

**WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES**

Planning Committee
999 Galena Drive
Sandy, Utah
Wednesday, July 16, 2025
5:00 p.m.

AGENDA

Members

Present: Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer; Christy Seiger-Webster, Clerk

Others

Present: Sue Dean, Ryan Johnson, Cliff Linford, James Lucas

Excused Paul; Ashton

5:00 p.m. - PLANNING COMMITTEE MEETING

1. Call to Order and Determination of Quorum - The Planning Committee Meeting of the White City Water Improvement District Board of Trustees was called to order at 5:00 p.m. on Wednesday, July 16, 2025 at the District Office by Chair Paulina Flint. It was determined a quorum was present.
2. Sunrise Engineering Report
 - Status of Canal Easement - Cliff stated they are currently working on the canal easement. There are issues with Sandy on the legal description. we should have the issues resolved, and the easement complete by the end of the week.
 - Status of Poppy Lane Phase 2 Design - Cliff reported the design is now complete, and parts have been ordered. We are in the process of getting numbers for costs of the project, which we should have by next week. He will report back to the Board on the budget.
 - General Engineering - Cliff stated he is still looking at insurance documents. He has updated for type of building; steel, concrete. or masonry. Also looking at our replacement cost which seem to be a little low. He will work with James on insurance matters. Ms. Flint noted it is the insurance underwriters, not the agent, who are asking for the information, Parts for Phase 2 will be about \$104,000.
It was moved by Mr. True, seconded by Ms. Seiger-Webster the General Engineering Report be accepted. The motion was approved with the following vote: Messrs. Johansen and True, aye; Ms. Seiger-Webster and Flint, aye.

3 **Manager Reports**

Operations Manager Report -

- Water Usage Report - James reported we produced 159 M gallons last month, billed for 167 M, about 5% over. We are still selling water as fast as we can pump it.
- UCMR 5 Results - Quarter 2 - James reported on testing results. Well 8 came back with no detects, Well 9 hit for 2 of 4. Methods of testing and processing samples were discussed. Christy shared information she had regarding testing. Overall we are in really good shape.
- Status of Poppy Lane Pipeline Construction - Phase I is complete, we are ready for Phase 2.
- Well 5A Pump Replacement Update - James advised that Well 5A is back in operation, but not in the system yet. We are fighting some positive BacT results we have had a lot of stuff going on at that site. Re-testing will be done tomorrow.
- General Repair and Maintenance Update - Repair matters were reported on Platinum, Phlox, Amber and Barium. We are pretty much done with meters. Now catching up on other maintenance issues **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: Messrs. True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**

Acting General Manager Report

- Newsletter Deadline -The deadline for input to the newsletter is July 30, 2025. Send suggestions to Ryan or Paul. Summer heat would be a good topic for hot weather with suggestions for landscape care, identify hours to water, and wise water use from the Conservation Plan.
- Request from Chair of Community Council requesting access to substation (Poppy Lane House) - Ryan reported we have received a request from the Community Council seeking access to the Poppy Lane House where they have items in the basement in storage. It was noted in order to allow them access, we would need to secure the building better and a Board member needs to be present when the building is accessed. There would need to be a secure door installed in the kitchen to divide access between the basement and the House. Other concerns were discussed, including Homeland Security requirements and safety of Board members and officers. After discussion, it was suggested this item be discussed at the upcoming Retreat, in addition to other issues to clarify WCWID and White City. The contracts with police, fire, and any others also need to be re-evaluated.

- Newsletter Suggestions - There were no additional items suggested. **It was moved by Mr. True, seconded by Mr. Johansen the Acting General Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Johansen, aye.**

General Counsel Report (Excused)

- Legislative Report - Paul Ashton is excused. Paulina stated she has received her first notice from District lobbyists regarding legislative issues. Taxes are right there. She will e-mail the information to the Board. She explained they want to assess every water system a fee or tax. This is another item for discussion at the Retreat.

RECESS - OPEN BOARD OF TRUSTEES GENERAL MEETING

WHITE CITY WATER IMPROVEMENT DISTRICT BOARD OF TRUSTEES

999 Galena Drive
Sandy, Utah
Wednesday, July 16, 2025

AGENDA

Members

Present: Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer; Christy Seiger-Webster, Clerk

Others

Present: Jessica Cooper, Sue Dean, Ryan Johnson, Dave Sanderson

Others

Excused: Paul Ashton

1. Call to Order and Determination of Quorum -

The General 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, July 16, 2025 at the District Office. It was determined a quorum was present.

2. Public Comment -

Jessica Cooper a public representative was present. No public comment has been received in person, in writing or electronically.

3. Approval of Minutes of June 18, 2025 -

After review, it was moved by Ms. Seiger-Webster, seconded by Mr. True the minutes of the meeting of June 18, 2025 be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Johansen, aye.

4., Accountant/Financial Report

Mr. Sanderson handed out the Residential Water Sales Report for June.

- Year to Date Report for June, 2025 - Mr. Sanderson advised that quarterly and the annual bond reports have been filed. Financial statements and reports were also briefly reviewed.

It was moved by Mr. Johansen, seconded by Ms. Seiger-Webster the Year to Date Report for June, 2025 be accepted. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.

- **Approval of June, 2025 Expenses - After review, It was moved by Mr. True, seconded by Mr. Johansen the June, 2025 Expenses be approved. The motion was approved with the following vote: Messrs. Johansen and True, aye; Ms. Flint and Seiger-Webster, aye.**

5. General Manager's Report

Upcoming Conferences, Seminars and Meetings

- **IMS AWWA Annual Conference - September 29 - October 2, 2025**
An update has been received, changing the dates to Sept. 30 -October 2.
- **Utah Water Users Fall Summit - September 22-23, 2025, Davis Convention Center - Ran will confirm dates**
- **RWAU - Fall Conference - August 25-27, 2025**
- **Casselle Annual Conference, October 7-8, 2025m Madison**
- **Rural Water Spring Conference, February 23-27, 2026, St. George**
- **Utah Water Users Conference - March 16-18, 2026 - St. George**

The UASD Annual Conference is scheduled for November 5,6,7 - Davis Convention Center.

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

6. Discussion and Action Re: Appointment of GM Position -

Ms. Flint stated an interview and review was recently conducted by a committee of the Board to consider Ryan Johnson for the position of General Manager of the District. Rory Andreason prepared a set of technical, complicated questions related to water, personnel and legislative matters to be addressed by Mr. Johnson. The Committee was very impressed with his knowledge and accomplishments. He started out as a meter reader and moved up through the years, providing excellent service and dedication to the District. After discussion, Ms. Flint recommended Ryan Johnson be appointed General Manager of the White City Water Improvement District. She stated a full review has been done, and she is very proud of his learning and accomplishments. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen that Ryan Johnson be appointed as General Manager of the White City Water Improvement District effective July 1, 2025. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

7. **Discussion and Action Re: Request for Use Access to Substation (Poppy Lane**

The Board discussed a request from the Metro Council to have access to the Poppy Lane Substation for their storage, etc. There are many issues to consider, including building safety, security, etc. After discussion, **it was moved by Ms. Seiget Webster, seconded by Mr. True action be postponed until the current agreements with Metro Council. police and fire can be reviewed and clarified, and whatever the cost would be to secure the building to cover our own liability is determined. The motion was approved with the following vote: Messrs. True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.** We need to let them know we are reconsidering.

8. **Closed Session if needed as allowed under Utah Code Ann. 52-4-205**

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 Ann. 52-4-205)
- B Strategy Session to discuss pending or reasonably imminent litigation (Utah Code 52-4-205)
- C. Strategy Session to discuss the purchase, exchange, or lease of real property (Utah Code 52-4-205)
- D Discussion to discuss the deployment of security, personnel, devices or systems, and (Utah Code 52-4-205)
- E Investigative Proceedings regarding allegations of criminal misconduct (Utah Code (52-4-205)

9 **Water System Issues**

Mr. Johnson stated we have pushed the Retreat date to September 6, 2025. He will check schedules for possibly meeting on Friday, September 5 instead. Messrs. Johnson and Ashton will check participants schedules and put together a 30 year plan. Water rights. and other items for retreat agenda.

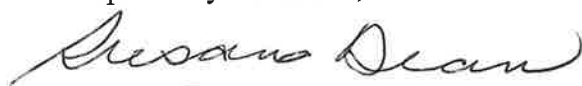
10. **Suggested items for Future Board meetings'**

PTIF, Bond monies and Capital Reserve fund to be discussed next meeting.


11. **Adjourn -**

It was moved by Mr. Johansen the meting adjourn.

Respectfully submitted,


Susan A. Dean, secretary

Approved:


Paulina Flint, Chair