

White City Water
Improvement District
Meeting of the
Staff Planning /
Board of Trustees

November 19, 2025

5:00 p.m.

WHITE CITY WATER IMPROVEMENT DISTRICT BOARD OF TRUSTEES

999 East Galena Drive,
White City, Utah
Wednesday, November 19, 2025
5:00 P.M.

A G E N D A

This meeting will not have a virtual/electronic component. Those interested in participating will need to attend in person or make alternative arrangements.

Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

5:00 p.m. – PLANNING MEETING

1. Call to Order and Determination of Quorum
2. Sunrise Engineering Report -- Cliff Linford- **EXCUSED**

- Status of Canal Easement
- General Engineering

3. Manager Reports

Operations Manager Report

- Water Usage Report
- Harston Tank Cleaning Status
- Well 10 Repair Update
- Booster Station Repair Update
- GIS Discussion
- General Repair and Maintenance Update

General Manager's Report

- Update on Status of Schooling
- 2026 Tentative WCWID Budget
- Draft 2025 Rules and Regulations for December Approval
- Holiday Social December 18, 2025 @ Hoof & Vine 5:30 PM
- Newsletter Deadline and Suggestions – 11/25/2025

General Counsel Report

- Legislative Report
- Implications of HB280 (2024) and SB80 (2025)

RECESS – OPEN BOARD OF TRUSTEES GENERAL MEETING

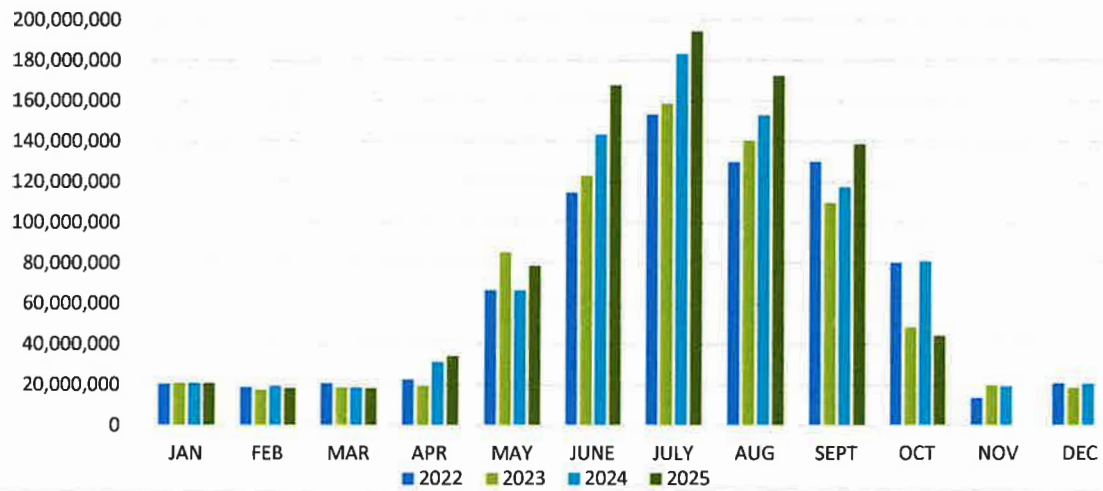
1. Call to Order and Determination of Quorum
2. Public Comment

Any person wishing to comment on non-public hearing matters or other water system issues may do so by coming to the table and giving their name and address for the record. Comments should be limited to 3 minutes unless additional time is granted by the Chair.

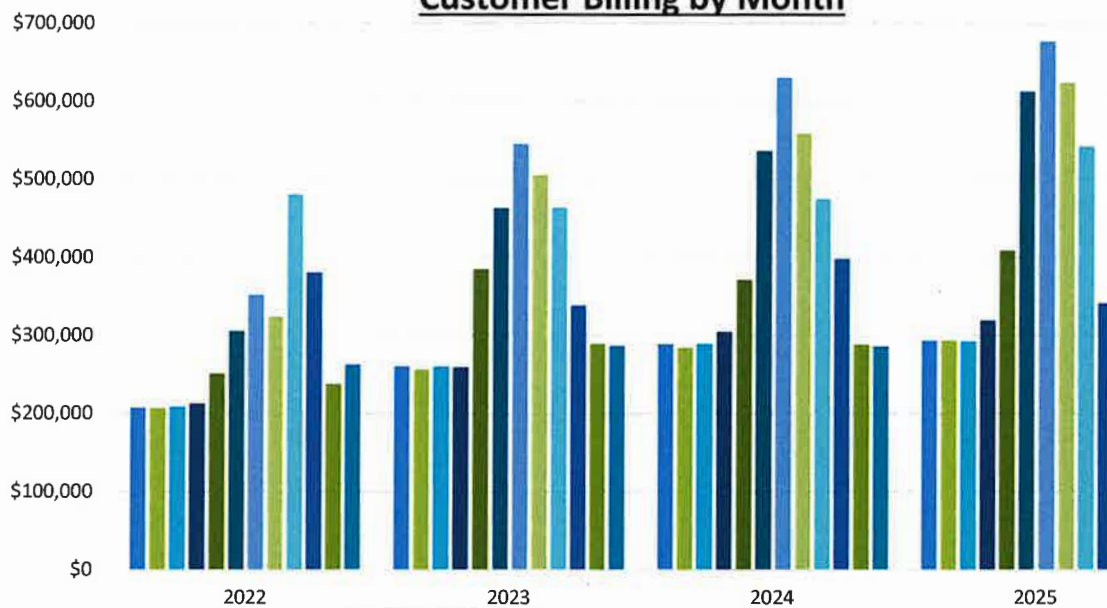
3. Approval of Minutes of October 15, 2025
4. Accountant/Financial Report:
 - Year-to-Date Report for October 2025
 - Approval of October 2025 Expenses
5. Discussion and Action RE: Approval of 2026 Tentative Budget – Setting Final Budget Public Hearing
6. Discussion and Action RE: Possible 2026 COLA Increase- Setting of Public Hearing
7. Discussion and Action RE: Approval of 2026 Meeting Schedule
8. Discussion and Action RE: Board Position on State-Imposed Fees- SB80 (2025) and HB 280 (2024)
9. General Managers' Report:
 - Discussion of Capital Improvement items identified at Board Retreat
- Upcoming Conferences, Seminars & Meetings:

 - Rural Water Spring Conference – February 23-27, 2026, St. George
 - Utah Water Users Conference-March 16-18, 2026, St. George
10. Discussion and Action RE: Authorization of Stifel Public Finance to proceed with feasibility study of funding projects identified at Board Retreat
11. Closed Sessions, if needed, as allowed under Utah Code Ann. 52-4-205
 - A. Discussion of the Character, Professional Competence, or Physical or Mental Health of an Individual. (Utah Code Ann. 52-4-205)
 - B. Strategy sessions to discuss pending or reasonably imminent litigation. (Utah Code Ann. 52-4-205)
 - C. Strategy sessions to discuss the purchase, exchange, or lease of real property. (Utah Code Ann. 52-4-205)
 - D. Discussion regarding deployment of security, personnel, devices, or systems; and (Utah Code Ann. 52-4-205)
 - E. Investigative proceedings regarding allegations of criminal misconduct. (Utah Code Ann. 52-4-205)
12. Water System Issues
13. Suggested Items for Future Board Meetings.
14. Adjourn

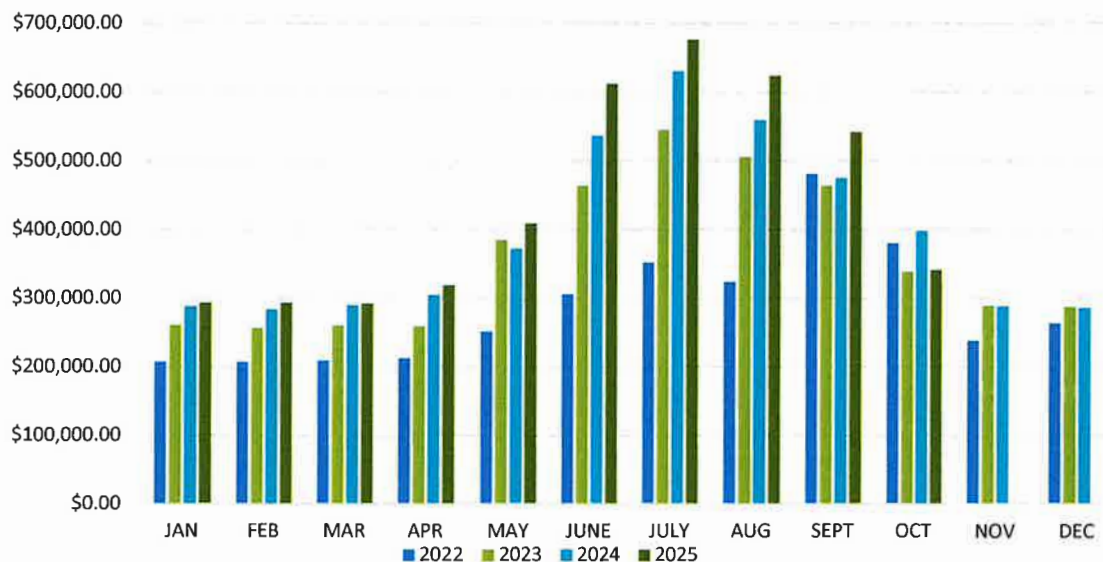
Customer Usage by Year (Gallons)



Customer Billing by Month

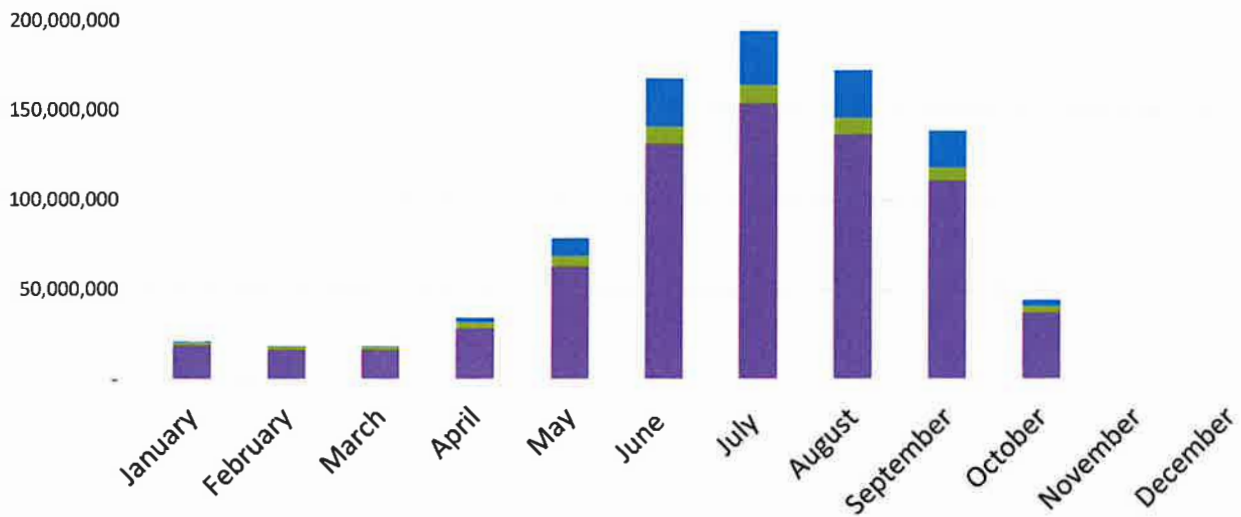


Customer Billing by Year

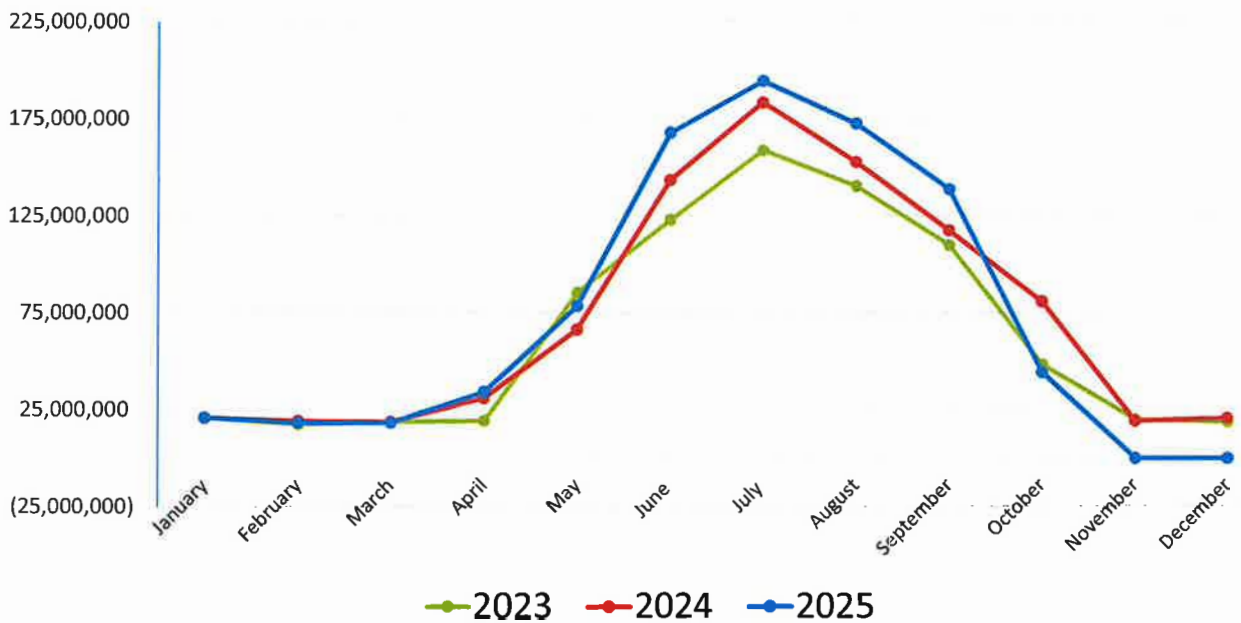


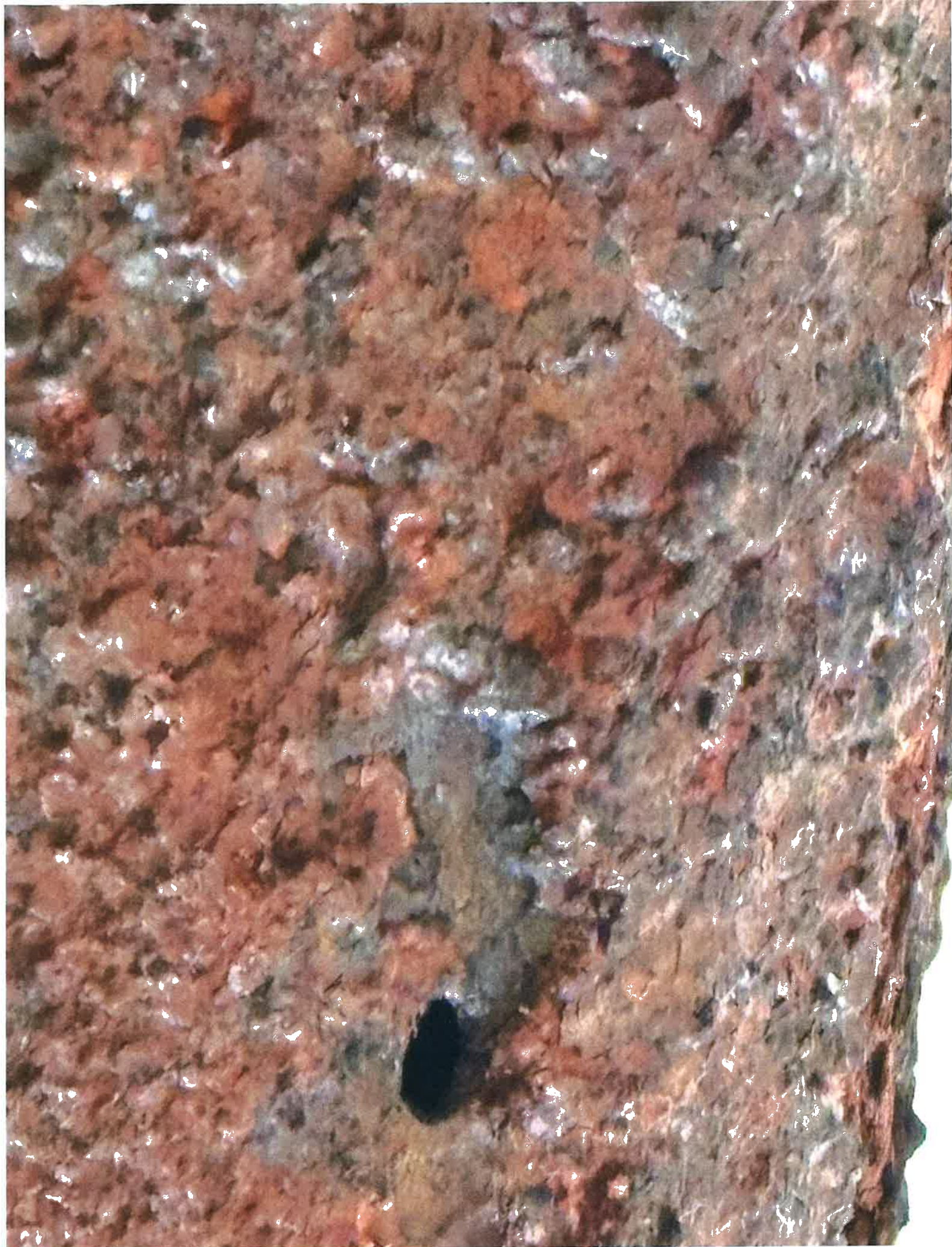
2025 Usage Comparison

■ Residential Usage ■ Commercial Usage ■ Institutional Usage



Yearly Usage Comparison





4325 封



WHITE CITY WATER IMPROVEMENT DISTRICT

RULES & REGULATIONS

Effective January 2026

1. All water delivered by the District to its Customers shall be metered through water meters. The District will check, inspect, change, or adjust the meter at the discretion of the District. Customers shall not open meter boxes for the purpose of turning the water off or on unless special permission has been granted, or in the case of an emergency. **At no time are Customers authorized to tamper with the operation of the water meter.** There are to be no sprinkler supply valves installed inside the meter barrel. The District shall assume the responsibility and expense of the operation and maintenance of the meter.
2. Should a meter fail to register at any time, the water delivered during such a period shall be estimated on the basis of previous consumption. In the event a meter is found to be recording less than 97% or more than 103% of accuracy, the District may make such adjustments in the consumer's previous bill as are just and fair under the circumstances. The District reserves the right to estimate water consumption according to the previous year's usage for any month.
3. All damage, lack of accessibility, or injury to the District's pipelines, meters, or to the material of the District on or near the consumer's premises, caused by any act of neglect of the consumer, shall, at the discretion of the District, be repaired at the consumer's expense. It is the resident's responsibility to ensure that meters are always accessible to District personnel, including but not limited to removing overgrown landscaping, vehicles, unlocking gates and fences. Residents are responsible for securing **all animals away from the meter when access is requested by District personnel.**
4. The District shall use reasonable diligence to provide continuous water service to its customers and shall make a reasonable effort to furnish them with a clean, pure supply of water, free from injurious substances (see also Item #14).
5. The District has prepared a diagram to illustrate the location of the water service as it pertains to the property owner and the District. This illustration is labeled with the location of White City's responsibility and where the homeowner's responsibility begins. This illustration and diagram can be found on our website: www.wcwid.utah.gov. In brief, the District is responsible for including the meter, or in case of a fire, the fire-stand or valve, and the owner is responsible beyond the meter, fire-stand, or valve.
6. The District shall not be held liable for damages to any water user by reason of any stoppage or interruption of his/her water supply.
7. **Consumer Metered Rates and Charges**
The following rates shall be charged monthly to each meter and consumer unit, a consumer unit being defined as a single unit dwelling, store, service station, church, school, café, factory, shop, processing plant, or other business establishment or concern which may be supplied with potable water for domestic purposes:

Residential Minimum Charge:

\$61.50 per month

Residential Monthly Rates:

\$61.50 for 5,000 gallons
\$2.05 per 1,000 gallons over 5,001 – 30,000 gallons
\$2.31 per 1,000 gallons over 30,001 – 60,000 gallons
\$2.56 per 1,000 gallons over 60,001 – 90,000 gallons
\$3.33 per 1,000 gallons over 90,000 plus gallons

Commercial Minimum Charge:

\$61.50	5/8 x 3/4" meter
\$120.95	1" meter
\$240.87	1.5" meter
\$275.72	2" meter
\$433.57	3" meter
\$535.05	4" meter

Commercial up to 1" Overage Rate:

\$2.05 per 1,000 gallons up to 30,000 gallons
\$2.31 per 1,000 gallons 30,001 – 60,000 gallons
\$2.56 per 1,000 gallons 60,001 – 90,000 gallons
\$3.33 per 1,000 gallons 90,000 plus gallons

Commercial up to 4" Overage Rate:

\$2.05 per 1,000 gallons up to 200,000 gallons
\$2.31 per 1,000 gallons 200,001 – 1,250,000 gallons
\$2.56 per 1,000 gallons 1,250,001 – 2,000,000 gallons
\$3.33 per 1,000 gallons 2,000,001 plus gallons

****Any meter larger than 4-inch will have a Base Rate/Tier Rate range defined at the time of installation****

8. Customers moving into new homes who fail to notify the District for installation of a meter or meters, or who are without meters, either due to failure of notification or delays in installation, will be charged an estimated amount based upon the highest charge made to Customers in the subdivision having approximately the same amount of lawn space and water use during the same period. When conditions are such that services are supplied through one or more meters to more than one consumer, the owner of the property where such meter or meters are installed shall assume full responsibility for payment for all water delivered through said meter or meters.
9. Statements covering the charges shall be issued and forwarded to customers monthly and shall be due at the office before close of business on the last business day, or if paying by electronic method, before 10:00 PM MST on the last calendar day. Any consumer who neglects, fails, or refuses to pay his water bill or all other obligations due the District by the last day of the month in which the bill is sent shall be charged a late charge of \$7.50 per month, on the delinquent bill, and the District may discontinue service to said Customers upon notification. Service disconnection may occur when an account has a past due balance on the last day of the month following the due date of the preceding month.
10. The District's employees shall have the right to come upon the premises of said customer and make such excavation or do such work as may be necessary to disconnect water service for failure to pay charges for water, or other violations of these rules and regulations and the customer shall be responsible to pay a disconnection fee as set forth by the Board for such work, which fee is presently \$35.00. Upon payment of outstanding charges, including any disconnection fee, or no longer being in violation, the District will reconnect the water service during regular business hours, unless the customer is willing to

pay an after-hours fee of \$45.00. A copy of the disconnection and shut-off procedures is available for review at the District office.

11. Any consumer moving or wishing to discontinue service shall notify the District so that the meter can be read for a final billing. Failure by the consumer to contact the District for discontinuation may result in continued billing. Contact by the title company is for **final bill estimates only** and does not constitute the required notification by the consumer. Final billing will only be done with a title transfer, i.e., sale of home or foreclosure.
12. The owners of property within the District are ultimately responsible for paying all fees and rates, the security for which shall be the property itself. **Renters will not be able to apply for service individually. The property owner must have the account in their name.** If the owner of a property wants to allow the renter to pay the bill, the owner can give the renter the account number and allow them to pay either in person at the District office or online at www.wcwid.utah.gov. It is up to the property owner to facilitate the renter's understanding of the amount of the bill to be paid. There are no duplicate billings. Failure to pay the fees and rates may result in the property being certified with a lien.
13. Any consumer paying a water bill with a check that is returned by his/her bank for insufficient funds or any other reason shall, at the discretion of the District, be charged a \$35.00 service charge. If a consumer has had two return checks, the District reserves the right to make the account "Cash only". The District is now accepting electronic credit or debit cards and online payments at www.wcwid.utah.gov or by phone.

In order to minimize "NSF - not sufficient funds" checks and cost to the District, it reserves the right to run checks as an "EFT- Electronic Funds Transfer" transaction. The District may take whatever legal action is necessary to ensure payment of amounts owed. If an account must be given to a collection agency, the District is entitled to assess all collection fees, including attorney fees.

14. Service Connection Charges

New Service Connection

Any party desiring to obtain a supply of water from the District shall make application to the District and pay a hook-up fee & water availability fee based upon size and connection. The schedule of such fees may be obtained from the District at the time of application. In addition, an applicant or developer (in case of new subdivision) shall supply all materials and labor for such connection, including Type "K" copper tubing from water main to meter, yoke, meter box, cover and lid, and necessary fittings. The District will supply the meter only. The meter box is to be situated between the curb and the sidewalk, if any, at 1" above grade level, away from the drive approach. The complete installation must meet District specifications, a copy of which may be obtained at the District office, or water will not be turned on. A \$10.00 fee per lot will be charged to developers for water used for construction purposes prior to the meter being set. No lawn irrigation is allowed without a meter being set and a backflow prevention device installed per Plumbing Code (Item #12). The applicant or developer will be responsible for any expenses incurred in the repair of any damage to any part of the installation prior to occupancy of the premises. All construction water shall pass through a jumper and a dual check valve setter. No hoses will be allowed in the meter barrel due to backflow hazards.

Existing Service Connection

In the event an applicant's premises have been served water prior to his application for service, the meter is in place, and all service charges against the premises have been paid, the applicant shall pay a new account set-up fee of \$10.00.

15. Cross Connection Control and Backflow Prevention

- (a) It shall be unlawful at any place supplied with water from the White City Water Improvement District to do any of the following:
 - i. To install or use any physical connection or arrangement of piping or fixtures which may allow any fluid or substance not suitable for human consumption to come in contact with potable water in the White City Water Improvement District distribution system.
 - ii. To install any connection, arrangement, or fixtures without using a backflow prevention device or assembly designed to prevent a violation of subsection (1). The White City Water Improvement District, with respect to each application, must approve any such device or assembly described in subsection (2), which is not installed as required in the plumbing code as adopted by the State of Utah.
- (b) Officers and employees of White City Water Improvement District shall have the right to enter any place, which is supplied with water from the White City Water Improvement District, and conduct a hazard survey or any other examination or test reasonably necessary to the enforcement of this section.
- (c) The user of water from the White City Water Improvement District, and not White City Water Improvement District, shall pay all costs of installation and testing of backflow prevention devices or assemblies on the customer's side of the water meter.
- (d) Backflow prevention devices or assemblies required by this section shall be tested not less than once each year by a State of Utah Certified Backflow Technician. Test results shall be furnished to the White City Water Improvement District within 10 days of initial installation or any system modification.
- (e) Water service may be discontinued to any user who is found to be in violation of the rule and who fails to take corrective action within ten (10) days after violation notification, except that water service may be discontinued immediately, including locking out or a physical removal of the meter if it is determined by a certified operator that an immediate threat to the water supply exists.
- (f) Any person who violates the provisions of this section shall be civilly liable to White City Water Improvement District, and to third persons other than White City Water Improvement District, for all damage proximately caused by said violation. If legal action is necessary to enforce the rights of the District, the person violating the provisions hereof shall be liable for reasonable attorney fees and costs. Without limiting the foregoing, if the District incurs costs as result of a person's backflow non-compliance, the District shall have the right to place a lien on the person's property under state law.

16. District Policies & Procedures

- (a) In addition to these Rules & Regulations, Customers' rights and responsibilities are set forth in Chapter One of the District's Policy & Procedure Manual incorporated herein, a copy of which is available at the District Office.

**WHITE CITY WATER IMPROVEMENT DISTRICT
BOARD OF TRUSTEES
STAFF/PLANNING COMMITTEE**

District Office
999 East Galena Drive
Sandy, Utah

Wednesday, October 15, 2025

Members

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

Others

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

STAFF PLANNING MEETING

- 1 Call to Order and Determination of Quorum - The meeting of the White City Water Improvement District Board of Trustees Staff/Planning meeting was called to order by Chair Paulina Flint at 5:00 p.m. on Wednesday, October 15, 2025 at the District Office. It was determined a quorum was present, with Ms. Seiger-Webster joining by telephone.
- 2 Sunrise Engineering Report - Cliff Linford excused, Ryan reporting.
 - Status of Canal Easement - Ryan briefly reviewed the status of properties on the canal easement. He has met with Mr. Hendrickson about property which is land-locked, but has not met with property owners to the North. He is not yet ready to discuss easement properties.
 - General Engineering - There were no General Engineering items for discussion.
It was moved by Mr. True, seconded by Mr. Johansen the Sunrise Engineering Report be accepted. The motion as approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Johansen and Huntzinger, aye.
- 3 Manager Reports -
Operations Report
 - Water Usage Report - James reported in September we pumped 125 M gallons, billed 138.6M gallons, net 13.6M gallons. This is not unusual for this time of year.
 - Harston Tank Cleaning Bids James reviewed bids received on the cleaning of Harston Tank and his letter of recommendation is included in the meeting packet. Garry stated James has done a great job getting information on this project. James stated they would like to proceed as soon as possible.

Board of Trustees - Staff/Planning Meeting
Wednesday, October 15, 2025

- Booster Station Repair Update - James stated both the 100 HP and the 50 have problems - they are wearing faster than they should. Sounds like issues with the rings in the pump. Widdison has taken a look. The well head is currently in place. James stated parts are no longer made for this equipment so we cannot get parts. He reviewed various options. Cost for the 100 HP will be about \$25,000 for the head, the seal and pump. This does not include any motor work. We won't know costs of motor repair until they have the motor out to analyze.
- Status of Poppy Lane Phase 2 Pipeline Construction -James said we are 99 percent complete. Some asphalt work and removal of valves needs to be done. Concrete was poured yesterday. He is happy with this project. Total linear ft. on this project 2,800. The second phase alone was 1840,
- General Repair and Maintenance Update - Repairs were light this past month with a long side repair on Primrose. Ryan noted the operations staff did a great job on the projects this summer. They worked hard and the projects were successful.
It was moved by Mr. Johansen, seconded by Mr. True the Operations Manager Report be accepted. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Flint and Seiger-Webster, aye.

General Manager Report

- PEHP Renewal of 6.2% - Ryan reported he has received a renewal notice from PEHP. To be considered at the Board meeting. Information is included in the meeting packet for review. Last year the increase was pretty close. Dental increase is at 1.9%, Coverage remains the same.
- Board Retreat Scheduled - October 27, 2025 - 1:00 p.m. - 5:00 p.m. Ryan stated the Board Retreat is now scheduled for Oct. 27. He will send a draft agenda and ask for any additions. Paulina asked for a copy of the old master plan.
- Well 10 Repair - Emergency Procurement - Ryan stated a letter in meeting packet shows cost at \$95,780. This item will be discussed at the Board meeting.
- 2025 Budget Committee Selection - Ryan stated the Budget Committee will be appointed at the Board meeting. Preliminary work has been done.
- Newsletter Deadline & Suggestions- Deadline October 27 - Ryan will let the public know why we are flushing the system; He will also include winterizing information. **It was moved by Ms. Seiger-Webster, seconded by Mr. Johansen the General Manager Report be accepted. The motion was approved with the following vote: Messrs. Huntzinger, True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

General Counsel Report

- Legislative Report - Paul reported on the status of the proposed fee assessment legislation. It is expected a public hearing will be held soon. Paulina

Board of Trustees - Staff/Planning Meeting
Wednesday, October 15, 2025

stated it is important we put information in the newsletter and include names of committee members and contact information

This is the one we've been waiting on UASD, Rural and others are watching this closely. Paul also reviewed other aspects of this legislation.

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

To Do's
White City Water Improvement District
Staff/Planning Meeting
Wednesday, October 15, 2025

- 1 Report on status of Canal Easement -- IN PROCESS
2. Report on status of Harston Tank Cleaning Project – IN PROCESS
3. Report on status of Booster Station Project – IN PROCESS
4. Report on status of Well 10 Repair – IN PROCESS

No break or recess was taken.

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

District Office
999 East Galena Drive
Sandy, Utah

Wednesday, October 15, 2025

Members

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

Others

Present:

Paul Ashman, Sue Pearson, Ryan Johnson, Dave Sanderson

DRAFT

1. 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 on Wednesday, October 15, 2025 at 6:00 p.m. at the District Office. It was determined a quorum was present with Ms. Seiger-Webster joining by telephone.

2 Public Comment

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

3. Approval of September 17, 2025 Minutes -

After review, **It was moved by Ms. Seiger-Webster, seconded by Mr. Huntzinger the minutes of the Board of Trustees meeting of September 17, 2025 be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. True, Johansen and Huntzinger, aye.**

4. Accountant/Financial Report

Year to Date Report - Dave Sanderson reviewed the September Residential Water Sales Report. , September financial statements and reports are included in the meeting packet and were discussed. Quarterly reports have been filed and we are working on the 2026 Budget. **It was moved by Mr. Johansen, seconded by Mr. Huntzinger the September Year to Date Report be accepted. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Huntzinger, True and Johansen, aye.**

Board of Trustees

Wednesday, October 15, 2025

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

5, Discussion and Action Re: Appointment of Budget Committee -

The Board discussed membership on the 2026 District Budget Committee. Mr. True stated he is willing to serve again, and Mr. Johansen stated he was also willing to serve. **It was moved by Mr. True, seconded by Ms. Seiger-Webster, that Gary True and Bob Johansen be appointed to serve on the 2026 Budget Committee. The motion was approved with the following vote: Ms. Flint and Seiger-Webster, aye; Messrs. Johansen, True and Huntzinger, aye.**

6. Discussion and Action Re: Ratification of Well 10 Emergency Procurement - Dated 10/3/25

Mr. Johnson stated This emergency procurement will entail mobilization and repair of Well 10 as described in the WCWID emergency procurement letter and bid documents provided by Widdison Turbine in the amount of \$95,780 which are included in the meeting packet. After discussion, **It was moved by Mr. True, seconded by Mr. Johansen The Well 10 Emergency Procurement be ratified. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, aye; Messrs. Johansen, Huntzinger and True, aye.**

7 Discussion and Action Re: Update of DS Contract - DS Accounting-

Mr. Sanderson stated that 2016 was his last increase. He has requested his Contract be updated and a proposal is included in the meeting packet for review. Mr. True thanked Mr. Sanderson for his outstanding work and service to the District and expressed appreciation for his guidance and assistance with WCWID financial matters. **It was moved by Mr. True, seconded by Mr. Johansen the Update of DS Accounting contract be approved. The motion was approved with the following vote: Ms. Seiger-Webster and Flint, Messrs Johansen Huntzinger and True, aye.**

8 Discussion and Action RE: Harston Tank Cleaning Contractor Selection

Mr. Johnson stated we received 3 bids on the Harston Tank Cleaning project, Information is in the meeting packet which includes a review of the bids and recommendation. He briefly reviewed the proposals from Pittsburgh Tank and Tower, Marine Industrial Tank, and Cross Marine Projects. Mr. Johnson recommended the Operations Manager's recommendation that the contract be awarded to Cross Marine Projects in the amount of

\$32,500, as the most responsible bid. The process of tank cleaning was briefly reviewed. After discussion, **It was moved by Mr. True seconded by Mr. Huntzinger the contract be awarded to Cross Marine Projects for cleaning of Harston Tank. The motion was approved with the following vote: Messrs Huntzinger, True and Johansen, aye; Ms. Seiger-Webster and Flint, aye.**

9

General Managers Report
PTL Account Status Update
Mr. Johnson reviewed the current status of PTL accounts 5517 - bond monies have been spent: 54, 1779 and 2119

DRAFT

UPCOMING CONFERENCES, SEMINARS & MEETINGS

Ryan reported registration is complete for UASD, and lodging reservations have been made. Upcoming conferences were reviewed and when additional information is available he will work on registrations and lodging reservations.

- UASD - Nov. 5-7 m 2025 Layton Utah - Paulina, Bob, Christy, Christopher, Garry, Ryan, Paul
- Rural Water Spring Conference - February 23-27m 2026, St. George
- Utah Water Users Conference - St. George - March 16-18, 2026

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

10 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)

11, Water System Issues

Security of District computers was discussed and how to protect our equipment from

being hacked. James is working on protective measures.

12. Suggested Items for Future Board Meetings -
No additional suggestions were made - Retreat coming up.
13. Adjourn -**It was moved by Mr. Johansen the meeting adjourn.**

Respectfully submitted,

Approved

Susan A. Dean, Secretary

Paulina Flint, Chair

D R A F T

To Do's
White City Water Improvement District
Board of Trustees
Wednesday, October 15, 2025

- 1, Paulina requested a copy of the old Master Plan for the District -- **COMPLETED**
2. Ryan will check on upcoming meeting dates and registration/reservation information -- **COMPLETED**
3. Information needs to be included in upcoming newsletters regarding proposed fees to be imposed by the legislature. Committee members names and contact information could also be put in the newsletter for the public -- **ONGOING**

WHITE CITY WATER (DISTRICT)
BALANCE SHEET
NOVEMBER 30, 2025

FUND 51

ASSETS

51-1111	CASH - US BANK CHECKING ACCT	132,065.21
51-1113	XPRESS BILL PAY CLEARING	7,498.78
51-1120	CASH CLEARING - UTILITIES	(135,709.00)
51-1131	PETTY CASH	150.00
51-1153	PTIF #5822 RW FUND	22,819.62
51-1155	PTIF #5507 -- OPERATING FUND	2,003,215.93
51-1156	PTIF #1454 CAPITAL RESERVE	827,807.78
51-1158	PTIF #4779 CAPITAL IMPROVEMENT	1,567,457.24
51-1159	2020 BOND DEBT 248891000	55,962.61
51-1161	2020 BOND DEBT RES 248891001	18,195.84
51-1163	2015 BOND SERIES 240217000	.01
51-1180	2021 BOND DEBT #221884000	227,279.28
51-1181	2021 BOND SINK A #221884001	3,542.96
51-1182	2021 BOND SINK B #221884002	414,733.14
51-1183	2021 COI #221884003	6.74
51-1192	2022 PROJECT FUND 247852001	203.64
51-1193	2022 BOND FUND 247852000	171,126.78
51-1194	2022 BOND FUND 247852002	80,566.86
51-1311	CUSTOMER ACCOUNTS RECEIVABLE	347,242.13
51-1511	INVENTORY	240,225.13
51-1561	PREPAID INSURANCE	30,598.44
51-1610	CONSTRUCTION IN PROGRESS	(.02)
51-1611	LAND	682,813.32
51-1621	BUILDINGS	3,304,822.34
51-1631	WELLS AND STORAGE FACILITIES	11,532,642.06
51-1632	SUPPLY TRANSMISSION LINE	12,669,649.40
51-1633	METERS AND HYDRANTS	1,544,049.65
51-1640	INVESTMENT COMPANY	3,354,986.92
51-1641	OFFICE FURNITURE AND EQUIPMENT	82,900.59
51-1642	ACCUMULATED DEPRECIATION	(11,523,993.07)
51-1651	MACHINERY & EQUIPMENT	808,962.88
51-1661	VEHICLES	84,183.91
51-1800	DEFERRED OUTFLOW PENSION	259,829.00
51-1802	DEFERRED OUTFLOW REFUNDING 16	21,718.11
51-1804	DEFERRED OUTFLOW REFUNDING 21	518,723.78
TOTAL ASSETS		<u>29,356,277.99</u>

LIABILITIES AND EQUITY

WHITE CITY WATER (DISTRICT)
BALANCE SHEET
NOVEMBER 30, 2025

FUND 51

LIABILITIES

51-2131	ACCOUNTS PAYABLE	(359.87)	
51-2211	ACCRUED PAYROLL PAYABLE		24,786.70	
51-2221	FEDERAL TAX PAYABLE	(43,486.96)	
51-2222	STATES PAYROLL TAXES PAYABLE	(783.66)	
51-2223	RETIREMENT PAYABLE	(4,759.84)	
51-2224	INSURANCE PAYABLE	(14,766.28)	
51-2225	WORKERS COMP PAYABLE		7,581.40	
51-2228	MISC DEDUCTIONS		649.99	
51-2300	NET PENSION LIABILITY		114,131.00	
51-2503	CURRENT BOND MATURITIES 2020		176,000.00	
51-2504	CURRENT BOND MATURITIES 2021 B		205,000.00	
51-2507	CURRENT BOND MATURITIES 2021 A		450,000.00	
51-2508	CURRENT BOND MATURITIES 2022		125,000.00	
51-2510	ST COMPENSATED ABSENCES		60,205.84	
51-2551	ACCRUED INTEREST PAYABLE		258,083.00	
51-2630	LT COMPENSATED ABSENCES		41,601.88	
51-2649	2022 BOND PAYABLES		7,755,000.00	
51-2656	2020 BOND PAYABLES		1,756,000.00	
51-2657	2021 BOND PAYABLES B		6,910,000.00	
51-2664	2015 PREMIUM ON REFUNDING		404,486.00	
51-2668	2022 PREMIUM ON REFUNDING		245,478.20	
51-2795	DEFERRED INFLOWS PENSION		1,221.00	
	TOTAL LIABILITIES			18,471,068.40

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
51-2999	RETAINED EARNINGS-BEGIN OF YR	11,081,631.50		
	REVENUE OVER EXPENDITURES - YTD	(196,421.91)	
	BALANCE - CURRENT DATE		10,885,209.59	
	TOTAL FUND EQUITY			10,885,209.59
	TOTAL LIABILITIES AND EQUITY			29,356,277.99

WHITE CITY WATER (DISTRICT)
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

		FUND 51				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
51-3710	METERED SALES - RES CUSTOMERS	.00	4,239,577.01	4,612,500.00	372,922.99	91.9
51-3715	OTHER WATER REVENUES	.00	5,247.95	2,500.00	(2,747.95)	209.9
51-3720	METERED SALES - COMMERCIAL	.00	130,836.33	92,250.00	(38,586.33)	141.8
51-3780	LATE CHARGES	.00	28,282.50	40,000.00	11,717.50	70.7
51-3810	MISCELLANEOUS REVENUE	5,645.75	31,495.92	10,774.00	(20,721.92)	292.3
51-3900	INTEREST & DIVIDEND INCOME	.00	182,853.38	50,000.00	(132,853.38)	365.7
TOTAL FUND REVENUE		5,645.75	4,618,293.09	4,808,024.00	189,730.91	96.1

WHITE CITY WATER (DISTRICT)
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

FUND 51

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
51-5100-110 SALARIES & WAGES - EMPLOYEES	17,930.77	298,308.76	581,719.00	283,410.24	51.3
51-5100-111 OVERTIME/ON-CALL	.00	6.00	1,000.00	994.00	.6
51-5100-115 COMPENSATION - TRUSTEES	3,125.00	28,225.05	42,000.00	13,774.95	67.2
51-5100-130 BENEFITS	11,477.26	119,149.77	295,062.00	175,912.23	40.4
51-5100-210 DUES & MEMBERSHIPS	349.08	21,635.01	31,942.00	10,306.99	67.7
51-5100-231 TRAVEL EXPENSES	102.00	5,068.26	23,000.00	17,931.74	22.0
51-5100-240 OFFICE SUPPLIES	87.11	3,911.41	10,500.00	6,588.59	37.3
51-5100-245 POSTAGE / PRINTING	432.14	44,585.90	50,550.00	5,964.10	88.2
51-5100-250 EQUIP. MAINT. CONTRACTS	4,424.08	51,690.49	52,910.00	1,219.51	97.7
51-5100-270 UTILITIES	1,198.39	32,218.62	38,040.00	5,821.38	84.7
51-5100-300 BAD DEBT EXPENSE	.00	1,183.33	.00	(1,183.33)	.0
51-5100-310 MISC. PROFESSIONAL SERVICES	2,450.47	64,462.63	137,000.00	72,537.37	47.1
51-5100-311 ACCOUNTING	2,450.00	36,700.00	43,500.00	6,800.00	84.4
51-5100-330 TRAINING REGISTRATIONS	.00	2,959.70	14,810.00	11,850.30	20.0
51-5100-510 INSURANCE - GENERAL LIABILITY	.00	65,713.22	65,000.00	(713.22)	101.1
51-5100-530 INTEREST EXPENSES	.00	1,568,033.65	1,056,078.00	(511,955.65)	148.5
51-5100-610 BANK / TRUSTEE FEES	.00	3,913.03	27,000.00	23,086.97	14.5
51-5100-620 EQUIPMENT REPLACEMENT	.00	2,566.41	.00	(2,566.41)	.0
51-5100-622 LITIGATION	.00	.00	3,000.00	3,000.00	.0
51-5100-625 MISC. EXPENSES	73.55	344.35	8,400.00	8,055.65	4.1
51-5100-629 BOARD CONTINGENCY	69.48	11,627.84	14,000.00	2,372.16	83.1
51-5100-720 BUILDING IMPROVEMENTS/MAINT	1,533.70	8,636.42	18,488.00	9,851.58	46.7
51-5100-730 EQUIPMENT	.00	.00	3,200.00	3,200.00	.0
51-5100-740 UNIFORMS	.00	1,939.83	7,750.00	5,810.17	25.0
TOTAL ADMINISTRATION	45,703.03	2,372,879.68	2,524,949.00	152,069.32	94.0
<u>CAPITAL PROJECTS</u>					
51-5110-310 PROFESSIONAL SERVICES	.00	3,066.63	.00	(3,066.63)	.0
51-5110-750 STORAGE GARAGE LOT CIP	.00	5,420.25	.00	(5,420.25)	.0
51-5110-751 MAINLINE REPLACEMENTS	42,720.00	916,308.87	580,000.00	(336,308.87)	158.0
51-5110-765 METER REPLACEMENTS	.00	198,585.00	200,000.00	1,415.00	99.3
51-5110-770 10000 SOUTH TRANSMISSION LINE	.00	14,458.50	.00	(14,458.50)	.0
51-5110-775 HARSTON TANK NO. 2	.00	2,686.50	.00	(2,686.50)	.0
TOTAL CAPITAL PROJECTS	42,720.00	1,140,525.75	780,000.00	(360,525.75)	146.2

WHITE CITY WATER (DISTRICT)
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING NOVEMBER 30, 2025

FUND 51

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS</u>					
51-5160-110 SALARIES & WAGES - EMPLOYEES	10,331.54	308,610.62	257,004.00	(51,606.62)	120.1
51-5160-111 OVERTIME/ON-CALL	1,024.75	21,724.57	25,400.00	3,675.43	85.5
51-5160-130 BENEFITS	7,740.38	137,464.82	159,771.00	22,306.18	86.0
51-5160-210 DUES & MEMBERSHIPS	891.00	1,596.35	2,120.00	523.65	75.3
51-5160-211 GIS MAINTENANCE	.00	1,876.50	.00	(1,876.50)	.0
51-5160-230 VEHICLE MAINTENANCE	149.94	22,386.07	34,880.00	12,493.93	64.2
51-5160-231 TRAVEL EXPENSES	.00	1,220.52	3,000.00	1,779.48	40.7
51-5160-250 REPAIRS & MAINTENANCE SUPPLY	706.59	361,500.20	463,200.00	101,699.80	78.0
51-5160-251 REPAIRS & MAINTENANCE WELLS	.00	1,534.60	.00	(1,534.60)	.0
51-5160-270 UTILITIES	29,143.52	426,997.35	441,520.00	14,522.65	96.7
51-5160-310 SCADA/WELL MAINTENANCE	.00	.00	21,000.00	21,000.00	.0
51-5160-330 TRAINING & REGISTRATIONS	.00	.00	2,680.00	2,680.00	.0
51-5160-620 WATER SAMPLING/TESTING	210.00	14,148.04	50,000.00	35,851.96	28.3
51-5160-640 EQUIPMENT REPLACEMENT	.00	2,158.87	.00	(2,158.87)	.0
51-5160-740 EQUIPMENT	.00	91.06	42,500.00	42,408.94	.2
TOTAL OPERATIONS	50,197.72	1,301,309.57	1,503,075.00	201,765.43	86.6
TOTAL FUND EXPENDITURES	138,620.75	4,814,715.00	4,808,024.00	(6,691.00)	100.1
NET REVENUE OVER EXPENDITURES	(132,975.00)	(196,421.91)	.00	196,421.91	.0

Journal	Payee or Description	Date	Check Number	Amount
CD1	IT NOW MONTHLY BILLING --	11/30/2025	1	2,780.08
CD1	FEDERAL EFT TAX DEPOSIT -- PAYROLL	11/30/2025	3	4,630.67
CD1	URS ACH RETIREMENT DEPOSIT -- PAYROLL	11/30/2025	5	4,968.11
CD1	XPRESS BILL PAY MONTHLY BILLING --	11/30/2025	7	2,450.47
CD1	CASELLE MONTHLY BILLING --	11/30/2025	9	1,644.00
CDA	BLUE STAKES OF UTAH 811	11/05/2025	31025	96.25
CDA	CERTIFIED FIRE & SECURITY	11/05/2025	31026	100.00
CDA	CHEMTECH/FORD LABORATORIES	11/05/2025	31027	210.00
CDA	COMCAST CABLE	11/05/2025	31028	132.66
CDA	COMMERCIAL MECHANICAL SYSTEMS & SERVICE	11/05/2025	31029	635.00
CDA	CUTTING EDGE WINDOW SERVICES, LLC	11/05/2025	31030	225.00
CDA	DS ACCOUNTING SERVICES LLC	11/05/2025	31031	2,450.00
CDA	GOTO COMMUNICATIONS, INC.	11/05/2025	31032	455.36
CDA	JOSHUA HEID	11/05/2025	31033	244.45
CDA	ORS -- CHILD SUPPORT SERVICES	11/05/2025	31034	110.77
CDA	PITNEY BOWES GLOBAL FINANCIAL SERVICES	11/05/2025	31035	123.14
CDA	RAQUEL JAATOUL	11/05/2025	31036	44.45
CDA	RDX, LLC	11/05/2025	31037	462.00
CDA	ROCKY MOUNTAIN POWER	11/05/2025	31038	29,035.18
CDA	SANDY CITY CORPORATION	11/05/2025	31039	219.84
CDA	THOMSON REUTERS -- WEST	11/05/2025	31040	327.60
CDA	U.S. BANK NATL ASSOC.	11/05/2025	31041	132,587.52
CDA	US BANK	11/05/2025	31042	2,633.89
CDA	WASTE MANAGEMENT OF UTAH, INC	11/05/2025	31043	248.58
CDA	MATRIX EXCAVATION, INC - PROJ	11/13/2025	31044	42,720.00
CDA	UTAH STATE TREASURERS OFFICE	11/13/2025	31045	70,360.49
CDP	DIRECT DEPOSIT TOTAL	11/07/2025	92201	24,743.91
CDP	Ashton, Paul H - DIR DEP	11/07/2025	11022501	.00
CDP	Bowles, Daniel S. - DIR DEP	11/07/2025	11022502	.00
CDP	Cardenaz, Phillip S. - DIR DEP	11/07/2025	11022503	.00
CDP	Flint, Paulina - DIR DEP	11/07/2025	11022504	.00
CDP	GUZMAN, MISHHELL - DIR DEP	11/07/2025	11022505	.00
CDP	Huntzinger, Chris - DIR DEP	11/07/2025	11022506	.00
CDP	Johansen, Robert - DIR DEP	11/07/2025	11022507	.00
CDP	Johnson, Ryan R. - DIR DEP	11/07/2025	11022508	.00
CDP	Lucas, James B. - DIR DEP	11/07/2025	11022509	.00
CDP	Peterson, Ian - DIR DEP	11/07/2025	11022510	.00
CDP	Seiger-Webster, Christy M - DIR DEP	11/07/2025	11022511	.00
CDP	Teran, Madison - DIR DEP	11/07/2025	11022512	.00
CDP	True, Garry - DIR DEP	11/07/2025	11022513	.00
CDP	Winger, David S. - DIR DEP	11/07/2025	11022514	.00
Grand Totals:				324,639.42

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
10/05/2025	PC	10/10/2025	30966	Dean, Susan A	22		51-1111	255.87-	
10/05/2025	PC	10/10/2025	10052501	Ashton, Paul H	86		51-1111	3,687.23-	D
10/05/2025	PC	10/10/2025	10052502	Bowles, Daniel S.	30		51-1111	2,262.72-	D
10/05/2025	PC	10/10/2025	10052503	Cardenaz, Phillip S.	40		51-1111	2,038.37-	D
10/05/2025	PC	10/10/2025	10052504	Flint, Paulina	80		51-1111	608.51-	D
10/05/2025	PC	10/10/2025	10052505	GUZMAN,MISHELL	43		51-1111	1,625.76-	D
10/05/2025	PC	10/10/2025	10052506	Huntzinger, Chris	151		51-1111	606.77-	D
10/05/2025	PC	10/10/2025	10052507	Johansen, Robert	130		51-1111	583.51-	D
10/05/2025	PC	10/10/2025	10052508	Johnson, Ryan R.	47		51-1111	3,614.65-	D
10/05/2025	PC	10/10/2025	10052509	Lucas, James B.	52		51-1111	2,766.18-	D
10/05/2025	PC	10/10/2025	10052510	Peterson, Ian	54		51-1111	1,804.55-	D
10/05/2025	PC	10/10/2025	10052511	Seiger-Webster, Christy M	140		51-1111	615.94-	D
10/05/2025	PC	10/10/2025	10052512	Teran, Madison	48		51-1111	1,647.22-	D
10/05/2025	PC	10/10/2025	10052513	True, Garry	120		51-1111	610.94-	D
10/05/2025	PC	10/10/2025	10052514	Winger, David S.	70		51-1111	1,948.26-	D
10/19/2025	PC	10/24/2025	10192501	Ashton, Paul H	86		51-1111	3,687.23-	D
10/19/2025	PC	10/24/2025	10192502	Bowles, Daniel S.	30		51-1111	2,062.20-	D
10/19/2025	PC	10/24/2025	10192503	Cardenaz, Phillip S.	40		51-1111	2,038.37-	D
10/19/2025	PC	10/24/2025	10192504	GUZMAN,MISHELL	43		51-1111	1,629.96-	D
10/19/2025	PC	10/24/2025	10192505	Johnson, Ryan R.	47		51-1111	3,614.65-	D
10/19/2025	PC	10/24/2025	10192506	Lucas, James B.	52		51-1111	2,766.18-	D
10/19/2025	PC	10/24/2025	10192507	Peterson, Ian	54		51-1111	1,804.55-	D
10/19/2025	PC	10/24/2025	10192508	Teran, Madison	48		51-1111	1,647.22-	D
10/19/2025	PC	10/24/2025	10192509	Winger, David S.	70		51-1111	2,057.01-	D
11/02/2025	PC	11/07/2025	11022501	Ashton, Paul H	86		51-1111	3,687.23-	D
11/02/2025	PC	11/07/2025	11022502	Bowles, Daniel S.	30		51-1111	2,466.44-	D
11/02/2025	PC	11/07/2025	11022503	Cardenaz, Phillip S.	40		51-1111	2,038.37-	D
11/02/2025	PC	11/07/2025	11022504	Flint, Paulina	80		51-1111	608.51-	D
11/02/2025	PC	11/07/2025	11022505	GUZMAN,MISHELL	43		51-1111	1,625.76-	D
11/02/2025	PC	11/07/2025	11022506	Huntzinger, Chris	151		51-1111	606.77-	D
11/02/2025	PC	11/07/2025	11022507	Johansen, Robert	130		51-1111	583.51-	D
11/02/2025	PC	11/07/2025	11022508	Johnson, Ryan R.	47		51-1111	3,614.65-	D
11/02/2025	PC	11/07/2025	11022509	Lucas, James B.	52		51-1111	2,766.18-	D
11/02/2025	PC	11/07/2025	11022510	Peterson, Ian	54		51-1111	1,613.56-	D
11/02/2025	PC	11/07/2025	11022511	Seiger-Webster, Christy M	140		51-1111	615.94-	D
11/02/2025	PC	11/07/2025	11022512	Teran, Madison	48		51-1111	1,647.22-	D
11/02/2025	PC	11/07/2025	11022513	True, Garry	120		51-1111	610.94-	D
11/02/2025	PC	11/07/2025	11022514	Winger, David S.	70		51-1111	2,258.83-	D

Grand Totals:

70,727.76-

WHITE CITY WATER IMPROVEMENT DISTRICT

Budget Year 2026

OVERALL CENTERS		Actual 2024	Budget 2025	General Manager Recommended 2026
Salaries and Benefits				
51-XXXX-110	Full Time Employees	\$ 648,339	\$ 838,723	\$ 818,155
51-XXXX-111	Overtime/On-Call	18,015	26,400	26,400
51-5100-115	Compensation Trustees	26,950	29,500	42,000
51-XXXX-130	Benefits	277,705	457,614	422,029
Total Salaries and Benefits		\$ 971,008	\$ 1,352,237	\$ 1,308,584
Operations				
210	Books, Subscriptions & Memberships	\$ 27,606	\$ 43,762	\$ 36,134
230	Car Allowance/Reimbursement	41,183	34,244	34,880
231	Travel	11,707	26,000	26,000
240	Office Supplies	4,425	10,500	9,000
245	Printing & Postage	45,641	45,550	56,550
250	Equipment & Software Maintenance	541,823	474,610	484,130
270	Utilities	335,334	428,863	480,295
Total Operations		\$ 1,107,718	\$ 1,063,529	\$ 1,126,989
Professional Services				
310	Professional Services	\$ 156,427	\$ 158,000	\$ 242,650
311	Accounting Services	36,188	43,500	43,500
330	Training	6,449	17,490	21,950
Total Professional Services		\$ 199,064	\$ 218,990	\$ 308,100
Insurance, Building & Interest				
510	Insurance	\$ 62,079	\$ 65,000	\$ 67,700
530	Principal & Interest Expense	621,034	1,056,078	1,591,050
555	Leases	7,603	27,000	27,000
Total Insurance, Building & Interest		\$ 690,716	\$ 1,148,078	\$ 1,685,750
Miscellaneous				
620	Miscellaneous Services	\$ 29,478	\$ 49,700	\$ 68,900
629	Board Contingency	565	14,000	14,000
Total Miscellaneous		\$ 30,043	\$ 63,700	\$ 82,900
Capital Expenses				
720	Building	\$ 11,879	\$ 17,694	\$ 17,844
730	Improvements	-	8,161,220	1,490,000
740	Equipment	2,830	5,800	5,800
Total Capital Expenses		\$ 14,709	\$ 8,184,714	\$ 1,513,644
Total Overall Expenses		\$ 3,013,259	\$ 12,031,248	\$ 6,025,967

Summary Overall By Expenditures

WHITE CITY WATER IMPROVEMENT DISTRICT 2026 BOARD MEETING SCHEDULE

All public meetings will be held following the Staff Planning Meeting, which is scheduled at 5:00 PM on the 3rd Wednesday of the month unless otherwise noticed. To the extent a Closed Session is necessary, under State Law, that session may occur at the beginning of the meeting on the same day with the public session to follow thereafter.

January 21

February 18

March 19 -Thursday, For UWUA

April 15

May 20

June 17

July 15

August 19

September 16

October 21

November 18

December 16