

**MINUTES OF THE MEETING OF THE
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES
HELD MAY 12, 2026 AT THE DISTRICT OFFICE
LOCATED AT 5350 WEST 5400 SOUTH, KEARNS, UTAH**

Trustees Present:

Cheryle A. Hatch
Gregory R. Christensen
Miranda Giles

Staff Present:

Greg Anderson, General Manager/CEO
Riley Astill, Finance Director/Controller
James “Woody” Woodruff, Public Works Director/Engineer
Kara Lutz, Director of Administrative Services
Robert Lutz, Director of Operations
Mark H. Anderson, Attorney
Jamie Banh, Manager of Communications, Marketing, & Executive Assistance

Others Present:

Warren Anderson, HBME, LLC
Jackie Martin, Kearns Community
Patrick Schaeffer, Kearns Community Council
Kathleen Anderson, Salt Lake County Council Candidate
Rob Anderson

Call to Order:

Chair Hatch called the meeting to order at 4:30 p.m. and welcomed all those present. The invocation was offered by Greg Christensen and the pledge of allegiance was led by Riley Astill.

Public Comments:

There were no public comments.

Approval of Minutes – April 14, 2026:

Chair Hatch requested the correction of a sentence in the second line from the bottom of page 2 under “Discuss the Public Works Report”, which should read: “Chair Hatch provided information regarding training she received at a local school”. It was then moved by Trustee Giles and seconded by Trustee Christensen as follows:

That the April 14, 2026 Board meeting minutes be approved as corrected.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Board Snippet Training “Cyber Security Update”:

Mr. Astill used a PowerPoint to provide a 2026 Cyber Security Update to the Trustees. He outlined cyber security threats KID is facing and efforts to minimize potential negative impacts. Those efforts include proactive training, constant monitoring, access control, etc. He noted that KID received an Executech score of 672 out of a possible 800, which is above average. He explained that Executech provides 24 hours per day seven days per week security coverage, briefly discussed the “dark web”, and invited the Trustees to provide feedback.

Consider the 2025 Audit Report:

Chair Hatch declared that agenda item IV.A would be considered out of order for the convenience of Warren Anderson, who managed KID’s 2025 independent audit performed by the auditing firm HBME, LLC (Hansen, Bradshaw, Malmrose, Erikson). Warren Anderson explained that he and two other HBME employees performed the audit work. He stated that it was a pleasure working with Riley Astill and Craig Fjelstrom. Warren reviewed highlights from the audit report, declaring it to be a “clean” opinion all around. He briefly reviewed KID’s assets, liabilities, capital facilities, internal controls, compliance with State Auditor requirements, and other information in the draft report. KID is receiving a clean opinion regarding the state compliance guide and KID’s financials were found to be complete in all material respects. Mr. Astill explained that pages 5 through 13 of the audit report are a “highlights summary” that was prepared by KID staff.

Riley Astill and Greg Anderson expressed their appreciation to Warren Anderson and the HBME team for their detailed work. The current audit report being a draft, the final audit report will be presented for approval during the next KID Board meeting.

Discuss the General Manager’s Report:

Greg Anderson’s written monthly Report was included in the Board Book, including a single page “Highlights of the Monthly Report”. Mr. Anderson reviewed the Highlights, including KID’s participation in the annual Great Shakeout emergency preparedness exercises in which Kearns City Council member Chrystal Butterfield was invited to observe and participate, since she is the City’s Emergency Response Coordinator. Greg Anderson also provided updates regarding a meeting of the General Managers of the Taylorsville Bennion Improvement District, the Granger Hunter Improvement District, the Jordan Valley Water Conservancy District and KID and a member agency meeting held at Jordan Valley during which he presented KID’s ongoing grant-based water conservation efforts. KID’s wholesale water rate increase for water purchased from Jordan Valley, effective July 1, 2026, will be 3.2%, which is a significant decrease compared to previous annual wholesale rate increases. The improvement is the result of joint water modeling of the Jordan Valley and KID systems. The modeling will continue to pay dividends for KID as rolling five year average peak water flow values are used to determine KID’s future wholesale water rates. Trustee Christensen added information concerning Jordan Valley. Greg Anderson covered a few points that were not included in the written Highlights, such as benefits of the KID website being 100% ADA compliant,

and reported on dozens of Open and Public Meetings Act lawsuits that have been filed by an entity calling itself Utah Defenders of Open Government (UDOG).

Discuss the Communications and Marketing Report:

Jamie Banh reviewed her one-page written report, a copy of which was included in the Board Book. She highlighted communications and marketing activities (including a major award from the American Water Works Association to KID, KID's participation in the Great Shake Out event, and the public announcement of the winners of the 2026 KID Water Conservation Art Contest); KID's website continuing to score 100% for site accessibility; and Facebook/Website postings, including a "Spring into Savings: Wait2Water!" announcement, an update on the 4865 South Waterline Project, and the issuance of a drought advisory by the Jordan Valley Water Conservancy District.

Discuss the Public Works Report:

Mr. Woodruff briefly reviewed his monthly Public Works Engineering Report, a copy of which was included in the Board Book. In particular, he provided detailed information regarding ongoing capital improvement projects and the completion by the Engineering Department of the Annual Water Quality Report. He reported that EPA has approved the Cougar Lane Water Project. Final EPA management sign off is pending, after which the grant application will be submitted. Work is scheduled to begin on June 1, following the closure of Kearns Junior High School for the summer. He stated that Horrocks Engineers has completed 30% design plans for the 4700 South Sewer Project (5600 West to 6400 West) which will replace the existing 8-inch line with a new 18-inch sewer main. Finally, Mr. Woodruff noted that Cody Ekker Construction will resume work on the 5400 South Waterline Phase II Project beginning May 4.

Discuss the Operations & Maintenance Report:

Mr. Lutz's written monthly Operations & Maintenance Report, including a one-page Executive Summary, was included in the Board Book. Mr. Lutz reported that the 4865 South Waterline Replacement Project is ahead of schedule, describing it as "good project" with a "good staff." He also noted that Sawyer Glass has completed the installation of level 2 bullet-resistant glass on the KID Board room. Based on a recommendation from Unified Police Department Sergeant Fawcett, Wasatch Electric has been asked to provide quotes for security cameras at the 6200 South ABC Pump Station and eight additional cameras around the office. Mr. Lutz and Greg Anderson responded to a question from Trustee Christensen regarding the need for a chlorine injection system at the Zone E Pump Station. Mr. Lutz explained the decision to install a chlorine injection system in the Zone E Pump Station, which is the best option to maintain water quality until more customers are served by the Zone E Pump Station, which will result in water circulating and flowing through the system more quickly. Finally, Mr. Lutz reported that only six commercial water meters remain to be installed.

Discuss the Administrative Report:

A copy of Ms. Lutz's written monthly Report was included in the Board Book. Among other things, Ms. Lutz reviewed planning and coordination for the upcoming 5K and Kids Fun Run, a staff

reassignment of responsibility regarding employee benefits, the use of text messages to notify customers regarding late payments, and targeted texting to high water usage customers. She gave a special “shout out” to Mark, Gaiden, and Yadira for their vigilance in monitoring high-usage accounts and quickly identifying potential leaks. Their proactive efforts prevented significant water losses for at least one customer.

Discuss the Financial Report:

A copy of Mr. Astill’s written monthly Financial Report was included in the Board Book, including a one-page Summary. Mr. Astill noted that year-to-date net income was \$270,480, which is almost \$1.6 million better than budgeted. KID has approximately 4.7 months of operating cash reserves, which is approaching the operating reserves target of six months. Overall, March year-to-date water purchases from the Jordan Valley Water Conservancy District were 3% lower than the first three months of 2025. Mr. Astill reviewed other highlights from his Report. At Chair Hatch’s request, he agreed to add a “percentage of budget” column to future Cash Flow Summary charts.

Consider the Check Register:

A copy of the March 2026 Check Register, which is a list of all expenditures made during the month, was included in the Board Book.

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the March 2026 Check Register be ratified and approved as presented.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Consider Training Requests:

There were no training requests to be considered by the Board.

Consider Purchases/Costs over \$50,000:

There were no purchases requiring prior Board approval.

Consider Bond Releases/Reductions:

There were no bond reductions or releases to be considered by the Board.

Discuss and Consider the 5010 South and 5050 South Cured-In-Place-Pipe (CIPP) Rehabilitation Construction Contract Award and Issuance of Notice to Proceed:

Mr. Lutz reviewed a Memorandum in the Board Book that recapped bidding on the 2026 KID CIPP Rehabilitation & Lateral Reinstatement Project. The low bid was submitted by Insituform Technologies, LLC in the amount of \$121,090. Bids were also submitted by Vortex Services (\$138,500) and Inliner Solutions (\$216,298). Mr. Lutz noted that, once the sewer has been lined, it

should have between 50 and 75 years of additional life. He stated that work performed by Insituform Technologies for the District in December of 2024 was “great”. The Budget includes \$250,000 for this Project, with the actual bids representing a significant savings for the District. Mr. Lutz recommended that the Board approve the bid submitted by Insituform Technologies, LLC.

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the District enter into a contract with Insituform Technologies, LLC for the CIPP Rehabilitation & Lateral Reinstatement Project in the amount of \$121,090, that the General Manager be authorized to sign the contract documents, and that a Notice to Proceed be issued.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Discuss and Consider the Kearns Improvement District Resolution Adopting and Approving an Interlocal Cooperation Agreement Between Kearns Improvement District and West Jordan City – Resolution No. 2026-05-01 for the Terraine Development 204 Lot Parcel:

Greg Anderson reviewed the history behind the proposed Extraterritorial Service Interlocal Agreement between KID and the City of West Jordan pursuant to which KID would provide water service to approximately 204 lots in the Terraine Development outside KID’s corporate service boundaries. Sanitary sewer service to the “Split Service Area” will be provided by the City. Greg Anderson stated that Mark Anderson and the City Attorneys’ Office have agreed upon the language in the Interlocal Agreement. In response to a question from Trustee Christensen, Greg Anderson stated that the capital facilities that would be required for the City to provide water service to the Split Service Area would be cost prohibitive, so the service arrangement most likely will be perpetual. In response to another question from Trustee Christensen, Kara Lutz explained that her staff is already handling extraterritorial service accounts for other customers. Both the Interlocal Agreement and Resolution No. 2026-05-01 were included in the Board Book.

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That Resolution No. 2026-05-01 be adopted.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Discuss 2025 Kearns Improvement District Water Quality Report:

A copy of the Annual Water Quality Report for reporting year 2025 was included in the Board Book. Greg Anderson reminded the Board that the Report was the subject of last month’s “Snippet Training” presented to the Trustees by Abraham Lopez. None of the Trustees had any questions regarding the Report.

Discuss and Consider Title 2 Chapter 5 Administrative Policies and Procedures – Safety – Emergency Response Policy Update:

Updates for this Chapter of the District’s Administrative Policies and Procedures Manual were reviewed and discussed during the April Board Meeting. Greg Anderson explained that, during the intervening period, Mark Anderson provided technical legal corrections and clarifications for inclusion in the Policy, and asked the Trustees if they had any questions or additional desired edits. There being none, it was moved by Trustee Giles and seconded by Trustee Christensen as follows:

That Title 2, Chapter 5, of the District’s Administrative Policies and Procedures, entitled “Safety – Emergency Response” be approved, including edits and changes as noted.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Discuss and Consider Title 3 – Chapter 1 – Administrative Policies and Procedures – Customer Relations Policy Update:

This agenda item was deferred from the April 2026 Board meeting. A redlined copy of the Customer Relations Policy, with staff recommendations highlighted, was included in the Board Book. Minor additional edits were noted, such as the deletion of a few unnecessary periods, spacing corrections, the consistent use of “Premises” as a defined term, double checking the use of the word “property”, and the addition of a reference to the Jordan Valley Water Conservancy District. Greg Anderson expressed his and the staff’s appreciation to the Trustees for their thoughtful consideration of updates for KID’s Policies.

It was moved by Trustee Giles and seconded by Trustee Christensen as follows:

That updated Title 3, Chapter 1, of the Administrative Policies and Procedures Manual, Customer Relations, be approved including the edits recommended by staff and additional minor corrections and changes as noted during the discussion.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Central Valley Water Reclamation Facility:

Chair Hatch reviewed highlights from the April 22 Central Valley Board meeting agenda, a copy of which was included in the Board Book. Among other things, she discussed a recommended increase in septage hauler rates so septage haulers will cover the costs associated with the service they receive, awards received by Central Valley staff members at the Operations Challenge, and other Central Valley activities. Greg Anderson noted that increased BOD (Biochemical Oxygen Demand) charges to KID may impact KID’s commercial and industrial customers and increased Central Valley depreciation numbers will impact KID’s Budget, which will be covered by Riley Astill during the next Board meeting.

Jordan Valley Water Conservancy District:

A copy of the May 14 Jordan Valley Water Conservancy District Board meeting agenda was included in the Board Book. There was a brief discussion of Jordan Valley's Drought Level 2 Notice. A significant number of telephone calls and emails are being fielded by KID management regarding data centers and the anticipated impact of a proposed extremely large data center in Box Elder County on the future availability of Bear River water for use in the Salt Lake Valley and the data center's impact on the Great Salt Lake.

Utah Association of Special Districts:

An agenda for the UASD Board of Trustees meeting was not available for inclusion in the Board Book.

Kearns City Council:

Miranda Giles described the most recent meeting of the City Council as "robust". It included a detailed report on a Redevelopment Plan Update that will include more commercial and mixed use. There was also a Year in Review Presentation, and KID received a "shout out" from the Unified Fire Department during the City Council meeting. What was the "Kearns Community Council" is now a Committee within the City. Ms. Giles noted that the City is not participating as a renewable energy community. In response to a question, Kara Lutz briefly discussed the upcoming 5K and Kids Run events. Chair Hatch offered to help with those events.

Kearns Community Council:

With the Kearns Community Council having been absorbed into the City of Kearns, this item will be removed from future KID Board meeting agendas.

Chamber West – Board of Directors, Board of Governors & Legislative Affairs:

The agendas for the April 2, 2026 ChamberWest Legislative Affairs Committee meeting and the April 16, 2026 ChamberWest Board of Directors meeting were included in the Board Book, along with the 2026 meeting schedules for the ChamberWest Board of Governors and for the ChamberWest Board of Directors. Greg Anderson is the Vice Chair of the ChamberWest Legislative Affairs Committee.

Trustee Per Diem Report:

A copy of the April 2026 Trustee Per Diem Report was included in the Board Book.

Adjourn:

There being no further business to come before the Board, Chair Hatch declared the meeting to be adjourned at 6:15 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 9th day of June, 2026.

Date: June 9, 2026

Cheryle A. Hatch
Cheryle A. Hatch, Chair

Date: Jun 9 2026

Gregory R. Christensen
Gregory R. Christensen, Vice Chair

Date: June 9 2026

Miranda Giles
Miranda Giles, Board Clerk