MINUTES OF THE SPECIAL MEETING OF THE
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES
HELD JULY 14, 2026 AT THE DISTRICT OFFICE
LOCATED AT 5350 WEST 5400 SOUTH, KEARNS, UTAH

Trustees Present:

Cheryle A. Hatch
Gregory R. Christensen
Miranda Giles

Staff Present:

Greg Anderson, General Manager/CEO
Riley Astill, Finance Director/Controller
Kara Lutz, Director of Administrative Services
Robert Lutz, Director of Operations
Mark H. Anderson, Attorney
Jamie Banh, Manager of Communications, Marketing, & Executive Assistance
Elizabeth Martinez, Customer Service Supervisor
Abraham Lopez, Development Engineer

Staff Excused:

James "Woody" Woodruff, Public Works Director/Engineer

Call to Order:

Chair Hatch called the meeting to order at 4:30 p.m. and welcomed all those present. The invocation was offered by Greg Christensen and the pledge of allegiance was led by Cheryle Hatch.

Public Comments:

There were no public comments.

Approval of Minutes – Regular Meeting, June 9, 2026, and Special Meeting, June 17, 2026:

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the June 9, 2026 Board meeting minutes be approved as presented.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the minutes of the June 17, 2026 special meeting of the Board of Trustees be approved as presented.

The motion carried with Trustees Christensen and Giles each voting in the affirmative and Chair Hatch abstaining because she did not attend the meeting.

Board Snippet Training - "Vehicle Cameras & Performance Incentives":

Robert Lutz presented the monthly "snippet" training on the subject "Vehicle Cameras & Performance Incentives". He used a PowerPoint to, among other things, illustrate the use and importance of dashboard cameras and safety performance initiatives. He explained how cameras can help resolve issues and provide anti-fraud protections and how employee evaluations incentivize better employee driving by awarding small merit increases to employees who post a score of at least 85%. Mr. Lutz discussed other safety incentives and responded to questions from the Trustees. The training was very well received by the Trustees.

Discuss the General Manager's Report:

Greg Anderson reviewed highlights from his written monthly Report, a copy of which was included in the Board Book. Among other things, he referenced this year's water conservation message "Were Does KID Get Its Water?" and water conservation education efforts. He noted that the KID management team and Trustee Giles recently participated in the American Water Works Association (AWWA) Annual Conference in Washington, D.C. with approximately 13,000 other attendees. During the Conference, KID received the 2026 American Water Works Association Public Communications Achievement Award for its grassroots "We Care" communication and community engagement campaign. KID essentially was recognized as the "premiere water provider" in North America.

While they were in Washington, D.C., KID's team met with Senator John Curtis and with Congressman Burgess Owens and some of their staffers. Greg Anderson had a good biosolids land application discussion with Senator Curtis and, in a separate meeting, Congressman Owens was thanked for his support and assistance in obtaining federal grants to help address critical KID infrastructure needs. The team presented KID's "We Care" award to Congressman Owens.

Discuss the Communications and Marketing Report:

Ms. Banh reviewed her monthly overview Report, a copy of which was included in the Board Book. She reviewed communications and marketing efforts, such as the 2026 Running Toilet 5K & Leak Detective Kids Run, on which she worked with Ms. Lutz; preparations for the 2026 Kearns Hometown Parade that will feature the 2026 KID Art Contest winners; and updates to the District's website.

Discuss the Public Works Report:

Because Mr. Woodruff was attending the 2026 ESRI User Conference, Mr. Lopez covered the monthly Engineering Department Report, a copy of which was included in the Board Book.

Among other things, Mr. Lopez reviewed the status of the Water Supply Repair and Resiliency Project (Sam's Boulevard/Kearns Junior High) and the 5400 South Phase 2 Waterline Project that has been completed by Cody Ekker Construction. The Report noted KID's appreciation for Cody Ekker Construction's professionalism and outstanding performance. There was a significant increase in construction inspections, utility locations, permit processing, development coordination and impact fee collections during June. After 30 years of dedicated service to the District, John Lawson retired on June 30, and was honored during a lunch event. In response to a question from Chair Hatch, Mr. Lopez explained the term "hot tap", which applies to making a connection to an active pressurized waterline, with Mr. Lutz providing additional information. Mr. Lopez stated that a KID inspector must be present for every hot tap.

Discuss the Operations & Maintenance Report:

Mr. Lutz reviewed his monthly Report, a copy of which was included the Board Book. In particular, he provided an update regarding: work on the 4865 South waterline (KID staff has replaced all concrete gutters, waterways, and sidewalk sections, Preferred Paving has fully restored the asphalt paving, and Salt Lake County Public Works Operations has been asked to replace the crosswalk striping); the Zone E Pump Station sodium hypochlorite system installation; the installation of the last three commercial meters by KID staff, making the Neptune Metering System "100% complete"; and three saddle leaks that were repaired during June and an 8 inch diameter water main break that was caused by Honmex Drilling. Mr. Lutz responded to a question from Chair Hatch regarding CDL licensing requirements.

Discuss the Administrative Report:

Ms. Lutz reviewed her monthly Report, a copy of which was included in the Board Book. She noted that it has been six months since the District switched to one monthly billing cycle and reviewed, in detail, process improvements and operational efficiencies that are projected to result in approximately $45,000 in annual savings related to printing, postage and after-hours phone services. She expressed congratulations to Gloria Barajas on reaching her 10-year service anniversary. Ms. Lutz praised Gloria as a "big help to everyone". She noted that the Meter System/Blue Stakes Operator 1 position is still open and that the "Kids of Camelot" tour had 54 participants. She also discussed the upcoming KID Running Toilet 5K and Leak Detective Kids run and responded to questions from Trustees Hatch and Christensen.

Discuss the Financial Report:

Mr. Astill reviewed four main points from his Financial Report, including year to date positive net income of $28,012 (which is $1,696,114 better the budgeted projection); operating cash reserves of $13,680,503 (which would cover KID's operating costs for approximately four months – the reserve target is six months); the filing of annual "continuing disclosure" information with Zions Bank as required for KID's 2021 bond that was purchased at auction by J.P. Morgan; and efforts to configure the new SCADA servers, which will be installed after water usage drops in the Fall. Greg Anderson noted a 17% water use decline in June, a 7% year to date water use decline, and Jordan Valley Water Conservancy District wholesale water sales that are 10% lower than last year at this time, as reflected in Mr. Astill's Report. Between May 2025 and May 2026, total connections to the

District’s system increased from 14,598 to 14,827, a 1.6% increase. Overall water consumption has reduced significantly even with customer growth. Mr. Astill reviewed highlights from the Supplemental Continuing Disclosure Memorandum, a copy of which was included in the Board Book.

Consider the Check Register:

A copy of the May 2026 Check Register, which is a list of all expenditures made during the month, was included in the Board Book. Mr. Astill, Mr. Lutz, Mr. Lopez and Greg Anderson responded to a series of questions from Chair Hatch regarding specific expenditures, after which it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the May 2026 Check Register be ratified and approved as presented.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Consider Training Requests:

There were no training requests.

Consider Purchases/Costs over $50,000:

Mr. Lopez reviewed Progress Payment #3 from Cody Ekker Construction for work on the 5400 South Phase 2 Waterline Replacement Project, which was included in the Board Book along with a Memorandum prepared by Mr. Woodruff. The contractor having successfully completed the Project, Mr. Lopez recommended that a final payment, including the release of all retention amounts, be approved in the amount of $126,621.66. None of the Trustees having any questions, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That Progress Payment #3, including the release of retention funds totaling $56,784.32, be approved in the amount of $126,621.66.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Ms. Lutz reviewed a Memorandum that was included in the Board Book, explaining that Meter Works imposed a 10% price increase for water meters, effective July 1, 2026. Mark Kelly reviewed the District's projected commercial water meter needs for upcoming development projects and anticipated meter replacements, which resulted in a recommendation that two 1.5-inch meters, sixty-five 2-inch meters, one 6-inch meter and one 8-inch meter be purchased before the price increase became effective. To beat the price increase, management placed an order for Neptune commercial water meters costing $99,878.71.

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the purchase of commercial Neptune water meters costing $99,878.71 be ratified and approved.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Robert Lutz reviewed a billing from Insituform Technologies and a Memorandum, both which were included in the Board Book. He recommended approval of a payment of $121,090 to Insituform Technologies for the CIPP (cured in place pipe) Rehabilitation & Lateral Reinstatement Project in 5010 South and 5050 South that was approved by the Board on May, 12, 2026. In response to a question from Trustee Giles, Mr. Lutz and Greg Anderson explained the cured in place pipe rehabilitation process, stating that it is as good as a new pipe at a much lower cost.

It was moved by Trustee Giles and seconded by Trustee Christensen as follows:

That a payment be approved to Insituform Technologies for the CIPP Rehabilitation & Lateral Reinstatement Project in 5010 South and 5050 South in the amount of $121,090.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Consider Bond Releases/Reductions:

Mr. Lopez reviewed a Memorandum from Mr. Woodruff, that was included in the Board Book, recommending that the final 10% water and sewer utility infrastructure warranty bond for the Terraine Phase 2 development be released in the amount of $137,685.88 because all required inspections have been satisfactorily completed and the one-year warranty period has ended.

It was moved by Trustee Giles and seconded by Trustee Christensen as follows:

That the final 10% utility warranty bond for Terraine Phase 2 be released in the amount of $137,685.88.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Mr. Astill described the warranty bond as being, in effect, a twelve month “insurance policy” covering the water and sewer utilities installed by the developer.

Consider Real Estate Purchase Contract with Utah Transit Authority (UTA):

Greg Anderson explained a one-page Memorandum from Mr. Woodruff, along with backup schematics and documentation that included a proposed Real Estate Purchase Contract between KID as seller and the Utah Transit Authority as buyer, all of which were included in the Board Book. UTA proposed to purchase approximately 108 square feet of District property, consisting of a strip of land measuring 2.96 feet in width by 36.46 feet in length, at a value of $6,600 as determined by an independent appraisal, including the value of existing landscape boulders, decorative rock and two trees located in the strip adjacent to a UTA bus stop. In response to a series of questions from Chair Hatch, Greg Anderson confirmed that the sale of the strip of land won’t interfere with KID’s activities on the remaining parcel, with Mr. Astill noting that two trees will be removed and the fence will be relocated by UTA. Two versions of the Real Estate Purchase Contract were included in the Board

Book, one of which included edits made by Mark Anderson, who recommended that the Board approve the edited version of the Purchase Contract.

It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the sale of approximately 108 square feet of land to the Utah Transit Authority be approved and that the General Manager be authorized to complete the deal and sign and deliver the edited Real Estate Purchase Contract on behalf of the District.

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative.

Central Valley Water Reclamation Facility:

Chair Hatch, who represents KID on the Central Valley Board, reviewed the June 29, 2026 Central Valley Board meeting agenda, a copy of which was included in the Board Book. Among other things, she noted that the Central Valley Golf Tournament raised $7,000 and that, construction being behind schedule, a ribbon cutting event most likely will not occur before April of 2027, and mentioned other current Central Valley activities.

Jordan Valley Water Conservancy District:

A copy of the agenda for the July 8, 2026 Jordan Valley Board meeting was included in the Board Book. Greg Anderson stated that the Jordan Valley wholesale water rate increases are now official; that, overall, Jordan Valley's water deliveries were 15% lower than last year; and that KID received a "shout-out" during the Jordan Valley Board meeting in recognition of KID's major American Water Works Association award.

Utah Association of Special Districts:

There was no UASD Board meeting on which to report.

Kearns City Council:

A copy of the agenda for the June 8, 2026 City of Kearns Council meeting was included in the Board Book. Trustee Giles briefly reviewed highlights, including a new fee schedule, increased parking enforcement, an emergency management guide update, and the development of a "walkable area" in Kearns.

ChamberWest – Board of Directors, Board of Governors & Legislative Affairs:

Copies of the agenda for the June 25, 2026 ChamberWest Board of Directors meeting, the ChamberWest Chamber of Commerce Board of Directors & Board of Governors 2026 Meeting Schedule, and the July 9, 2026 ChamberWest Legislative Affairs Subcommittee Leadership Agenda were included in the Board Book. Being in Washington, D.C., Greg Anderson wasn't able to attend the Board of Directors meeting but he has met with the Chair of each ChamberWest Committee that will review legislation. Greg Anderson and Mark Anderson provided insights respecting expected upcoming legislation.

Trustee Per Diem Report:

A copy of the June 2026 Trustee Per Diem Report was included in the Board Book.

Adjourn:

There being no further business to come before the Board, Chair Hatch declared the Board meeting to be adjourned at 6:15 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 11th day of August, 2026.

Dated: August 11, 2026 by /s/ Cheryle A. Hatch, Chair
Dated: August 11, 2026 by /s/ Gregory R. Christensen, Vice Chair
Dated: August 11, 2026 by /s/ Miranda Giles, Board Clerk

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