been on site and agree with his analysis of cause. He will work through the middle and lower zones to review and flush on a future schedule.

- Water Usage Report- James reported in June we pumped 143.9M gallons, billed 141.6. Unaccounted for about 2%., 2.3 M gallons.

- Status of Phlox St/Carnation Dr. Mainline Project - This project is about 90% complete - All lines are in and testing has been done. There is a bit of concrete restoration work needed. We were asked by the County to step back and they will start mill work on Amaryllis, Phlox, and Crocus soon. Work has not yet started.

- General Repair & Maintenance Update - Building maintenance, some valves at Well 10 were torn down, general water work has been done during the last month.

Ryan reiterated what an out standing job crew has done Response from community has been great. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the Operations Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger and Johansen, aye.**

General Manager Report

- Yoppify Update - Ryan reported Yoppify is up and running with the District and have all our contact information from Caselle. Ryan reviewed the Yoppify internet link which is available through the District web page. He reviewed various features including: how customers can update their information. The site is very user friendly and is an independent system, not tied to Caselle. Some residents have already updated their information. Yoppify will send emergency notifications to our contact list from the District. Additional information will be sent out in upcoming newsletters. Ryan stated he is very pleased so far.

- Server Upgrade Order -Ryan stated information regarding a server replacement upgrade order is included in the meeting packet. An upgrade is required every 5 years. We now have 2 servers. The current one will become the back-up server, the new one the District main server. The big cost will be the new software. Microsoft server software is no longer serviced, and new replacement software is required. James is working with Morgan at IT Now on this He reported this was budgeted for next year, but will go into effect January 1, 2027.

- State Assessed Fee Update - Ryan reviewed the status of the state assessed fee to be included in the upcoming monthly billing. A reminder will be included in the newsletter regarding this fee and why it is included on their bill. Periodic reminders will be included in upcoming newsletters.

- On Call Mainline Contractor Contract update - The On Call contract has been reviewed by legal counsel. The agreement has been finalized and is now in Matrix hands for review. It will be on the August agenda for approval.

- Chapter 3 Personnel Policy Update - Chapter 3 has been Updated by legal counsel and will be reviewed by our HR Consultant. Updated policy will be on the agenda for the August meeting for review and approval.

- Newsletter Deadline & Suggestions - 7/27/26 -
  Yoppify
  Well 10 Update
  Update on construction
  How to water trees, groundwater, recharge , etc. when we have space.
  Possible Retreat dates
  Additional well site

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

It was moved by Mr. Johansen, the meeting adjourn and the Board move into the Regular meeting.