

**MINUTES OF THE MEETING OF THE  
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES  
HELD APRIL 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  
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  
Abraham Lopez, Development Engineer  
Derek McMichael, Inspector  
John Lawson, Water Quality Specialist

**Others Present:**

Casey Saxton, Resident

**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 Miranda Giles and the pledge of allegiance was led by Greg Christensen.

**Public Comments:**

There were no public comments.

**Approval of Minutes – March 10, 2026:**

None of the Trustees having any corrections or additions for the minutes, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

**That the March 10, 2026 Board meeting minutes be approved as presented.**

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

### **Board Snippet Training:**

Abraham Lopez discussed the “2026 Water Quality Report”, highlighting positive results reflected in the Report and the efforts of the staff to provide clean, safe and reliable drinking water to KID’s customers. During his presentation, Mr. Lopez responded to questions from the Trustees, and Kara Lutz and Greg Anderson provided additional information.

### **Discuss the General Manager’s Report:**

Greg Anderson’s detailed written monthly report, together with a Highlights page, was included in the Board Book. Mr. Anderson noted that he has been invited by Jacob Young, General Manager of the Jordan Valley Water Conservancy District, to provide a brief water conservation messaging and outreach presentation at Jordan Valley’s Member Agency Conference and to discuss the national award KID will receive in Washington, D.C. at the ACE 26 Conference. Mr. Anderson participated in a Drought Contingency Committee meeting held at Jordan Valley during which disappointing snowpack, reservoir level and weather projection data was reviewed. The Jordan Valley Board of Trustees has voted to initiate a Drought Declaration Level II. In response to a Board question regarding what KID needs to do in response to the Declaration, Mr. Anderson handed out and read aloud a letter to be placed on KID’s website and be sent to residents explaining the Drought Declaration Level II — Advisory Code Orange, with a severe water storage condition.

There was a robust discussion between Greg Anderson and the Trustees regarding the content of the letter, with Mr. Anderson, Mr. Woodruff and Ms. Lutz answering questions and providing background information. Refinements to the letter were noted, such as adding information concerning how residents can report observed excessive water usage. Greg Anderson noted that KID’s water service rates include an emergency rate, should its implementation be necessary. The letter will be signed by all three Trustees, in addition to being signed by the General Manager. Greg Anderson explained that water supplies look okay for this year, but next year could be problematic if the dry weather pattern continues.

### **Discuss the Communications and Marketing Report:**

Ms. Banh reviewed highlights from her Communications/Public Outreach Highlight Report, a copy of which was included in the Board Book. In particular, she reviewed making arrangements for training and conferences, the 2026 KID Water Conservation Art Contest, Operations & Maintenance Communications, KID’s 100% accessible website, and KID’s Facebook website postings. At the end of her presentation, Greg Anderson praised Ms. Banh for her “unrelenting” efforts for KID and its customers.

### **Discuss the Public Works Report:**

Mr. Woodruff’s monthly Public Works Engineering Report, including a one page Summary, was included in the Board Book. Mr. Woodruff went into detail regarding active shooter training lead by Detective Fausett and the Unified Police Department at KID’s office on March 17, 2026. Trustee Hatch indicated she had received similar training at a local school. Mr. Woodruff responded to questions from Trustee Christensen regarding matters such as a private lift station that won’t be

owned, maintained or operated by KID, reassuring the Trustees that KID staff will make sure the private lift station meets manufacturer's requirements. Trustee Christensen noted missing words in one sentence in the Report.

### **Discuss the Operations & Maintenance Report:**

Robert Lutz touched on highlights from his Executive Summary of the Operation & Maintenance Report that was included in the Board Book. He noted that the 4865 South Waterline Replacement Project is approximately three-fourths complete, and progress has been "smooth" thus far. He also mentioned safety and security enhancements to provide the best protection available for KID staff members, the replacement of two original 30-year-old flow meters inside the West Ridge Pump Station, and explained the need to purchase a chlorination system from Waterford Systems for the Zone E Pump Station to help maintain better chlorine residuals in the Terraine development, a subject that was touched upon by Abraham Lopez during his Board Snippet Training. There hasn't been a huge amount of water use in the Terraine Subdivision, which increases the need for chlorination to protect water quality. As water use increases, the necessity for chlorination may diminish. Mr. Woodruff and Greg Anderson provided information regarding bacteria growth, which is combated using chlorine. There was a discussion regarding how long stored emergency water retains good quality. The advice is to recycle the water at least annually, and the value of chlorine and aeration to keep water safe was also discussed. The rehabilitation of the TLA Tank Vault was also discussed, with before and after photographs. Mr. Lutz reported that all of the Tank Vaults are now in "great shape". Operations staff members Tony Recendez (who passed his Grade I Sewer Collections Exam) and Mike Jacquez (who passed his Grade IV Sewer Collections Exam and now holds all of the available certifications) were recognized.

### **Discuss the Administrative Report:**

Kara Lutz reviewed highlights from her written report, which was included in the Board Book. Among other things, she discussed collection activities associated with the backlog created by the recent billing cycle consolidation, customer feedback, and water conservation activities, including hosting two localscapes classes with a combined total of 48 attendees and distributing mulch to approximately 20 KID customers. She also briefly discussed the Executive Safety Report.

### **Discuss the Financial Report:**

Mr. Astill reviewed the Summary Highlights page from his written Financial Report, which was included in the Board Book. Among other things, he stated that the Workers Compensation Fund final audit report has been received, noting that, due to a reclassification of employees, an additional \$3,400 was due to the Fund. Mr. Astill explained that office employees are less expensive to insure than outdoor employees. Mr. Astill pointed out that year to date net income is a loss of \$86,358, which is \$941,360 better than the negative amount predicted by the 2026 Budget. During his presentation, Mr. Astill responded to questions from the Trustees.

**Consider the Check Register:**

A copy of the February 2026 Check Register, which is a list of all expenditures made during the month, was included in the Board Book. Mr. Astill responded to a series of questions from Trustee Christensen and Chair Hatch regarding specific expenditures, covering such issues as odor control, freight charges, building permit costs, the use of credit cards for some purchases, and the purchase of vehicle seat covers. At the end of the discussion, it was moved Trustee Christensen and seconded by Trustee Giles as follows:

**That the February 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 to be considered by the Board.

**Consider Purchases/Costs over \$50,000:**

There were no purchases requiring prior Board approval.

**Consider Bond Releases/Reductions:**

Mr. Woodruff reviewed bond release requests for the Terraine Phase 1, Sky Ranch Townhomes Phase III and Sky Ranch Townhomes Phase IV Subdivisions. Individual memoranda prepared by Mr. Woodruff recommending approval of each bond release request were included in the Board Book.

Mr. Christensen asked if homes are being built and occupied as fast as anticipated in the Terraine development, to which Mr. Woodruff responded “overall, probably not.” It was then moved by Trustee Christensen and seconded by Trustee Giles as follows:

**That the final 10% of the warranty bond for Terraine Phase 1 be released in the amount of \$203,660.90.**

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

Mr. Woodruff reported that townhomes in the Sky Ranch Townhomes Phase III Subdivision have been filling up quickly, noting that each Phase is quite small. After Mr. Woodruff responded to

a question from Trustee Christensen, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

**That the final 10% warranty bond for Sky Ranch Townhomes Phase III be released in the amount of \$27,249.**

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

During the discussion of the Sky Ranch Townhomes Phase IV Subdivision, in response to a question from Chair Hatch, Mr. Woodruff stated that there are a total of seven phases in the Sky Ranch Townhomes development. It was then moved by Trustee Christensen and seconded by Trustee Giles as follows:

**That the final 10% warranty bond for Sky Ranch Townhomes Phase IV be released in the amount of \$52,041.**

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

**Consider Extraterritorial Water Service to Terraine Development:**

Greg Anderson provided background information regarding a written request from Third Cadence Group, the managing partner for the Terraine development, asking KID to provide culinary water service to approximately 204 Terraine development lots that are located within West Jordan City's service boundaries. West Jordan City officials have indicated that it will be many years, if ever, before the City will be in a position to provide water service to the area, but West Jordan can provide sanitary sewer service. The City is amenable to the Third Cadence Group's request, but an Interlocal Cooperation Agreement between the City and KID will be required to implement the water service request and it will also be necessary to amend the Development Agreement between KID and the developer. A letter dated March 24, 2026 from Third Cadence presenting the water service request was included in the Board Book. West Jordan City is reviewing the Interlocal Cooperation Agreement.

Trustee Christensen asked if serving an area outside KID's boundary would violate the KID policy that generally requires a customer to receive both culinary water and sanitary sewer service from the District. Greg Anderson responded that the City said "no" to the developer's service request and KID's policy includes an extraterritorial service charge that will apply to water service provided by KID within the City's service area. Greg Anderson, Woody Woodruff and Mark Anderson all provided information regarding the logistics and legality of the request.

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

**That the KID General Manager be allowed to move forward with the Third Cadence request and West Jordan City as discussed.**

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

**Discuss Title 2 Chapter 5 Administrative Policies and Procedures – Safety – Emergency Response:**

The Trustees and staff reviewed the District’s Safety – Emergency Response Policy, a copy of which was included in the Board Book. Greg Anderson led the discussion, which included a review of KID’s Emergency Procurement Regulations and of KID’s Emergency Organization Chart. Possible edits to the Policy were noted during the back and forth discussion. A point of particular concern to Trustees Hatch and Giles was meeting the needs of the employees’ families during an emergency. Staff will continue to work on the Policy and bring recommended edits back to the Board.

**Discuss and Consider Title 3 – Chapter 1 – Administrative Policies and Procedures – Customer Relations:**

Chair Hatch declared that this agenda item would be tabled.

**Discuss & Consider 2026 Conservation Art Contest Winners:**

The Trustees reviewed all of the entries in the 2026 Water Conservation Art Contest, which was broken down into four categories: Adult, High School, Junior High School and Elementary. There was a back and forth discussion as each Trustee expressed her or his rankings and the results were tabulated as follows:

**Adult**

- First Place – Jamie Chandler
- Second Place – Jerry Tam
- Third Place – Courtney Tam
- Fourth Place – Shellie Silfvast

**High School**

- First Place – Kyra A. McLaughlin
- Second Place – Liam Tam
- Third Place – Jessica Hernandez

**Junior High School**

- First Place – Rose Tam
- Second Place – Victoria Moore
- Third Place - Finn Watson

**Elementary**

- First Place – Isla Jennings
- Second Place – Aria Gonzalez
- Third Place – Meg Jennings
- Fourth Place – Sophia Madera

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

**That KID's 2026 Water Conservation Art Contest awards be approved and awarded as tabulated.**

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative. Trustee Giles expressed the Board's appreciation to Jamie Banh for publicizing, managing and orchestrating this year's Water Conservation Art Contest.

**Central Valley Water Reclamation Facility:**

A copy of the March 19, 2026 Central Valley Board meeting agenda was included in the Board Book. Chair Hatch, who represents KID on the Central Valley Board, reported that everything is looking good at Central Valley.

**Jordan Valley Water Conservancy District:**

The agenda for the April 8, 2026 Jordan Valley Water Conservancy District Board meeting was included in the Board Book. Greg Anderson and Trustee Christensen briefly discussed KID's 3.2% wholesale water rate increase that will go into effect on July 1st. It is the lowest percentage increase among Jordan Valley's wholesale customers and is a direct result of operational changes implemented by KID.

**Utah Association of Special Districts:**

The agenda for the March 19, 2026 meeting of the UASD Board of Trustees was included in the Board Book.

**Kearns City Council:**

Trustee Giles noted that the Kearns Community Council has become the Kearns Community Committee and now is under the City of Kearns.

**Kearns Community Council:**

No report.

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

The agenda for the March 19, 2026 Chamber West Board of Governors meeting was included in the Board Book. The meeting included a legislative debriefing regarding the 2026 General Session of the Utah Legislature.

**Trustee Per Diem Report:**

The March 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 meeting to be adjourned at 7:31 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 12<sup>th</sup> day of May, 2026.

Dated: May, 12, 2026 by /s/ Cheryle A. Hatch, Chair

Dated: May, 12, by /s/ Gregory R. Christensen, Vice Chair

Dated: May, 12, 2026 by /s/ Miranda Giles, Board Clerk

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