

White City Water Improvement District  
Staff/Planning Meeting Notes  
Wednesday, February 16, 2022

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 on Wednesday, February 16, 2022 at 5:00 p.m. at the District office by Chair Paulina Flint.. It was determined a quorum was present, with Paul Ashton, Elaine Christensen, Sue Dean, Ryan Johnson and Cliff Linford also present.
2. Sunrise Engineering Report - Cliff Linford
  - Status of Water Storage Tank - Cliff reported the MSD has approved the Conditional Use Permit. /
  - Status of 10000 South Pipeline Project - Cliff noted the alignment for the private lane is complete and the easement is in process.
  - Status of Office Building - Cliff reported he has terminated none of the contractors. We had to split the contract and one was not willing to do the work required. He will try to get a hard date to Ryan in the next couple of weeks for a meeting to review work required.
  - Status of Groundwater Acquirer Study - Sunrise would like to bring back the Acquirer Study for additional input. We realized that the study was not finalized. Sunrise has done additional groundwater sampling to be sure our water was all coming from the same aquifer. The conclusion is that yes/ Wells 9 and 10 have a little different chemical composition. It was his recommendation we have two different sampling sites, will sample at the booster station for all lower wells, and sampling at Harston for Wells 9 and 10. He will modify the study sampling plan, finalize. and submit. . He will send copy of the sample plan to Christy. Ryan stated a schedule for sampling and timing can be set to the District's advantage. The Board discussed issues of sampling in summer vs. winter months.
  - General Engineering- Cliff stated they are working on the GIS to identify type of residential pipes: galvanized or copper, and if there are any lead pipes in the District. Ryan stated he had never seen lead pipes. Paul stated he anticipates some issues may come up from the State in the future related to identifying location of lead pipes. **After discussion of the water sampling plan and the Underground Acquirer Study, it was moved by Mr. True, seconded by Mr. Johansen the Sunrise Engineering Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye.; Messrs. Cutler, Johansen and True, aye.**
3. Manager Reports
  - Operations Manager Report
    - Water Usage Report - Ryan reviewed the February Water Usage Report. 30.2M gallons billed. Gallons produced were also reviewed as well as water loss and unaccounted for water issues. Unaccounted for water consists of water in pipes, in storage tanks, etc. Water loss consists of water used during a fire, in

flushing of hydrants and pipes and leaks. , etc. The numbers were discussed. The State is looking at water loss matters, and our legislators need a higher level of understanding and education on water. Ryan reviewed information James Lucas has gathered on this matter, and how data can be gathered. Mr. Ashton stated the District has experiences some computer issues which have created errors in calculating water use numbers. Ryan reviewed numbers which James had calculated, and discussed his methods.

- PRV Rebuild Status - Ryan reported on PRV rebuild and implications for both residents and the District. He advised the District will need to look closely at PRV location in homeowners property, and how to best proceed.
- Lead and Copper Rule - Ryan reported that by By 2024 we will be required to know every type of pipe on each homeowners side. We need to educate residents that copper or galvanized pipe is fine, lead or unknown pipes is a problem. We will be required to offer, at our expense, to replace our service lines and homeowners side as well. We will put information out to the public when we have a good grasp of what this new Lead and Copper Rule means. We will put together a spec sheet and list of potential questions and answers, including possible costs to replace pipes for residents who may contact the office. He stated perhaps this fall would be a good time. Paul outlined possible problems for schools on the lead/copper issue. We will work with individual schools and school districts
- General Repair and Maintenance Report - Ryan reviewed various repair and maintenance items on Carnation Drive, 10600 South, Amarilys, and Cobalt. Garry reported on a problem on Ridgemark, which Ryan will follow-up on. **It was moved by Mr. Johansen, seconded by Mr. Cutler the Operations Manager Report be accepted. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. True, Johansen and Cutler, aye.**

- **Office Manager Report**
- Newsletter Deadline - Elaine advised the deadline for newsletter items is February 21, 2022. She noted it is time for the annual backflow certification notice to be sent out. She also reported she called Carr Printing seeking candidate filing information related to the upcoming election. Filing is open from Feb. 28 through March 4, 2022. She noted the Legislature recently changed the dates. Mr. Carr stated these dates apply unless candidates are out of the country. We need to explain in the newsletter why there wasn't more public notice. Elaine provided copies of the information from Carr Printing. Also, a District Shred Day has been set for early March.
- Newsletter Ideas - Spring Backflow Protection Notice, and information on or 2022 Election
- Resident Applicants for Proposed Rate Committee- Eleven individuals have applied to serve on the Rate Committee. Composition of the Committee was discussed, and it seems like a good mix of people, from a wide variety of backgrounds and experience. **It was moved by Mr. Cutler, seconded by Mr. True the Office Manager Report be accepted. The motion was approved with the following vote: Messrs. Cutler, Johansen and True, aye; Ms. Seiger-Webster and Flint, aye.**

#### **General Manager Report**

- Rate Committee Appointments and Anticipated Process The Rate Committee was discussed, and a listing of applicants is included in the meeting packet. It was suggested Bob and Garry make sure that a project master plan, rate structure, pipe replacement policy and goals, estimated cost of services and supply increases be available to the Committee. We also need to have Sunrise and John Crandall help to decide agendas and review possible structure of meetings, History, improvements, operations progress in chronological order what we've accomplished, etc. and explanation of no tax concept. for meetings Garry suggested possibly start meeting 2nd week in March, with item for first meeting: what we are,. **It was moved by Mr. True, seconded by Mr. Cutler the General Manager Report be accepted. The motion was approved with the following vote: Messrs. True, Cutler and Johansen, aye; Ms. Flint and Seiger-Webster, aye.**
- 2022 Legislative Report - Paul reviewed water bills of concern which have been introduced in this year's Legislative Session. Water

Conservation is a primary concern, with sprinklers and parking strips a high priority. There was some talk about funding tear-out of park strip lawna, Paul stated we will need to redo our water conservation plan- new requirements have been added We are in compliance because we have a base rate and an overage. Some of our Water Conservation Plan was rejected, we need to have goals set There is also a bill related to capital assets that could affect the District. All systems will be required s to file a report of capital assets. Deadline next year. Discussed items coming down the pike, requirements and regulations which will affect us and other agencies. UASD has a bill that will expand coverage of protected documents, and another bill dealing with contract water . The session ends on March 4, 2022. **It was moved by Mr. True, seconded by Mr. Cutler the General Manager Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Cutler, Johansen and True, aye.**

4. Adjourn - **It was moved by Mr. Johansen, the meeting adjourn.**

To Do's  
White City Water Improvement District  
Staff/Planning Meeting  
Board of Trustees  
Wednesday, February 16, 2022

- 1, Cliff to Report on Status of Water Storage Tank—**In Process**
- 2, Cliff to Report on status of 10000 Pipeline Project—**In Process**
3. Cliff to report on Status of Building—**In Process**
4. Cliff to Report on Status of Groundwater Aquifer Study -- **In Process**
- 5 Cliff to send copy of Groundwater Aquifer Study sampling plan to Christy-- **Complete**
6. Cliff and Ryan to report on Status of Copper/Lead Rule plans -- **Complete**
- 7 Elaine to report on status of upcoming election — **In Process**
- 8 Ryan to review status of PRV Rebuild – **Complete**
9. We will need to update our Water Conservation Plan. New requirements have been added – **In Process**
9. Report on status of Rate Committee – **In Process**
  - Items to have available for Committee include:
    - History of the District
    - Project Master Plan
    - Rate Structure
    - Pipe Replacement goals
    - estimated cost increases for services and supplies
    - List of accomplishments
    - Enhancements to monitoring equipment and technology
    - Staff training and Operations staffing

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

District Office  
999 Galena Drive  
Sandy, Utah

**Wednesday, February 16, 2022**

**Members**

**Present:** Paulina Flint, Chair; Bob Johansen, Vice Chair; Garry True, Treasurer;  
Christy Seiger=Webster, Clerk; Cody Cutler

**Others**

**Present:** Paul Ashton, Elaine Christensen, Sue Dean, Ryan Johnson, Cliff Linford,  
Dave Sanderson

**I 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. Wednesday, February 16, 2022 at the District Office. It was determined a quorum was present.

**II. Public Comment=**

There were no public representatives present, and Mr. Ashton stated no public comment has been received in writing, by telephone, or electronically.

**III.. Approval of January 19, 2022 Minutes-**

After review, **It was moved by Mr. Cutler Seconded by Mr. Johansen The minutes of the Board of Trustees meeting of January 19, 2022 be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Cutler, Johansen and True, aye.**

**IV Accountant/Financial Report-**

- Year to Date Report for January, 2022 - Mr. Sanderson stated there were no significant financial issues to report for January. Matters related to the new building continue to be discussed. The annual audit is in process and he has closed the books for 2021. The auditors will make an appointment with Ms. Christensen, for their review of office documents. John Crandall has sent information on the financial details on the bond refunding which Mr. Ashton reviewed. He stated total savings was \$474,928.00, of which \$221,000 went back to the PTIF Savings, with the balance available to be used for other projects. **It was moved by Mr. True, seconded by Mr/ Johansen the Year to Date Report for January, 2022 be accepted. The motion was approved with the following vote: Messrs. True, Cutler and Johansen, aye; Ms. Seiger-Webster and Flint, aye.****

- Approval of January, 2022 Expenses After review, it was moved by Mr. True, seconded by Mr. Johansen the January, 2022 Expenses be approved. The motion was approved with the following vote: Messrs. Johansen, Cutler and True, aye; Ms. Flint and Seiger-Webster, aye.

V General Manager's Report

Mr. Ashton reviewed upcoming conferences, which are listed on the meeting agenda. Hotel reservations have been made for both St. George conferences. Mr. Ashton stated there is a resolution in the Legislature proposing the overnight stay policy be changed to allow Board members attending out of town conferences to stay in a hotel if it makes sense.

• Upcoming Conferences, Meetings & Seminars

- . Utah State Legislative Session - January 18 - March 4, 2022
- . RWUA Annual Convention - St. George, February 28 - March 4, 2022 - Paulina, Cody, Ryan. Danny. Bob, Allan, Christy
- . Utah Water Law Conference - St. George, March 21 - Paul, Paulina, Bob
- . Utah Water Users Annual Conference - St. George, March 21-23, 2022 - Paul, Paulina, Bob, Garry, Cody
- . Utah Water Summit - October no dates yet, looking to move that date.
- , Cassell Annual Conference - October 25=26, 2022

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

VI Discussion and Action Regarding Appointment of Rate Committee -

Mr. Ashton noted a list of people who are interested in serving on the Rate Committee, was discussed in Staff/Planing Meeting. He stated this is a good mix of individuals representing all areas of the District. Eleven-plus applicants have been received to participate, with Messrs. Johansen and True representing the Board. Staff will be included by invitation. Mr. True suggested we have a pre-conference to set a format and meeting dates After discussion, it was proposed that Messrs. True and Johansen get together to discuss how to proceed. It was suggested applicants be called to confirm their interest, and once the committee is set meeting dates and format will be determined by the members. . **It was moved by Mr. True, seconded by Mr. Johansen , a Rate Committee be approved, applications for membership accepted, and we move forward from there. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Johansen and Cutler, aye.**

VII Discussion and Appointment of Deputy Election Clerk -

Mr. Ashton suggested that because Ms. Seiger-Webster is not running for re-election, she serve as Election Clerk, and Elaine Christensen serve as Deputy Election Clerk. After discussion, **it was moved by Ms. Flint, seconded by Mr. Cutler Elaine Christensen serve as Deputy Election Clerk for the upcoming election. The motion was approved with the following vote: Messrs. True, Johansen and Cutler, aye; Ms. Seiger-Webster and Flint, aye.**

VIII Legislative Report -

Mr. Ashton stated the Legislature is still in session and items of concern were discussed in Staff/Planning Meeting..

There were no Closed Session items for discussion.

IX Personnel Issues if Required (Closed Session Under Utah Code Ann. 52-4-295)

X Property Issues if Required (Closed Session Under Utah Code Ann. 52-4-206)

XI Security Issues If Required - (Closed Session Under Utah Code Ann. 52-4-205)

XII Litigation Issues if Required - (Closed Session Under Utah Code Ann. 52-4-205)

XIII Water System Issues -

The Board discussed the need for more snow, and how we can measure water use and loss via new, programs and improved software.

XIV Suggested Items for Future Board Meetings

It was suggested that at the April meeting the Board look at current water projections and potential for summer restrictions. If we impose restrictions, ample notice will need to be given.

Place an item related to seeking additional outside funding through grants, etc. on a future agenda

Board Retreat to be scheduled perhaps after the Rate Committee completes its work..



XV Adjourn -

**It was moved by Mr. Johansen, seconded by Mr. True the meeting adjourn. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, Messrs. Cutler, Johansen and True, aye.**

Respectfully submitted,



Susan A. Dean, Secretary

Approved:



Paulina F. Flint, Chair

To Do's  
White City Water Improvement District  
Board of Trustees  
Wednesday, February 16, 2022

- 1, Paul will forward date and agenda for upcoming Utah Water Summit when available. --  
**Complete**
2. Rate Committee member applicants will be called to confirm their interest in serving --  
**Complete**
3. Garry and Bob to meet to determine how Rate Committee should move forward --  
**Complete**
4. After Rate Committee is set, meeting dates will be set. -- **In Process**
5. Christy will serve as Election Clerk  
Elaine will serve as Deputy Election Clerk -- **Complete**
6. Water System Issues -  
How can we measure water use and loss via new programs and improved software. -- **In Process**
- 7 Suggested items for future agendas  
:  
Item for April Agenda -- Review current water projections and potential for summer water restrictions.  
Board Retreat to be scheduled after Rate Committee has completed its work.  
Need for outside funding options, such as grants, etc. to be discussed at a future meeting