

**MINUTES OF THE MEETING OF THE
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES
HELD NOVEMBER 18, 2025 AT THE DISTRICT OFFICE
LOCATED AT 5350 WEST 5400 SOUTH, KEARNS, UTAH**

Trustees Present:

Gregory R. Christensen
Jeff Monson
Cheryle A. Hatch

Staff Present:

Greg Anderson, General Manager/CEO
Riley Astill, Finance Director/Controller
James “Woody” Woodruff, Public Works Director/Engineer
Kara Lutz, Director of Administrative Services
Robert Lutz, Director of Operations
Mark H. Anderson, Attorney
Jamie Banh, Manager of Communications, Marketing, & Executive Assistance
Frank deJong, Facilities Manager

Others Present:

Miranda Giles, Resident/Trustee Elect
Darin Nerdin, Resident
Janet Nerdin, Resident

Call to Order:

Chair Christensen called the meeting to order at 5:30 p.m. and welcomed all those in attendance, with a special greeting to Janet and Darin Nerdin. The invocation was offered by Riley Astill and the pledge of allegiance was led by Greg Anderson. Chair Christensen declared that, due to a public hearing being scheduled to commence at 6:00 p.m., some agenda items would be taken out of order.

Public Comments:

There were no public comments.

Approval of Minutes (Regular Meeting – October 21, 2025; Special Meeting – November 3, 2025):

None of the Trustees having any corrections or modifications for the minutes, it was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That the minutes of the regular meeting of the Board of Trustees held on October 21, 2025 be approved as presented.

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

It was moved by Trustee Monson and seconded by Trustee Hatch as follows:

That the minutes of the special meeting of the Board of Trustees held on November 3, 2025 be approved as presented.

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

Consider Purchases/Costs Over \$50,000:

Chair Christensen declared that agenda items III.I. and J. would be considered out of order.

Mr. Woodruff reviewed two payment requests that required Board approval prior to payment, both of which were submitted by Spade Excavating, Inc.

Progress Payment Request #8, Invoice #48108, was submitted for work on the 5400 South Water Line Replacement Project performed in September and October. The amount requested was \$436,389.91, less a five percent retention of \$21,819.49, yielding a net payment due of \$414,570.32. In response to a question from Chair Christensen, Mr. Woodruff confirmed that there were no double billing items in the Invoice, a 20-inch valve being Chair Christensen's primary concern. It was then moved by Trustee Monson and seconded by Trustee Hatch as follows:

That Progress Payment #8 be approved for payment to Spade Excavating, Inc. for work on the 5400 South Water Line Replacement Project in the amount of \$414,570.32.

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

Mr. Woodruff then reviewed Progress Payment Request #9, for a different portion of the 5400 South Water Line Replacement Project, in the amount of \$57,426.80, less a five percent retention of \$2,871.34, for a net payment due of \$54,555.46. Mr. Woodruff responded to questions from Chair Christensen and Trustee Monson, including confirming that this will be the last payment to Spade Excavating, with the exception of releasing retention amounts, and explaining how the old water line will be capped and abandoned in place. At the end of the discussion, it was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That Progress Payment #9 (Invoice #48109), for work on the 5400 South Water Line Replacement Project, be approved for payment to Spade Excavating, Inc. in the amount of \$54,555.46.

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

Consider Bond Releases/Reductions:

Mr. Woodruff reviewed two bond releases with the Trustees, starting with the bond for the Terraine Zone D Offsite Water Line. Previously, the Terraine Development was known as the “Wood Ranch”. Mr. Woodruff reported that the developer had completed the punch list items and the water line inspections were completed on November 4, 2025. The one-year warranty period having ended, Mr. Woodruff recommended that the remaining ten percent surety bond be released in the amount of \$27,512.50. In response to questions from Chair Christensen, Mr. Woodruff explained that no money will change hands. Rather, the bond that was posted as a surety for the completion of the water line will be released.

It was moved by Trustee Monson and seconded by Trustee Hatch as follows:

That the bond for the Terraine Zone D Offsite Water Line be released in the remaining ten percent amount of \$27,512.50.

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

Mr. Woodruff then recommended the final release of the bond for the Terraine Zone E Offsite Water Line. He stated that punch list items had been completed, and the line was inspected on November 4, 2025, following the completion of the one-year warranty period. After Mr. Woodruff and Greg Anderson responded to a question from Chair Christensen regarding the location of the water line, it was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That the bond for the Terraine Zone E Offsite Water Line be released in the amount of \$42,284.70, which is ten percent of the original bond amount.

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

Consider Training Requests:

Chair Christensen declared that agenda item III.H. would be considered out of order.

Greg Anderson explained that there were three training requests to be considered by the Board, after which he reviewed each request in turn.

The Rural Water Association of Utah (RWAU) Annual Conference will be held in St. George, Utah from Monday, February 23 through Friday, February 27 of next year. Mr.

Anderson recommended that three staff members be authorized to attend this training, which includes wastewater operator certification and water, wastewater, and cross connection certification sessions and classes. It was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That three KID staff members be authorized to attend the RWAU Conference in St. George from February 23 through February 27, 2026 at District expense.

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

Greg Anderson then reviewed the Water Environment Federation (WEF)/American Water Works Association (AWWA) Utility Management Conference 2026 to be held in Charlotte North Carolina from March 24 through March 27. Mr. Anderson recommended that three Trustees and four staff members be authorized to attend this training. After Trustees Christensen and Hatch and Ms. Giles confirmed their availability, it was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That three Trustees and four staff members be authorized to attend the WEF/AWWA Utility Management Conference from March 24 through March 27, 2026 in Charlotte, North Carolina at District expense.

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

Finally, Greg Anderson reviewed the WWETT Show and Conference that will be held in Indianapolis, Indiana on February 16, 17, 18 and 19, 2026. He noted that this Conference is referred to as the “Pumper Show”, explaining that it is an excellent opportunity for KID staff to keep abreast of innovations in equipment and technology and learn from wastewater industry professionals and innovators. Mr. Anderson recommended that two staff members be authorized to attend. After Mr. Anderson responded to a series of questions from Chair Christensen regarding product delivery times, it was moved by Trustee Monson and seconded by Trustee Hatch as follows:

That two staff members be authorized to attend the WWETT Conference from February 17 through February 19, 2026 in Indianapolis, Indiana at District expense.

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

Programs and other information for all three training events were included in the Board Book.

Certify the 2025 Board of Trustees Election Results:

Chair Christensen declared that agenda item V.A. would be considered out of order.

Acting as the Board of Canvassers for the Trustee election, the Trustees reviewed a report on the results of the Kearns Improvement District Board of Trustees election held on November 4, 2025 that was prepared by the Office of the Salt Lake County Clerk. Miranda Giles received 2,091 votes, Cheryle A. Hatch received 1,901 votes, Jeff Monson received 1,748 votes and Royce Gibson received 1,437 votes. After reviewing and considering the report, it was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That Miranda Giles and Cheryle A. Hatch, having received the most votes, be declared to have been elected to the Kearns Improvement District Board of Trustees and that the election results be certified.

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

Trustee Elect Giles requested permission to address the Board, which request was granted by Chair Christensen. Ms. Giles expressed her appreciation to the current Board of Trustees and stated that she is looking forward to the future and to serving as a member of the Board.

Public Hearing – 2026 Budget and 2026 Water and Sewer Rates and Fees:

It being 6:00 p.m., the time advertised for the public hearing, Chair Christensen declared the public hearing to be open. A copy of the 2026 Proposed Budget, which was tentatively adopted by the Trustees during the October Board meeting, was included in the Board Book. Mr. Astill reviewed the budgeting process, including the review of a Preliminary 2026 Budget on September 9, the tentative adoption of the 2026 Tentative Budget on October 21, and the November 18 public hearing, with the final step being the adoption of the final 2026 Fiscal Year Budget and water and sewer rates and fees on December 9.

Mr. Astill then reviewed the revenues and expenses contained in the 2026 Budget, responding to questions from the Trustees during the presentation. In particular, he explained a \$97,000 income item under the heading “DEQ/DDW tax/fee”, noting that it is a new “tax” imposed by the Utah Legislature that must be remitted to the Utah Division of Drinking Water. He stressed that, by using reserves to make capital infrastructure payments to the Central Valley Water Reclamation Facility, which treats wastewater collected by KID and six other governmental entities, rather than using bond funds to make the payments, KID will save almost \$7 million in interest payments. Mr. Astill also reviewed the Capital Budget and the addition of two employees as part of KID’s succession plan, and compared KID’s annual operating costs per connection with those of three surrounding improvement districts that provide retail water and sanitary sewer services to other areas (only one of the three districts had lower operating costs per connection than KID).

After reviewing the 2026 Budget, Mr. Astill reviewed a proposed overall 2% increase in water rates and a 6% increase in sewer rates, with no increase in the Central Valley Sewer Assessment, resulting in an overall sewer rate increase of 4.64%. The proposed increases represent approximately

\$3.43 per month for a typical residential customer, or \$41.14 annually. Mr. Astill noted that the rates and fees are reviewed annually based on a study that includes a ten-year rate forecast. He explained that the rates and fees are being adjusted so that commercial, industrial, and institutional customers will pay their fair share of the costs and to bring those rates in line with rates that are charged to residential customers.

After Mr. Astill completed his review, including discussing ongoing water conservation efforts and KID's excellent water loss percentage and responding to questions from the Trustees, Chair Christensen invited members of the public to address the Board.

Darin Nerdin, a long-time KID resident, expressed his appreciation for the warm welcome that he and his wife received at the beginning of the meeting. Mr. Nerdin stated that he works for West Valley City Parks and expressed his appreciation for KID being a "good neighbor". He stated that he volunteers for a local church, and knows that many residents are struggling. He asked the Trustees, as they consider the Budget and possible fee and rate increases, to keep struggling young families in mind. He noted that KID's new water meters have resulted in increased revenues to the District (old meters tend to under-read water deliveries).

Janet Nerdin agreed with her husband's comments. She stated that KID provides good services in a fiscally responsible way, but noted that some taxing entities have increased property taxes, in addition to service fee increases, and expressed concern for retired members of the community who must live on fixed incomes. She concluded by expressing appreciation for the services provided by KID.

Chair Christensen responded to Mr. and Mrs. Nerdin's comments. He explained that KID buys 94% of its water from the Jordan Valley Water Conservancy District. He noted that KID's newest well, which was drilled several years ago, only produces 150 gallons per minute. He explained that Jordan Valley increased KID's wholesale water rate by 7.6% this year, whereas KID is only passing a 2% increase on to its retail water customers. He stated that KID is attempting to keep costs down without affecting service quality, describing it as "squeezing pennies".

There being no further comments from the public, it was moved by Trustee Monson and seconded by Trustee Hatch as follows:

That the public hearing be closed.

The motion carried with Trustees Christensen, Monson and Hatch each voting in the affirmative. The public hearing was declared to be closed at 6:36 p.m., but Chair Christensen invited Mr. and Mrs. Nerdin to stay as long as they liked.

Board Snippet Training – Postponed:

There was no training this month.

Discuss the General Manager's Report:

A copy of Greg Anderson's written monthly report was included in the Board Book. Due to the length of the Board meeting, Mr. Anderson confined his comments to three items. First, he addressed the opportunity to share "KID's Story" during the recent Convention of the Utah Association of Special Districts. Second, he was pleased with twelve competitive bids having been received for the Sam's Boulevard/Kearns Junior High Project. Finally, he reported on a meeting with other entity managers during which subjects such as parental leave, privacy policies, AI policies, physical security and staff relations were discussed.

Discuss the Communications and Marketing Report:

Ms. Banh reviewed her monthly report, a copy of which was included in the Board Book. Among other activities, Ms. Banh assisted Kara Lutz in launching and promoting the EPA Water Sense/JVWCD monthly announcement "Time to Dial It Down", promoting KID's participation in the community Trunk-or-Treat event on social media, working with Le Debut on the Leak Detective Program for kids, and launching details for the 2026 Water Conservation Art Contest, with Chair Christensen and Greg Anderson providing additional information. Ms. Banh also briefly reviewed interactions with Mr. Woodruff and Mr. Lutz and with the General Manager, and KID's website's 100% score for ADA site accessibility, which will be monitored daily. During her presentation, Ms. Banh responded to questions from Chair Christensen and Trustee Hatch.

Discuss the Public Works Report:

Mr. Woodruff briefly reviewed his October 2025 Public Works Engineering Report, a copy of which was included in the Board Book, and responded to questions from the Trustees. In particular, he discussed the bid opening for the 2026 KID Water Supply Repair and Resiliency Project (Kearns Junior High-Sams Boulevard Water Line), which elicited twelve bids. He noted that the spread among the seven lowest cost bids was less than \$40,000. Once the EPA has approved the contractor that submitted the lowest bid, the contract will be submitted to the Board of Trustees for approval. Mr. Woodruff reported two openings in the Engineering Department, one for a full-time Inspector and one for a Development Engineer.

Discuss the Operations & Maintenance Report:

A copy of Mr. Lutz's written monthly Report, which included a series of graphs showing monthly and year-to-date activities of the Operations and Maintenance Department, was included in the Board Book. Mr. Lutz noted items of interest in his Report and responded to several questions.

Discuss the Administrative Report:

A copy of Ms. Lutz's written monthly Administrative Report, including the Customer Service Report and the Executive Safety Report, was included in the Board Book. Among other things, Ms. Lutz stated that approximately thirty applications were received for a Meter

Systems/Blue Stakes Operator position, for which six interviews have been scheduled. In response to a question from Chair Christensen, Ms. Lutz explained the value of call overview data. Ms. Lutz also responded to questions from Trustees Monson and Hatch regarding the St. Andrews Homeowners Association, which consists of 29 individual units. Their biggest concern relates to their outdoor water usage, which hasn't been efficient. Trustee Monson expressed the Board's appreciation for Ms. Lutz working with the HOA. In response to a question from Trustee Hatch, Ms. Lutz provided information regarding vacation holds, which may result in lower fees being charged to qualifying customers.

Discuss the Financial Report:

A copy of Mr. Astill's written monthly Financial Report was included in the Board Book. In particular, Mr. Astill pointed to the \$12,150 September variance between actual and budgeted amounts, which he described as being "almost spot on"! However, the year-to-date variance between actual and budgeted income and expenses was quite large, primarily due to the timing of expenses and receipts. Based upon preliminary data, KID management expects a big downturn in KID's October water purchases from the Jordan Valley Water Conservancy District.

Consider the Check Register:

A copy of the September 2025 Check Register, which is a list of all expenditures made during the month, was included in the Board Book. None of the Trustees having any questions regarding individual expense items, it was moved by Trustee Monson and seconded by Trustee Hatch as follows:

That the September 2025 Check Register be ratified and approved as presented.

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

Discuss & Consider 2026 Board of Trustees Meeting Schedule:

A proposed 2026 Kearns Improvement District calendar was included in the Board Book, which reflected Board meetings to be held on the following dates: January 13, February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 8, October 13, November 10 and December 8, each of which is the second Tuesday of the respective months. It was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That 2026 Board meetings be held on the designated dates (the second Tuesday of each month).

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

Discuss & Consider Changing Board of Trustees Meeting Time:

Agenda item V.D. was taken out of order. A proposal that each Board meeting begin at 3:30 p.m., primarily due to public safety concerns, was included in the Board Book. Both Trustee Hatch and Ms. Giles stated that 4:00 p.m. would be the earliest they could possibly be in attendance. Greg Anderson reported that bullet proof glass will be installed in the Board room windows that face the street. Ms. Giles suggested that Board meetings commence at 4:30 p.m., for a trial period, and that an effort be made to speed up the meetings. It was moved by Trustee Hatch and seconded by Chair Christensen as follows;

That 2026 regular Board meetings commence at 4:30 p.m.

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

Discuss & Consider 2026 Training Snippet Topics for Board of Trustees Meetings:

Proposed 2026 Training Snippet Topics were included in the Board Book. Trustee Hatch requested that Riley Astill provide training on deciphering his Financial Reports (a “Rosetta Stone” of sorts). After Mr. Astill expressed his willingness to do so, it was moved by Trustee Hatch and seconded by Trustee Monson as follows:

That the 2026 Training Snippets Topics for regular meetings of the Board of Trustees be approved, with one change as noted.

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

Central Valley Water Reclamation Facility:

A copy of the October 29, 2025 Central Valley Board meeting agenda was included in the Board Book. Trustee Hatch, who is KID’s representative on the Central Valley Water Reclamation Facility Board, noted that Central Valley employees assembled 2,000 snack bags for the Granite School District as their annual service project. She reported that Central Valley’s WEFTEC Challenge Team finished 14th out of 20 teams in Division II. She also reported about a concerted effort to improve relationships with the Utah Department of Environmental Quality.

Jordan Valley Water Conservancy District:

A copy of the agenda for the November 12, 2025 Jordan Valley Water Conservancy District Board of Trustees meeting was included in the Board Book. Greg Anderson stated that there wasn’t much to report regarding current Jordan Valley activities, other than that Jordan Valley is paying a large fee to its lobbying firm.

Utah Association of Special Districts:

A copy of the October 24, 2025 UASD Board of Trustees meeting agenda was included in the Board Book. Chair Christensen praised the recently completed UASD Convention.

Kearns City Council:

A copy of the amended agenda for the November 10, 2025 Kearns City Council meeting was included in the Board Book. Trustee Hatch described the City Council meeting as “interesting” and briefly reviewed high points from the meeting, including a report on wildland urban interface modifications presented by City Attorney Nathan Bracken; a request to waive a potential conflict of interest occasioned by Mr. Bracken’s representation of both the City and the Magna Mosquito Abatement District; how to reserve space at the Kearns Library; and the operational status of Unified Fire Station 107 (full ambulance and fire truck service is expected to be available by November 15).

Kearns Community Council:

Trustee Monson explained that a Community Council meeting was not held during November due to the municipal election.

Chamber West – Board of Directors, Board of Governors & Legislative Affairs:

A copy of the November 6, 2025 Chamber West Legislative Affairs Committee meeting agenda was included in the Board Book. Greg Anderson reported that, during Chamber West’s Fall Conference, Zion Bank’s Chief Economist spoke, but his comments were limited because the federal government shutdown resulted in the unavailability of concrete data. Highlights from the Conference included: mortgage interest rates are not expected to drop below 5% unless there is a recession; the increasing federal debt is a significant concern; West Valley City and West Jordan City have “big plans” for development west of Highway U-111; the City of Kearns also has plans to “get out of the doldrums” regarding development that will generate sales tax revenue; UDOT expects “flying cars” to be in service by the 2035 Olympics, powered by batteries with a 200 mile range (which may enable standby EMTs to respond to an emergency anywhere within the county within eight minutes).

Trustee Per Diem Report:

A copy of the October 2025 Trustee Per Diem Report was included in the Board Book. Trustee Hatch noted an error in the Report, which will be corrected.

Adjourn:

There being no further business to come before the Board, Chair Christensen declared the meeting to be adjourned at 8:00 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 9th day of December, 2025.

Dated: December 9, 2025 by /s/ Gregory R. Christensen, Chair

Dated: December 9, 2025 by /s/ Jeff Monson, Vice-Chair

Dated: December 9, 2025 by /s/ Cheryle A. Hatch, Board Clerk

4912-5356-4028, v. 6