MINUTES OF THE WORK SESSION OF THE BOARD OF TRUSTEES OF JORDAN VALLEY WATER CONSERVANCY DISTRICT

(Approved October 14, 2026)

September 8, 2026

The Jordan Valley Water Conservancy District Board of Trustees Work Session was held electronically, with an option for in-person attendance as needed, on Monday, September 8, 2026, at 3:00 p.m. at the District Administration Building located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code §§ 52-4-101 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings"). All attendees participated electronically unless otherwise noted.

Trustees:
- Corey L. Rushton, Board Chair
- Zach Jacob
- Andy Pierucci
- John B. Richardson
- Barbara L. Townsend
- Cindy Wood

Trustees Not Present:
- Dawn R. Ramsey
- Mick M. Sudbury
- John H. Taylor, Vice Chair

Staff Present:
- Jacob Young, General Manager/Chief Executive Officer
- Shazelle Terry, Chief Operating Officer
- David Martin, Chief Financial Officer/Treasurer
- Ben Stanley, General Counsel
- Kurt Ashworth, Human Resources Manager
- Gordon Batt, Director of Water Quality & Operations
- Brian Callister, Director of Asset Management
- Travis Christensen, Engineering Group Leader
- Kelly Good, Director of Community Engagement
- Mindy Keeling, Executive Assistant (In Person)
- Clifton Smith, Digital Solutions Group Leader
- Shane Swensen, Director of Engineering & Water Development
- Wade Tuft, Water Supply Manager
- Carl Wilkins, Director of Digital Services
- Lisa Wright, Administrative Assistant III (In Person)
- Courtney Brown, Conservation Division Manager
- Margaret Dea, Senior Accountant
- Martin Feil, Database Administrator

Others Present:

David Robertson, Principal/Owner, LRB Public Finance Advisors, Inc.
David, Unknown Last Name
Matt Basham, Councilmember, Herriman City

Welcome

Mr. Corey Rushton, Chair, called the meeting to order at 3:00 p.m. He reviewed guidelines for the virtual meeting, asking Trustees to keep their video on and remain muted when not speaking to ensure professional focus. Mr. Rushton noted that while the chat feature is available for clarifying questions, any substantial discussions must be conducted verbally for the official record.

Review agenda for September 9, 2026, Board meeting

Mr. Jacob Young, General Manager, reviewed the upcoming Board meeting agenda and noted key action and discussion items on the agenda for the regular Board of Trustees meeting scheduled for Wednesday, September 9, 2026; he highlighted the staff recommendation to award a contract for bond counsel services to Chapman and Cutler following a competitive statement of qualifications process. Mr. Young mentioned the bids for landscaping and roofing projects and noted that two contractors were determined to be non-responsive and suggested holding a closed session if Trustees wished to review specific bid details. He highlighted a major inter-agency agreement with the Utah Department of Transportation (UDOT) and commended JVWCD staff for their extensive efforts.

COMMITTEE REPORTS

Finance Committee

Bonding and refunding process

Trustee Cindy Wood introduced David Martin, Chief Financial Officer, to present an educational review of JVWCD's long-term debt financing strategies and bond market operations. Mr. Martin explained fundamental bond mechanics using JVWCD's 2024 bond issuance, including coupon rates, issuance premiums, and yield curves. He noted that short-term interest rate increases by the Federal Reserve had temporarily created an inverted yield curve during that issuance. Mr. Martin reviewed JVWCD's strong credit standing, highlighting that major rating agencies, including S&P and Fitch, maintain high investment-grade ratings for JVWCD, currently at Double-A Plus (AA+), reflecting strong financial management and low credit risk.

Mr. Martin demonstrated how JVWCD layers multiple bond issues over a 30-year horizon, explaining that as older bonds reach their call dates, JVWCD actively evaluates opportunities to refund outstanding callable debt at lower market interest rates to capture debt service savings. He compared competitive bidding and negotiated sales methods, explaining that negotiated sales are particularly advantageous for utility revenue bonds because they allow JVWCD to optimize call date structures and maximize cumulative savings over the life of the bonds.

Trustee John Richardson joined the Work Session.

DISCUSSION ITEMS

Ben Stanley, General Counsel, presented proposed administrative updates to the JVWCD purchasing policies aimed at streamlining operational workflows. Mr. Stanley explained that the proposed resolution, scheduled

Legal/Policy Policy updates

for consideration at the October Board meeting, would update purchasing thresholds for designated staff positions. He noted the Treasurer/Chief Financial Officer would be moved from the $25,000 purchasing authority category to the $50,000 category, consistent with the Chief Administrative Officer and Chief Engineer.

This change reflects the volume of transactions approved by the CFO and the directors who report to that position. In response to a question from Trustee Andy Pierucci regarding approval hierarchies, Mr. Martin clarified that departmental directors, such as Digital Services, maintain purchasing authority up to $25,000 within their approved budget under CFO oversight, while larger capital purchases escalate to the General Manager level. Two other positions, including the Safety Manager and the Security Manager, would be given purchasing thresholds at $10,000 at the same time. Mr. Stanley noted that a formal policy resolution will be presented for Board consideration in October.

August 19th Member Agency meeting recap

Shazelle Terry, Chief Operating Officer, provided a recap of the orientation meeting held on August 19, 2026, with wholesale member agencies regarding the rollout of the Water Budget Policy. Ms. Terry reviewed the primary policy tools presented to the agencies, including the contract amendment application, the Water Budget Monitoring Tool, the water availability form, a municipal ordinance template, and the water allocation agreement. She reiterated that JVWCD established a final transition period for member agencies to right-size their wholesale contracts up to approximately 105% of actual deliveries.

Ms. Terry summarized key feedback from member agency officials, including questions regarding submission timing for water availability forms, coordination with municipal planning cycles, and balancing water conservation standards against state and local mandates for affordable housing. Trustee Zach Jacob noted that the feedback reported by Ms. Terry mirrored comments he received from city staff members. Chair Rushton commended staff for maintaining open, collaborative communication with member agencies to address regional water challenges.

Trustee Cindy Wood left the Work Session.

Policy hierarchy for management standards

Mr. Young introduced a formalized, multi-layered policy hierarchy designed to document operational governance and eliminate reliance on unwritten administrative traditions. Mr. Stanley detailed the four-tier hierarchy. The first tier is Law. The second tier is Board Policies, which establish high-level governing principles approved by the Board. The third tier is Management Standards, which are administrative rules established under the General Manager's authority to implement Board policies on operational matters such as safety, uniform budgets, real property disposal procedures, and AI software guidelines. The fourth tier is Standard Operating Procedures (SOPs), which are created by department and division managers for specific job tasks. Chair Rushton expressed strong support for establishing clear management standards, noting that documented rationale ensures

consistency across departments and prevents staff from relying on informal practices.

Trustee Zach Jacob left the Work Session.

Asset Reliability & Management

Strategic Asset Management Plan

Brian Callister, Director of Asset Management, presented a progress update on JVWCD's Strategic Asset Management Plan (SAMP), developed in collaboration with Brown and Caldwell and JVWCD stakeholders. Mr. Callister explained that the program is founded on clear governance, defined roles and responsibilities, performance measures, reliable asset data, information standards, and consistent business processes. These efforts support a transition toward more proactive, data-informed, and risk-based decision-making.

Mr. Callister highlighted several implementation accomplishments, including development of JVWCD's Strategic Asset Management Plan (SAMP), which establishes the framework, goals, and roadmap for JVWCD's asset management program. Additional accomplishments included standardizing asset registry data, establishing key performance indicators (KPIs), developing condition assessment protocols, and implementing risk evaluation processes based on the likelihood and consequence of failure. He noted that these efforts improve JVWCD's ability to prioritize maintenance, renewal, and replacement investments while supporting data-informed, risk-based decision-making.

Chair Rushton asked how the SAMP risk framework will support future financial planning and Board decision-making. Mr. Callister and Mr. Young explained that asset condition and risk information will be integrated into capital planning tools capable of modeling funding scenarios, evaluating risk-based investment strategies, and supporting long-term renewal and replacement planning.

Chair Rushton noted that strengthened asset condition data and lifecycle analysis provide valuable insight into infrastructure longevity and help differentiate assets requiring immediate investment from those with remaining useful life.

Trustee Andy Pierucci left the Work Session.

Community Engagement

Member Agency grant for Draper City

Courtney Brown, Conservation Division Manager, presented a grant application submitted by Draper City under the Water Efficiency Standards Supplemental Grant program. Mr. Brown reminded the Board that supplemental water efficiency grants were created to provide up to five years of funding to assist member agencies with code enforcement and landscape inspections related to implementing the water efficiency standards for their agencies. He noted that Draper City requested $59,000 for its third year of funding, following $29,715 in Year 1 and $53,800 in Year 2, to fund a city arborist and a part-time landscape inspector responsible for reviewing development plans, conducting field inspections, and enforcing local water efficiency codes. Staff recommended approving the grant at the Wednesday Board meeting.

Other Business

Ms. Terry reminded Trustees of the upcoming annual Board Tour scheduled for later in the month and noted that the tour will focus on system connectivity, redundancy, and inter-agency infrastructure tie-ins with other regional water agencies.

Adjourn

Mr. Rushton called for the meeting to adjourn. The meeting adjourned at 4:40 p.m.

Corey L. Rushton
Chair of the Board of Trustees

Jacob C. Young
District Clerk