MINUTES OF THE MEETING OF THE
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES
HELD AUGUST 11, 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 (Via Zoom)
Riley Astill, Finance Director/Controller
Kara Lutz, Director of Administrative Services
Robert Lutz, Director of Operations
James "Woody" Woodruff, Public Works Director
Mark H. Anderson, Attorney
Jamie Banh, Manager of Communications, Marketing, & Executive Assistance
Elizabeth Martinez, Customer Service Supervisor
Ruben Sanchez, Blue Stakes/Pretreatment Coordinator

Others in Attendance:

Phil Heck, Central Valley Water Reclamation Facility General Manager
Brandon Heidelberger, Central Valley Water Reclamation Facility Assistant General Manager
Justin Zollinger, Central Valley Water Reclamation Facility Chief Financial Officer

Call to Order:

Chair Hatch called the meeting to order at 4:31 p.m. and welcomed all those present. The invocation was offered by Miranda Giles and the pledge of allegiance was led by Kara Lutz.

Public Comments:

There were no public comments.

Approval of Minutes – July 14, 2026:

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

That the July 14, 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 - "Sewer Pretreatment":

Ruben Sanchez, KID's Blue Stakes/Pretreatment Coordinator, presented the monthly training for the Trustees. He started by explaining three key acronyms BOD (Biochemical Oxygen Demand), TSS (Total Suspended Solids), and FOG (Fats Oils and Grease), and responded to questions from Chair Hatch regarding each acronym. Mr. Sanchez explained that BOD, TSS and FOG constitute the "strength" of wastewater that goes to the Central Valley Water Reclamation Facility for treatment. The Frito-Lay processing facility contributes significantly to the strength of KID's wastewater, but Frito-Lay covers the associated costs. A Starbucks facility is a high BOD contributor while McDonalds and Rancho Markets are examples of commercial customers with high TSS and FOG numbers. Mr. Sanchez discussed KID's Pretreatment Program, which is designed to lower the strength of a commercial/industrial customer's wastewater discharges which, in turn, reduces the treatment fees that are paid by KID to Central Valley. Mr. Sanchez also discussed sampling grease traps that are monitored by KID staff. Mr. Sanchez responded to a series of questions from Chair Hatch. In response to a question, Phil Heck explained that wastewater discharged by a typical single family house will have a TSS reading of between 250 and 300. Chair Hatch thanked Mr. Sanchez for his informative presentation.

Special Presentation – CVWRF Update:

Phil Heck, Brandon Heidelberger and Justin Zollinger used a PowerPoint presentation to provide an overview of the Central Valley Water Reclamation Facility, which is owned by five improvement districts and two municipalities, with KID having an approximately ll% ownership interest. Central Valley operates the largest wastewater treatment facility in the state. Dr. Heck explained that Central Valley serves a population of approximately 650,000 and, on average, treats between 45 and 65 million gallons of wastewater per day. The treated effluent is discharged into Millcreek which, in turn, flows into the Jordan River and from there into the Great Salt Lake. Central Valley also operates a composting facility and a certified laboratory.

Brandon Heidelberger explained that, in addition to meeting the requirements of new growth, Central Valley's capital projects are designed to meet increasing nutrient removal regulatory requirements. For example, the new phosphorus standard is one milligram per liter. Current capital project upgrades are expected to be adequate for the growth that is expected within the seven member agencies over the next 20 years.

Justin Zollinger discussed the financial aspects of the capital facility expansions and upgrades. Dr. Heck noted that the groundbreaking for Central Valley's capital projects took place in 2020 and a ribbon cutting ceremony for the completed capital projects is scheduled on April 29, 2027. He noted that Millcreek water, including Central Valley's treated effluent, is cleaner than water in the Jordan River.

There was also a discussion of biosolids disposal and the "BNR" wastewater treatment process that uses microorganisms to remove nutrients (nitrogen and phosphorous). During the presentation, KID staff asked questions and provided additional information. Dr. Heck noted that, due to timely pre-covid bidding, 75% of the total capital project will have been constructed at 2020 costs, and some of the costs have been covered by low interest rate loans, all of which compares very favorably to Salt Lake City's current wastewater treatment facility expansion project. Trustee Christensen congratulated Central Valley for its accomplishments and Greg Anderson expressed KID's appreciation to the Central Valley management team and Board, which have been "easy to work with".

Discuss the General Manager's Report:

Greg Anderson briefly reviewed highlights from his written monthly Report, a copy of which was included in the Board Book. In particular, he discussed a meeting with Representative Matt MacPherson, Barbara Riddle of the ChamberWest Chamber of Commerce, Jacob Young representing Jordan Valley Water Conservancy District, Mark Chalk with the Taylorsville-Bennion Improvement District, and Jason Helm with the Granger Hunter Improvement District. The meeting, which lasted more than 2 ½ hours and was hosted by KID, introduced Representative MacPherson to special districts in general and improvement districts in particular and how they serve their respective communities, including governance, water conservation, the preservation of the Great Salt Lake, and potential upcoming legislation. Mr. Anderson described it as a "positive meeting". Among other things, Greg Anderson noted an interview with Channel 13 Fox News about KID's "Running Toilet 5K" event and a notification from ChamberWest leadership that KID is one of three finalists for the "Best Place to Work" award that will be presented during the 2026 ChamberWest Gala. The nomination was submitted by KID employees.

Discuss the Communications and Marketing Report:

Ms. Banh reviewed her monthly Communications/Public Outreach Highlight Report, a copy of which was included in the Board Book, including travel arrangements for upcoming conferences, the 2026 Running Toilet 5K & Leak Detective Kids Run, the 2026 Kearns Hometown Parade, and Facebook/website postings (KID's website continues to be scored at 100% site accessibility). Greg Anderson praised the "great numbers" for KID's Facebook postings.

Discuss the Public Works Report:

Mr. Woodruff reviewed highlights from his monthly Report, a copy of which was included in the Board Book. In particular, he discussed work performed by Spade Excavating on the Water Supply Repair and Resiliency Project (Sam's Boulevard) that had to be completed before Kearns Junior High School resumed sessions after the summer break. One highlight of Mr. Woodruff's report involved the relocation of West Kearns Elementary School to the former Oquirrh Elementary School. Work had to be coordinated with the Granite School District and Spade Excavating, without prior notice from the School District, to avoid negative impacts on the August 12 school opening. Mr. Woodruff also reviewed plans for the West Jordan Utah Temple site, which include the construction of a temple and a church.

Discuss the Operations & Maintenance Report:

Robert Lutz reviewed a summary of his written monthly Report, a copy of which was included in the Board Book. His Report covered sewer cleaning and inspection activities; mainline valves that were exercised or replaced and leak detection; fire hydrants; water meters and setters; saddle leaks; replacements and mainline breaks; water tank safety enhancements; three used trucks that are being offered for sale on the State Public Surplus Website; and the sewer lining project that was completed by Insituform Technologies on time and within budget. Mr. Lutz responded to a series of questions from Trustee Christensen regarding the sewer pipe lining project which essentially resulted in a new pipe, with a long projected service life, being installed inside the old pipe. Mr. Lutz reported that Jacob Giles has been hired for the Operations & Maintenance Department, replacing Ed Tate who has joined the Administration Department as a Meter Tech under Mark Kelley and Kara Lutz. Mr. Lutz also reported that eight new security cameras have been installed throughout the administrative office and five additional cameras have been placed at the 6200 South ABC Pump Station.

Discuss the Administrative Report:

Kara Lutz reviewed her Administrative/Customer Service Report, a copy of which was included in the Board Book. She welcomed Ed Tate as the new Meter System/Blue Stakes OP I, and welcomed Shea Porter as a new temporary part time Water Utility Administration Intern to assist with customer service while bringing data analysis skills to the Department and filling a need created by an employee being on family medical leave. She mentioned the submittal of KID's semi-annual Deposits and Investments Report, and the results of a meeting with Caselle and Xpress Bill Pay. Ms. Lutz responded to a question from Trustee Christensen regarding changes to the Caselle/Xpress Bill Pay integration that will require manual uploading each day during balancing procedures, which is not expected to significantly impact KID's customers. Ms. Lutz also responded to a question from Chair Hatch regarding the location of reported customer water quality concerns, with Robert Lutz providing details. There was also a discussion of KID's first annual "Running Toilet" 5K on August 8th, with Greg Anderson and Chair Hatch praising the water conservation activity.

Discuss the Financial Report:

Mr. Astill reviewed his monthly Financial Report, a copy of which was included in the Board Book. So far this year, net income is a positive $815,471, which is more than 1.7 million dollars better than budget. He noted that department managers have already submitted their budget requests for 2027. The District ended the month with approximately three months of operating expense cash reserves. Mr. Astill noted that the annual Fraud Risk Assessment would be reviewed as a separate agenda item. Mr. Astill reported that June 2026 water purchases from the Jordan Valley Water Conservancy District were 16% below June 2025 water purchases, and Greg Anderson added that July 2026 water use was 7% lower than July of last year. There was also a brief discussion of the Connection & Population Report, which reflected 230 more customers as of the end of June, compared to one year earlier, a 1.6% increase, and yet significantly less water is being used by KID's customers!

Consider the Check Register:

The June 2026 Check Register, which is a list of all expenditures made during the month, was included in the Board Book. Mr. Astill responded to questions from Chair Hatch and Trustee Christensen regarding specific expenditures reflected in the June 2026 Check Register, with Mr. Lutz and Ms. Lutz providing additional information.

Following the discussion, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the June 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:

Greg Anderson noted that the 2026 Utah Association of Special District Convention, which will be held November 4, 5 and 6 at the Davis Conference Center in Layton, Utah, is in the planning stages. He recommended that three Trustees and five staff members be authorized to attend the Convention. Chair Hatch responded that she will only participate in Wednesday's Board member training, while Trustees Christensen and Giles intend to attend all three days of the Convention. It was moved by Trustee Giles and seconded by Trustee Christensen as follows:

That three Trustees and five KID staff members be authorized to attend the 2026 UASD Convention at District expense.

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

Greg Anderson then explained that the American Water Works Association (AWWA) 2026 WaterSmart Innovation Conference will be held in Portland, Oregon from October 21 to October 23. Mr. Anderson recommended that Kara Lutz be authorized to attend the AWWA training. It was then moved by Trustee Christensen and seconded by Trustee Giles as follows:

That one staff member be authorized to attend the 2026 AWWA WaterSmart Innovation Conference in Portland, Oregon at District expense.

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

Consider Purchases/Costs over $50,000:

Mr. Woodruff presented the first invoice submitted by Spade Excavating, Inc. for work on the Water Supply Repair & Resiliency Project 25-02, also known as the Sams Boulevard 12-inch Waterline Project. As reflected in a Memorandum that was included in the Board Book, Mr. Woodruff recommended the approval of a payment of $493,139.61, less a 5% retainage ($24,656.98), yielding a net payment of $468,482.63. Mr. Woodruff noted that a one million dollar grant will reimburse the District for a portion of the cost of this Project. It was moved by Trustee Christensen and seconded by Trustee Giles as follows:

> **That Progress Payment No. 1 for work on the Water Supply Repair & Resiliency Project performed by Spade Excavating, Inc. be approved for payment in the net amount of $468,482.63.**

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

Consider Bond Releases/Reductions:

There were no bond releases or reductions to be considered by the Board.

Discuss 2026 Fraud/Risk Assessment:

Riley Astill reviewed the 2026 Fraud/Risk Assessment, which was included in the Board Book. KID scored 355 out of 395 possible points, which places the District in the "low risk" category.

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

> **That the District's 2026 Fraud/Risk Assessment be approved as presented.**

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

Consider and Discuss Title 3 Chapter 7 Administrative Policies and Procedures – Oversized Lines:

Greg Anderson reviewed a redlined draft of the District's Oversized Lines Policy, which highlighted changes recommended by staff. Mark Anderson suggested additional edits for Section 3.7.6, after which it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

> **That Title 3 Chapter 7 of the District's Administrative Policies and Procedures, Oversized Lines, be approved as presented, including the redlined edits and additional edits recommended by legal counsel.**

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

Discuss KID Board of Trustees Compensation:

Greg Anderson reviewed a proposal that would tie annual Trustee compensation to the Western States Consumer Price Index (CPI) inflation factor. Currently, Trustee compensation is $7,500 per year. The current CPI inflation factor of 3.5% would increase annual base compensation to $7,762.50. If the proposal is put into place, Trustee compensation could increase annually as part of KID's budgeting process to match changes in the CPI. Mark

Anderson provided additional information regarding a Board member's participation in KID's employee health insurance plan as allowed by Utah Code § 17B-1-307(1)(b).

Consider Setting Public Hearing for Board of Trustees Compensation:

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

That a public hearing be scheduled on November 10, 2026 at 6:00 p.m. in the KID Board room to consider a proposed automatic CPI increase in Board of Trustees compensation.

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

Central Valley Water Reclamation Facility:

Chair Hatch briefly reviewed items from the Central Valley Water Reclamation Facility July 22, 2026 Board meeting agenda, which was included in the Board Book, noting that Central Valley management presented a detailed overview as an earlier agenda item.

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 he had nothing new to report regarding Jordan Valley.

Utah Association of Special Districts:

The UASD Board of Trustees did not meet during July.

Kearns City Council:

A copy of the July 13, 2026 City of Kearns Council meeting agenda was included in the Board Book. Trustee Giles reviewed highlights of the meeting, describing it as "a smooth Council meeting".

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

A copy of the agenda for the August 6, 2026 ChamberWest Legislative Affairs Committee meeting was included in the Board Book. Greg Anderson reported that the Kem C. Gardner Policy Institute at the University of Utah David Eccles School of Business provided detailed information regarding data centers, which resulted in a good discussion that included energy demands of and water use by data centers. Data centers that are currently planned to be located in Utah are projected to require 16 gigawatts of power, which is double the amount of electricity that now powers the entire state (8 gigawatts). The Legislative Affairs Committee also discussed the need to soften homeowners association statutes and other anticipated legislative issues.

Trustee Per Diem Report:

A copy of the July 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 6:42 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 8th day of September, 2026.

Dated: September 8, 2026 by /s/ Cheryle A. Hatch, Chair
Dated: September 8, 2026 by /s/ Gregory R. Christensen, Vice Chair
Dated: September 8, 2026 by /s/ Miranda Giles, Board Clerk

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