

**WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES
STAFF/PLANNING MEETING**

**District Office
999 Galena Drive
Sandy Utah**

Wednesday, August 19, 2026

Members

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

Others

Present: Rory Andreason, Sue Dean, Ryan Johnson, James Lucas

5:00 P.M. - 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, August 19, 2026 at the District Office by Chair Paulina Flint. It was determined a quorum was present
2. Sunrise Engineering Report Cliff Linford
 - Update on Canal Property - Cliff reported we are moving through all entities for approval on the canal property. Salt Lake County has requested a quit claim deed between the District and the property owners. The permit is being submitted to White City Township this week for their review.
 - Status of Turquoise Drive PRV Relocate - This project has been on hold this month.
 - General Engineering - Cliff noted he has been working with James on Positive Bac-t sample violation, and preparing documents on Well 10. He asked the Board to move forward on the agenda to discuss Positive Bac-t Violation on James report, and then to move to the General Manager Report discussion on Well 10 Update. **It was moved by Mr. True, seconded by Mr. Huntzinger the Board move forward to the Operations Manager Report to discuss the Update on Positive Bac-t Sample and then to the General Manager Report to discuss Well 10 Update. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen, True and Huntzinger, aye.**

- Update on Positive Bac-t Sample Violation - - James handed out example of sand they are pulling out of some of our hydrants, and gravel pack from Well 10 which should never be in our pipes. We thought we had an outside incident causing these problems. He does not believe this has anything to do with current work on Well 10, but is related to issues we dealt with last year in August. Testing at the Well site did not produce any sand.

James then described the process Operations staff used to determine the location and cause. After extensive checking and flushing above 1300 East, Bac-t was still positive. Directional flushing was done from one end to the other. James studied old maps and records to see what was done in the past. We had been told a water line existed and tied into Wood Glen. That is not the case. What we found was a dead end at Flanders and Wood Glen that was approximately 180 ft. long. Also found another dead end between Edgecliff and Dimple Dell gully, 60-65ft. Which is not on any map. We did not know it existed. We placed a fire hydrant on the line near the gully, and we are going to run about 120 ft of pipe which we are going to tie into Wood Glen. James reported the 2 and 3 million gallon tanks have been chlorinated. Post chlorination testing has come out clean.

Added 12 new sample sites above 1300 East. Directional flushing will continue for now. All setters on Wood Glen Circle with check valves will be replaced as a precaution. Comments have been received from residents about the chlorine in the water and wanted confirmation it is temporary. James noted a complete report is being prepared documenting in detail the problem, actions taken to locate and fix the problem, and successful testing. They did 30 bac-t tests, all were clean. James also wanted the Board to know Danny stepped up, rallied the guys, kept them motivated, worked hard and was huge in all of this. He was with me through all of this. David was there flushing and also working hard, Danny took on more of a leadership role during this incident. Penomenal job. Cliff added James did a great job in tracking this down, increasing fire flows and improving water quality. His compliments to the Operations staff for a great job, well done. Danny stepped into more of a leadership role, and James was amazing.

It was moved by Mr. True, seconded by Ms. SeigerWebster the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Messrs. Johansen, Huntzinger and True, aye Ms. SeigerWebster and Flint, aye.

3. Manager Reports

Operations Manager Report

- Update on Positive Bac-t Sample Violation. Reported as part of Sunrise Engineering Report.

- Water Usage Report - James reported for July, 2026 we pumped 157.8M gallons, billed for 150.3M, which left us with 7.5M or 4% unaccounted for.
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- Status of Phlox St/Carnation Dr. Mainline Project - James reported this project is complete. Some patching still needs to be done.
- General Repair and Maintenance - James reported we had a leak on Webster, between Flint and Mumford. We had to do a short side setter replacement on Webster, a long side replacement on Electra, short side replacement on Amaryllis, Rebuilt a valve on Wood Glen Circle, had a blow off during our flushing. **It was moved by Mr. True, seconded by Mr. Johansen The Operations Manager Report be accepted. The motion was approved with the following vote: Messrs. True, Huntzinger, Johansen, aye; Ms. Seiger Webster and Flint, aye.**

General Manager Report

- Well 10 Update - Ryan reported we ran Well 10 for about 22 hours, the motor caught fire and it shut down. No damage to well. The motor was pulled that day and sent back to the company who did the initial inspection. After inspection following the fire, it was determined there was a full blow out of the lining due to a power surge. The ratchet failed, and other potential problems were identified. This ratchet was not inspected. Electrical engineers will inspect the soft start to be sure protections are in place. Other inspections will also be done on the motor. A replacement motor would be \$80,000. Repair cost is not known at this time. Ryan will get good numbers on repair or replacement for next month.
- JVWCD Standby Agreement Status – Ryan reported he does not have the finalized agreement in place yet. Work needs to be done on our meters at a cost of \$15,000 . We are waiting for confirmation of work to done on our meters
- On-Call Mainline contractor contract Update - A copy of the contract is in the meeting packet. It was approved in 2024 . This is on the agenda for the regular Board meeting for discussion and approval of signature.
- State Assessed Fee Update- Ryan stated the State assessed fee was included on billings this past month. The amount collected was \$2,646.74 . Our total bill for 2026 will be approximately \$14,000. We did get a couple of calls from residents regarding the fee.

- Chapter 3 Personnel Policy Update - the Chapter 3 Update to the WCWID Policy Manual is included in meeting packet, and will be reviewed at regular Board meeting. The update was done because the old policy manual was more than 10 years old.
- Newsletter Deadline and Suggestions - 8/27/26- The deadline for input to the Newsletter is August 27, 2026. Please send suggestions to Ruan before that date. **It was moved by Mr. Johansen, seconded by Mr. Huntzinger the General Manager Report be accepted. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger, aye; Ms. SeigerWebster and Flint, aye.**

The meeting was adjourned

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**District Office
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Members

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

Others

Present: Rory Andreason, 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 at 6:00 p.m. on Wednesday, August 19, 2026 at the District Office. It was determined a quorum was present.

2. Public Comment

Mr. Johnson stated we have received some calls regarding State Assessed Fees. We answered their questions and referred to the Division of Drinking Water. We also received a few calls regarding smell of chlorine in water. Residents are adamant that chlorine not be permanent in the system.

3. Approval of Minutes of Minutes of July, 15, 2026

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

4 Accountant/Financial Report

- Year to Date Report for July, 2026 -
Dave Sanderson handed out the July, 2026 Residential Water Sales report. He briefly reviewed the July financial report, which the Board discussed. Revenues are low now, but 3 months remain in this year. **It was moved by Ms. SeigerWebster, seconded by Mr. Johansen the Year to Date Report be accepted. The motion was approved with the following vote: Ms. Flint and SeigerWebster, aye; Messrs. Huntzinger, Johansen and True, aye.**

- Approval of July, 2026 Expenses -
After review, **It was moved by Mr. True, seconded by Ms. SeigerWebster the July, 2026 Expenses be approved. The motion was approved with the following vote: Messrs. True, Huntzinger and Johansen, aye; Ms. SeigerWebster and Flint, aye.** It was suggested we ask for recommendations from staff on possible cost savings. Mr. Johnson noted the 2nd project for this year has been cancelled.

5. Presentation of Chapter 3 Policy and Procedure Update - Positive Impact Consulting

Rory Andreason from Positive Impact Consulting reviewed the draft update of Chapter 3 of the District Policy and Procedures Manual. She stated this is a very comprehensive update. Ms. Andreason reviewed the details of various sections of the draft, with discussion and input from the Board. Some of the sections discussed were: Holidays and Leave; Overtime/Comp time, Probation period, Insurance/Medicare and others. A copy of the draft is included in the meeting packet. **It was moved by Mr. Johansen, seconded by Ms. SeigerWebster the Presentation by Positive Impact Consulting , on the Draft update of Chapter 3 of WCWID Policy and Procedures manual be accepted. The motion was approved with the following vote: Messrs. Johansen, Huntzinger and True, aye; Ms. SeigerWebster and Flint, aye.**

6. General Manager Report

Mr. Johnson stated Operations staff performed in an outstanding manner over the past couple of months with Well 10 issues and Bac-t samples. They have worked many hours under difficult circumstances. James has been an amazing leader. All are very much appreciated.

Mr. Johnson reviewed upcoming meetings and conferences. Dates and participants are listed below.

UPCOMING CONFERENCES, SEMINARS AND MEETINGS

Mr. Johnson reviewed conferences. And attendees. Ms. Flint started there are many legislative issues in the works we need to pay attention to.

- RWAU Fall Conference Layton, Ut. August 31, - September 2, 2026
- IMS AWWA Annual Conference- Logan, Utah - September 15, 2026 - **Ryan Paulina and Christy would like copy of schedule Ryan may go**
- 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. 20266 No information on schedule yet. **Mischell, Ryan, Paulina**

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, True and Johansen, aye; Ms. Flint and SeigerWebster, aye.

Mr. Johnson recommended the Board move into Closed Session.

It was moved by Mr. True, seconded by Mr. Johansen the public meeting be closed and the Board move into Closed Session to discuss Contract/Employee The motion was approved with the following vote: Messrs. True, Huntzinger and Johansen, aye; Ms. Flint and SeigerWebster, aye.

I, Paulina Flint, Chair of the White City Water Improvement District, hereby certify that at 6:20 p.m. on Wednesday, August 19, 2026. The Board moved into Closed Session to discuss Contract/Employee Issues and no other decisions or actions were taken at that time. Those present during the Closed Session were: Paulina Flint, Bob Johansen, , Garry True, Chris Huntzinger, Christy SeigerWebster, Ryan Johnson, and Sue Dean. The meeting was not recorded, and no minutes were taken.



Paulina Flint, Chair

7. 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 and (Utah Code 52-4-205)
 - E Investigative proceedings regarding allegation of criminal misconduct. Utah Code 524-205)

At 6:45pm, **It was moved by Mr. True, seconded by Ms. SeigerWebster the Closed Session be adjourned. Those in attendance were: Paulina Flint, Bob Johansen, Chris Huntzinger, Garry True, Christy SeigerWebster, Ryan Johnson and Sue Dean. The motion was approved with the following vote: Messrs. Johansen, True and Huntzinger Ma. SeigerWebster and Flint, aye. **

The public meeting was reconvened.

8. Discussion and Action Re: Resolution 2026 08-001 Adopting Chapter 3 of WCWID Policy and Procedure Manual

After review and discussion during the regular Board meeting and after asking for any further discussion, , **It was moved by Ms. SeigerWebster, seconded by Mr. Johansen Resolution 2026-08-001 Adopting Chapter 3 of WCWID Policy and Procedures Manual . The motion was approved with the following vote: Ms. Flint and SeigerWebster, aye; Messrs. True, Johansen and Huntzinger, aye.**

9 Discussion and Action Re: Acceptance of On-Call Mainline Project Contractor Contract

This is the contract for Matrixx Excavation effective January 1, 2025, which was approved December, 2024. Mr. Johnson has had good conversations with Alma Steed, owner of Matrixx. **It was moved by Mr. True, seconded by Mr. Johansen the On Call Mainline Project Contractor Contract be accepted.** The motion was approved with the following vote: Messrs. Huntzinger, Johansen and True, aye; Ms. SeigerWebster and Flint, aye.

10 Water System Issues

Ms. Flint asked Mr. Johnson to search for new legal representation for the District for the future. Mr. Johnson will report at next month's Board meeting.

Mr. True conveyed the thanks of the Hadlock family for the Board and staff expressions of sympathy on the death of Katy Hadlock, wife of former Board member Jim Hadlock.

11 Suggested Items for Future Board Meetings -

It was suggested we look to the first part of January,2027 for the next Board retreat. We will have a good idea about the budget by then. Chris out of town January 7-10, 2027. After discussion, Friday January 15, 2027 tentatively set.

Foxley/Pignanelli agreement for 2027

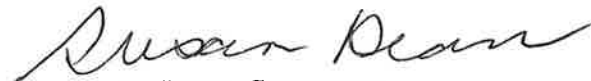
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12 Adjourn -

It was moved by Mr. Johansen, the meeting adjourn.

Respectfully submitted,


Susan A. Dean. Secretary

Approved:

Chair

