MINUTES OF THE MEETING OF THE
KEARNS IMPROVEMENT DISTRICT (KID) BOARD OF TRUSTEES
HELD OCTOBER 13, 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
Kara Lutz, Director of Administrative Services
Robert Lutz, Director of Operations
Mark H. Anderson, Attorney
Jamie Banh, Manager of Communications, Marketing, & Executive Assistance

Others in Attendance:

Michael Miller (Via Zoom)

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 Riley Astill, and the Pledge of Allegiance was led by Greg Anderson.

Public Comments:

There were no public comments.

Approval of Minutes – September 8, 2026:

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

That the September 8, 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 - "Impact Fee Update":

Using a PowerPoint, Mr. Woodruff explained that the payment of impact fees is how "new growth" contributes toward the cost of water and sewer infrastructure that is required to serve the

growth. He went into detail describing that infrastructure, including water tanks, pump stations, water and sewer lines and the Central Valley Water Reclamation Facility Sewage Treatment Plant and related facilities, of which KID is an approximately 11% owner. He explained that growth includes previously undeveloped areas, infill in partially built-out areas and redevelopment of older areas. He explained how impact fees are determined, touching upon the preparation of an Impact Fee Facilities Plan and an Impact Fee Analysis by an independent consultant. In response to a question from Chair Hatch regarding how impact fees are calculated for townhomes, Mr. Woodruff explained that Equivalent Residential Connection ("ERC") determinations are based on the water meter size. A single family home, which is one ERC, is served by a 3/4 inch diameter meter, whereas a townhome with multiple units might be served by a 2 inch water meter. He noted that the Bowen Collins engineering firm is working on a new Master Plan and an updated Impact Fee Facilities Plan for the District. After a new impact fee rate is adopted by the Board in 2027, there will be a statutory 90 day waiting period before new impact fees may be implemented. In response to a question from Trustee Christensen, Mr. Woodruff explained that impact fees can be used to make bond payments and to reimburse previously incurred costs for qualifying capital facilities. All three Trustees actively participated in the discussion.

Discuss the General Manager's Report:

Greg Anderson reviewed highlights from his written Report, a copy of which was included in the Board Book. Among other things, he discussed a tour of District facilities that was conducted for State Senator Karen Kwan, whom he described as being gracious and excited to learn. He also discussed an increase in KID's annual contracted Jordan Valley Water Conservancy District water allocation, from 7,750 acre feet to 8,260 acre feet, which will minimize the potential negative impact of new rules to be implemented by Jordan Valley. Mr. Anderson also discussed interactions with managers from the Taylor-Bennion Improvement District, the Granger-Hunter Improvement District, the Magna Water District and West Jordan City, noting that the managers will meet again on Thursday to discuss such things as the activities of boring companies and the issuance of permits in the respective jurisdictions. He also provided details regarding a lunch meeting with Kearns Mayor Jesse Valdez, Kearns City Manager Charles Henderson, Greater Salt Lake Municipal Services District Director of Strategic Economic Development Kasey Dunlevy, and ChamberWest Chamber of Commerce CEO Barbara Riddle, during which anticipated growth, opportunities for planning coordination, Olympic preparations, KID construction projects, and legislative advocacy were discussed. Finally, Mr. Anderson announced that Riley Astill was awarded the Administrator of the Year Award by the Intermountain Section of the American WaterWorks Association, and KID received the Award of Excellence for its safety program.

Discuss The Communications And Marketing Report:

Ms. Banh reviewed her Communications/Public Outreach Highlight Report, a copy of which was included in the Board Book, including the finalization of travel arrangements for the WaterSmart Innovations Conference and her attendance at a Streamline Webinar. Ms. Banh also touched upon a new Communication Request Form that has been presented to management, noted that KID's website continues to be 100% accessible, and reported that KID's website had 2,020 views during August, but had 173,815 views during September, including hundreds of views from Singapore, China, South

Korea, Japan, Canada and Germany. Her presentation concluded with a discussion of KID's Facebook page.

Discuss the Public Works Report:

A copy of Mr. Woodruff's monthly Report was included in the Board Book. Mr. Woodruff reviewed current development activities within the District, including Sky Ranch Condos Phase II with a density of 14 units per acre. In response to a question from Chair Hatch, Mr. Woodruff provided details regarding the location of water and sewer utilities and KID standards that are applicable to the installation of water and sewer facilities, with Greg Anderson providing additional information. Mr. Woodruff also responded to a question from Trustee Christensen regarding KID's Blue Stakes ticket management transition from UtiliSync to Norfield Locator Logix, which he expects to be significantly less expensive and to work better. Mr. Woodruff noted that a Request for Statements of Qualifications is being issued for emergency response contractors.

Discuss the Operations & Maintenance Report:

A copy of Mr. Lutz's written Report was included in the Board Book. He reviewed highlights from the Report using a PowerPoint, including the replacement of seven fire hydrants during September, bringing the total number of hydrant replacements in 2026 to eighteen, and a large water main break at 4120 West and 5400 South that occurred on September 4th. The Operations & Maintenance staff quickly shut off the water and started repairs to the 10-inch waterline, but UDOT required the removal and replacement of all three eastbound lanes on 5400 South. The resulting patch to the street was 36 feet wide by 109 feet long and 8 inches thick. Also on September 4th, staff had to cut out and repair a 6-inch ductile iron waterline in Sams Boulevard, which required Rocky Mountain Power to stabilize a power pole that was located next to the excavation. Mr. Lutz expressed his appreciation to the Unified Fire Authority and the Unified Police Department for their help with traffic control and safety. Finally, Mr. Lutz reviewed the indiscriminate dumping of trash at the KID Recreation Vehicle Dump Site, noting that the Dump Site is being used by many non-KID residents, and commercial vendors are part of the problem. Chair Hatch and Greg Anderson added to the discussion.

Discuss the Administrative Report:

Ms. Lutz reviewed her written monthly Report, a copy of which was included in the Board Book. Among other things, she discussed trainings that are designed to make staff more efficient; her presentation to STEM classes at Kearns Junior High School to educate students about water conservation and its impact on the Great Salt Lake; her participation in the Utah Conservation Forum; past and upcoming water conservation events; upcoming community Halloween events, noting that the Granger-Hunter Improvement District will use KID's "Golden Throne" display for its Trunk or Treat event on October 27th; and the end of the toilet rebate program offered by the Utah Division of Water Resources. In response to a question from Trustee Christensen, Ms. Lutz briefly discussed KID's use of Facebook, and a quarterly newsletter, to get KID's water conservation message out to the public.

Discuss the Financial Report:

Mr. Astill reviewed highlights from his written monthly Report, a copy which was included in the Board Book, including KID continuing to outperform the Budget respecting monthly and year-to-date net income, which was approximately $2.5 million, year-to-date, better than the Budget. During his review, Mr. Astill responded to a question from Chair Hatch regarding water usage and Greg Anderson and Robert Lutz responded to a question from Trustee Christensen respecting the reasons why the District has not been utilizing its wells this year (groundwater levels have dropped precipitously, thereby reducing well productivity, and water from five of the wells must be blended with Jordan Valley Water Conservancy District water to meet water quality standards).

Consider the Check Register:

A copy of the August 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 Chair Hatch regarding specific expenditures, with Mr. Lutz providing additional information. At the end of the discussion, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

That the August 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:

There were no purchases or costs requiring prior Board approval.

Consider Bond Releases/Reductions:

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

Discuss & Consider 2027 Tentative Budget:

A copy of the 2027 Tentative Budget, together with supporting documents, was included in the Board Book. After Greg Anderson introduced the subject, Mr. Astill briefly reviewed the budgeting process and, using a PowerPoint, scrolled through the Tentative Budget and reviewed changes since the Board last reviewed the Preliminary 2027 Budget. In response to a question from Trustee Christensen, Mr. Lutz stated that the new hydro excavating truck in the Capital Budget is being purchased under a state contract, and the truck could be delivered early next spring. There was a discussion of the water and sewer rates that are included in the Tentative Budget, reflecting an overall increase of 7.85%, which represents an approximately $8.29 monthly increase, or a $99.48

annual increase, for a typical residential customer. Riley Astill and Trustee Christensen responded to a question from Chair Hatch, and the cash on hand chart was discussed.

Greg Anderson noted that 2027 will be a very "lean" year for the District, with a Budget that attempts to limit expenses without adversely affecting the quality of services. For example, two retiring employees will not be replaced, but their duties are being spread out among other employees. Mark Anderson explained that tentative adoption of the Tentative Budget is a statutory requirement that must be satisfied before a public hearing may be held, with formal Board approval of the final 2027 Budget after the public hearing.

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

That the 2027 Tentative Budget be tentatively adopted as presented.

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

Consider Setting Public Hearing for the 2027 Budget:

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

That a public hearing be set for the 2027 Budget, to be held on November 10, 2026, commencing at 6:00 p.m. in the District Board room.

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

Discuss and Consider the Tentative 2027 Water and Sewer Rates and Fees:

Mark Anderson explained that it isn't necessary or appropriate to tentatively approve the proposed rate and fee increases before a public hearing is held. Mr. Astill reviewed the proposed 2027 rates and fees, and Ms. Lutz, and Mr. Woodruff responded to questions from Trustees Hatch and Christensen. Mark Anderson explained that impact fees aren't included in the proposed service fees and rates. A separate impact fee public hearing will be required in conjunction with the approval of new or amended water and sewer Impact Fee Facilities Plans and the adoption of updated water and sewer impact fees.

Consider Setting Public Hearing for the 2027 Water and Sewer Rates and Fees:

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

That a public hearing on the proposed water and sewer rates and fees be held on November 10, 2026, commencing at 6:00 p.m. in the District Board room (to be held jointly with the 2027 Budget public hearing).

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

Discuss and Consider the Tentative 2027 Board of Trustees Compensation Increase:

A Memorandum prepared by Greg Anderson that, among other things, summarized Trustee duties, responsibilities and compensation, was included in the Board Book. Greg Anderson reviewed the Memorandum, which included a recommendation that, after holding a public hearing as required by law, Trustee compensation be increased in 2027 from the 2026 rate of $7,500 per year to $7,725 per year, which is a 3% increase based upon the Western States Consumer Price Index ("CPI"). In future years, automatic Trustee compensation increases may be tied to the CPI.

Consider Setting Public Hearing for the 2027 Board of Trustees Compensation Increase:

Based upon a recommendation made by Greg Anderson, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

> **That a public hearing to discuss the proposed Board of Trustees compensation increase be held on November 10, 2026, commencing no earlier than 6:15 p.m., in the District Board room.**

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

Discuss and Consider Award of IT Consultant and Cyber Security Contract:

A Memorandum prepared by Mr. Astill regarding the issuance of a Request for Statements of Qualifications ("RFQ") for managed IT and cybersecurity services was included in the Board Book. Mr. Astill noted that fifteen firms responded to the RFQ, with TeamLogic IT receiving the highest score awarded by the Evaluation Committee. Mr. Astill noted that the TeamLogic IT Statement of Qualifications ("SOQ") was submitted by the local franchisee of a national firm. Mr. Astill recommended that the General Manager be authorized and empowered to negotiate and finalize a contract with this vendor.

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

> **That a contract be awarded to TeamLogic IT for managed IT and cybersecurity services and that KID's General Manager be authorized and empowered to negotiate and sign the contract, with a term of up to five years.**

The motion carried with Trustees Hatch, Christensen and Giles each voting in the affirmative. Greg Anderson noted how "very impressed" management is with this vendor.

Discuss and Consider Central Valley Water Reclamation Facility Board of Trustees Representative Compensation:

Greg Anderson reviewed his letter, a copy of which was included in the Board Book, dealing with proposed Central Valley Water Reclamation Facility Board Member compensation. He explained that Central Valley management approached each of its seven member entities to request that the legislative body of each member entity approve the compensation of its representative on the

Central Valley Board, as required by a Utah Code provision. Greg Anderson noted that Central Valley didn't provide a "heads up" that this request would be coming. After working with KID's attorney, it was determined that part of the proposed compensation package, dealing with the per diem amount for extra meetings and activities, exceeded the maximum amount allowed by law. After Greg Anderson pointed that issue out to Central Valley, the compensation proposal was modified accordingly.

Chair Hatch, who is KID's representative on the Central Valley Board, reviewed her Central Valley Board duties and responsibilities in detail, including preparing for and attending events, Board meetings, additional meetings, and other activities. During the discussion, Greg Anderson responded to a question from Trustee Christensen. It was noted that a public hearing is not required for this approval.

At the end of the discussion, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

> **That base compensation of $7,500 per year be approved for KID's representative on the Central Valley Board, with per diem payments to be limited to rates established by the Utah Division of Finance.**

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

Discuss and Consider Title 2 Chapter 6 Administrative Policies and Procedures - Equal Opportunity & Non-Discrimination:

A copy of the District's Equal Employment Opportunity and Non-Discrimination Policy was included in the Board Book, with edits and amendments suggested by Greg Anderson and Mark Anderson highlighted, and an updated copy of the edited Policy was distributed at the beginning of the Board meeting. Following a brief discussion, it was moved by Trustee Christensen and seconded by Trustee Giles as follows:

> **That Title 2, Chapter 6 of the District's Administrative Policies and Procedures, Equal Employment Opportunity and Non-Discrimination, be adopted and approved as presented, including edits and amendments.**

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

Possible Closed Meeting - The Purchase of Real Property:

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

> **That the Board go into closed session to discuss the purchase of real property.**

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

Chair Hatch read a statement into the record identifying everyone who would participate in the closed meeting as follows: Trustees Hatch, Christensen and Giles, Greg Anderson, Riley Astill, Woody Woodruff, Kara Lutz, Robert Lutz, Mark Anderson, and Jamie Banh.

Chair Hatch declared the Board meeting to be closed at 6:48 p.m.

The Board returned to open session at 7:03 p.m. No action was taken during the closed portion of the meeting other than the approval of a motion, made by Trustee Christensen and seconded by Trustee Giles, to close the closed meeting and return to open session.

Outside Agency Business:

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

That the remaining agenda items be tabled.

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

Adjourn:

Chair Hatch declared the Board meeting to be adjourned at 7:04 p.m.

Approved by the Board of Trustees of the Kearns Improvement District on the 10th day of November, 2026.

Dated: November 10, 2026 by /s/ Cheryle A. Hatch, Chair
Dated: November 10, 2026 by /s/ Gregory R. Christensen, Vice Chair
Dated: November 10, 2026 by /s/ Miranda Giles, Board Clerk

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