

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

District Office
999 Galena Drive
Sandy, Utah

Wednesday, November 19, 2025

Members

Present: Paulina Flint, Chair; Garry True, Treasurer; Christy Seiger-Webster, (connected electronically) by telephone); Chris Huntzinger

Members

Excused: Bob Johansen, Vice Chair

Others

Present: Paul Ashton; Sue Dean, Ryan Johnson, James Lucas,

5:00 p.m. STAFF PLANNING MEETING

- 1, Call to Order and Determination of Quorum - The meeting of the Board of Trustees Staff/Planning meeting of the White City Water Improvement District was called to order by Chair Paulina Flint at 5:00 p.m. on Wednesday, November 19, 2025 at the District Office. It was determined a quorum was present with Bob Johansen excused and Christy Seiger-Webster participated electronically.
- 2 Sunrise Engineering Report - Cliff Linford - Ryan noted Cliff is excuse, and he will give the Sunrise Engineering Report.
 - Status of Canal Easement- Ryan stated James has contacted the owner of the landlocked property who has expressed interest in purchasing the property. James will follow up .
 - General Engineering - Ryan reported Sunrise is looking at updating numbers from the Retreat for the Capital Facilities Plan, as well as the project map. **It was moved by Mr. True, seconded by Mr. Huntzinger , the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Messrs. Huntzinger and True, aye; Ms. Seiger-Webster and Flint, aye.**

Operations Manager Report

- Water Usage Report - James reported in October we pumped 45.1M gallons, billed for 44.2 M, about 9,000 gallons unaccounted for or 2%. For the year we have 4% unaccounted for.

- Harston Tank Cleaning Status -Cleaning started on Monday and will wrap up tomorrow. The contractor is very impressed with the clarity of our water. Sediment very light, and no rusting in the tank. The contractor advised we have the tank inspected every 5 years. They did not find significant issues with the sediment and had about 30ft of visibility in the tank. Future inspections will be scheduled every 5 years.
- Well 10 Repair Update - Pictures are included in the meeting packet. James reported a hole in the pipe caused water to jet out while the pump was running. Good news is fix is possible at a cost of about \$7,000 which will resolve the sanding issue. James reported water jetting out of the pipe, put a hole in the screen. He reviewed photos and a video of the interior of the well. Cliff is looking at engineering of the problem. Widdison is recommending we do chemical development of the well, and James explained what that process is. Christy commented on this type of cleaning from her experience. James will send a copy of the video to Christy. This chemical development would be a 3-4 month process at an estimated cost of \$ 350,000 which would put total rehab around \$1.1M. Various options were discussed. James will consult with Sunrise about how to proceed. We will look for other companies who may be able to give us a second opinion.
- Booster Station Repair Update - James stated we have found a pump and it has been ordered. We have also found a seal that will work. We hope to be up and running in two weeks. This pump is for the 100 HP. We are using the 50HP and Well 8.
- GIS Discussion- We were invited into the conversation with Jordan Valley and Sandy City who already share their GIS mapping information, to see if we were interested in sharing mapping in areas we share. This would only include piping and is a map view only.
- General Repair and Maintenance - James noted repairs were pretty light this month. We are preparing and getting ready for winter. Ryan stated the guys did a phenomenal job on the water line clean-out. We did get our second round PFAF results for the EPA. Everything they sampled for came in below the reporting limit. **It was moved by Mr. True, seconded by Ms. Seiger-Webster the Operations Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Huntzinger, aye.**

General Manager Report

- Update on status of schooling - Ryan stated he will be requesting reimbursement of education expenses soon. 70 of 111 credits have been completed. He is now at 53% and should be done by May.

- 2026 Tentative WCWID Budget -Ryan advised the cover page for the 2026 Budget is included in the meeting packet. The budget will be discussed and a public hearing date scheduled in the regular Board meeting.
- Draft 2025 Rules and Regulations for December Approval -A Draft is included in the meeting packet for Board Review and approval at the Regular Board meeting.
- Holiday Social December 18, 2025 @ Hoof & Vine 5:30 p.m
- Newsletter Deadline & Suggestions - 11/25/25 - Ryan stated the deadline for input to the newsletter is November 25, 2025. He is looking for suggestions, please forward to him. **It was moved by Mr. Huntzinger, seconded by Mr. True, the General Manager Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Huntzinger and True, aye.**

General Counsel Report

- Legislative Report - Paul reported the Natural Resources Interim Committee met and he distributed a copy of their report, "Water Infrastructure Project Fee Study HB 280 - 2024" Paul reviewed the report. He stated there are two bills, one from 2024 - HB 280, and one from 2025 - SB-80 The history of these bills was discussed. We need to keep an eye on this. Rural Water and UASD are closely monitoring and position papers will be developed by those affected. Paul stated we are set up with Foxley and Pignanelli for the upcoming Legislative Session.
- Implications of HB 280 (2024) and SB 80 (2025) - Implications and future issues were discussed. **It was moved by Mr. True, seconded by Mr. Huntzinger the General Counsel Report be accepted. The motion was approved with the following vote: Messrs. True and Huntzinger, aye; Ms. Flint and Seiger-Webster, aye.**

No Recess was taken

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

District Office
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Sandy, Utah
Minutes

Wednesday, November 19, 2025

Members

Present: Paulina Flint, Chair; Garry True, Treasurer; Christy Seiger-Webster, (electronically); Chris Huntzinger

Members

Excused: Bob Johansen, Vice Chair

Others

Present: Paul Ashton; Sue Dean, Ryan Johnson, James Lucas, 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 at 6:00 p.m. on Wednesday, November 19, 2025 by Chair Paulina Flint at the District Office. It was determined a quorum was present, with Ms. Seiger-Webster participating electronically, , and Mr. Johansen excused.

2. Public Comment -

Mr. Johnson reported no public comment has been received in writing, electronically or in person.

3. Approval of Minutes of October 15, 2025 -

After review, **It was moved by Ms. Seiger-Webster, seconded by Mr. Huntzinger the minutes of the White City Water Improvement District Board of Trustees of October 15, 2025 be approved. The motion was approved with the following vote: Messrs. True and Huntzinger, aye; Ms. Seiger-Webster and Flint, aye.**

4, Accountant/Financial Report

- Year to Date Report for October, 2025 - Dave Sanderson distributed the Residential Water Sales Report for October. Financial statements were reviewed and discussed. **It was moved by Mr. Huntzinger, seconded by Mr. True, the Year to Date Report for October, 2025 be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger and True, aye.** Mr. Sanderson stated he has met with the Budget Committee and staff regarding the 2026 Budget and is happy to answer questions.

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

5 Discussion and Action Re: Approval of 2026 Tentative Budget - Setting Final Budget Public Hearing

Mr. True stated meetings have ben held with Dave Sanderson administrative and operations staff and General Counsel to review and discuss the 2026 Tentative Budget. Some adjustments were made due to maintenance and other concerns. Mr. True reviewed the Operating Costs, Capital Improvements - we are still looking at various items , Operating Expenses, Capital Projects, etc. for a Total Budget of \$6.8M. He noted this is a balanced budget we can go to the public with. He thanked the staff for their help and work on this budget. After discussion, **It was moved by Mr. Huntzinger, seconded by Ms. Seiger-Webster the 2026 WCWID Tentative Budget be approved, and that a public hearing be scheduled for December 17, 2025 at 6:000 p.m.. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Huntzinger, aye.**

6. Discussion and Action Re: Possible 2026 COLA Increases - Setting of Public Hearing -

Mr. Johnson ask if the Board was looking at a cost of living increase for this year on rates. He noted he feels it would not be appropriate at this time. It was suggested that we meet with Sandy City to discuss their buying metered water. We also need to have a position paper written on the proposed state fees to help generate public interest and involvement. Pros and cons of adjusting rates were discussed. After the discussion, it was determined no COLA increase would be initiated this year.

7 Discussion Action Re: Setting of 2026 Meeting Schedule -

Mr. Johnson stated the proposed 2026 Board Meeting schedule is included in the meeting packet. The March meeting date was changed to accommodate the Utah Water User's meeting. If there are any other changes, please advise. **It was moved by Mr. True, seconded by Mr. Huntzinger the 2026 Board Meeting schedule be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Huntzinger, aye.**

8. Discussion and Action Re: Board Position on State Imposed Fees - SB 80 -(2025) and HB280 (2024)

Mr. Ashton ask for Board support opposing state imposed fees. **It was moved by Mr. True, seconded by Mr. Huntzinger the Board support opposition to state imposed fees - SB-80- 2025, HB-280 - 2024 be approved. The motion was approved with the following vote: Messrs. Huntzinger and True, aye; Ms. Seiger-Webster and Flint, aye.**

9 General Manager's Report

• Discussion of Capital Improvement Items identified at Board Retreat -

Mr. Johnson stated he is in the process of updating numbers on capital improvements from the Retreat. For the Board's information, costs have increased on the replacement of Well 1a to \$1.9M, and Tank Farm reconstruction to \$5.8M

UPCOMING CONFERENCES, SEMINARS AND MEETINGS:

Mr. Johnson stated Meetings, Seminars and Conferences are listed on the meeting agenda. He ask Board members to let him know what meetings they plan to attend.

- Rural Water Spring Conference - February 23-27, 2026 - St. George
- Utah Water Users Conference - March 16-18, 2-25 St. George

It was moved by Mr. True, seconded by Mr. Huntzinger the General Manager Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs.. True, and Huntzinger, aye.

10 - Discussion and Action Re: Authorization of Stifel Public Finance to proceed with feasibility study of funding projects identified at Board Retreat

Mr. Johnson stated It has been recommended that Stifel Public Finance look at costs identified at the Board Retreat and options for funding in a feasibility study. **It was moved by Mr. True, seconded by Mr. Huntzinger Stifel Public Finance be authorized to proceed with a feasibility study regarding funding of items identified at the Board Retreat in October. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True and Huntzinger, aye.**

11, Closed Session if needed, as allowed under Utah Code 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 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 52-4-205)
- D Discussion regarding the deployment of security, personnel , devices, or systems m and (Utah Code 52-4-205)
- E Investigative proceedings regarding allegation of criminal misconduct. (Utah Code 524-205)

12 Water System Issues -

There were no additional water systems issues for discussion

13. Suggested Items for Future Board Meetings -

John Crandall will attend future meetings.

14 Adjourn

It was moved by Mr. True the meeting adjourn.

Respectfully submitted,



Susan A. Dean, Secretary

Approved:



Paulina Flint, Chair