

MINUTES OF THE
REGULAR MEETING
OF THE BOARD OF TRUSTEES OF
MAGNA WATER DISTRICT

A regular meeting of the Board of Trustees of the Magna Water District was held Thursday, August 14, 2025, at 10:00 am at the Magna Water District General Office, Kim Bailey Board Room, located at 8885 West 3500 South, Magna, UT.

Call to Order: Mick Sudbury called the meeting to order at 10:00 am.

Trustees Present:

Mick Sudbury, Chairman
Jeff White
Dan Stewart

Management Team Present/Excused:

Clint Dilley, General Manager, present
LeIsle Fitzgerald, District Controller, present
Trevor Andra, District Engineer, excused
Dallas Henline, Wastewater Operations Manager, present
Andrew Sumsion, HR Manager, present
Steve Clark, Water Operations Manager, present

Also Present:

Nathan Bracken, Smith, Hartvigsen PLLC
Nate Rogers, Bowen Collins and Associates
Don Olsen, Epic Engineering
Dan Peay, Magna Resident
Doyle Jenkins
Raphael B Pinna, Stantec Engineers
David R Brickey, Magna City

Pledge of Allegiance: Chairman lead those in attendance in the Pledge of Allegiance.

Welcome the Public and Guests: Chairman welcomed those in attendance.

Public Comment: None.

Chairman asked if any of the staff or board members had a conflict of interest with anything on this agenda. There were no conflict of interest.

Approval of Common Consent Items:

Minutes of the Public Hearing regarding issuance of water revenue bonds held July 10, 2025

Minutes of the regular board meeting held July 10, 2025

Expenses for July 7 to August 3, 2025:

General Expenses: \$1,563,182.60

Zions Bank Bond Payment: \$83,530.83

A motion was made by Dan Stewart, seconded by Jeff White, to approve the minutes of the public hearing regarding issuance of water revenue bonds, minutes of the regular board meeting held July 10, 2025, the general expenses from July 7 to August 3, 2025, and the Zions Bank Bond payment in the amount of \$1,563,182.60 and \$83,530.83; respectively. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

EMPLOYEE RECOGNITION

Office Team: LeIsle wanted to thank the office team for their work. The team received a compliment from a representative from Ivory Homes, how they have had a good experience when working with the office staff.

Operations Team: Steve wanted to recognize his team for a good job for the last couple of months.

Leaks, valve projects, pavement projects and facility maintenance has been a lot, they have been busy.

Gavin Henshaw – Water Distribution II Certification: Gavin Henshaw was recognized for passing his Water Distribution II Certification.

No action was taken, for full discussion please go to board meeting recording beginning at position 2:27 to 5:54.

NEW EMPLOYEE INTRODUCTION

Dalyn Touhuni: Andrew introduced Dalyn Touhuni, will be working on the Water Construction crew. He came with underground and excavation work experience, and is from Magna.

Taylor Warner: Andrew introduced Taylor Warner, will be working on the Water Construction crew, from Magna. Came to the District with chemical work.

No action was taken, for full discussion, please go to board meeting recording beginning at position 5:55 to 7:10.

DEPARTMENT REPORTS

General Manager Report: Clint highlighted the following:

Staffing: A position is open on the wastewater collections crew. Posted in house – no interests, now posted outside. Have some candidates that will be interviewed. Engineering staff position is still on hold.

Operations – Water: The construction crew had 15 leaks in June and 15 till July 21, 2025. A few more have come in after that. Not unusual, but keeps staff busy. Cause of these seem to be the older poly piping in the District installed when the specifications were different, the piping was installed in rock. The rock rubs along the pipe and puts holes in the pipe.

Operations – Wastewater: Dallas has been working on updating the District's Risk Management Plan that is due every 5 years, identifying hazards and risks at the wastewater treatment plant.

Office: Trevor has completed the on-site storm water site inspection. Steve's crew painted the sidewalk at the employee entrance where the step is at the sidewalk. Working on incorporating another 2 AMI gateways for meter reading. Incorporating these will eventually allow the customers to monitor their own usage.

Communication & Morale: 4th of July Parade went well with good feedback. Coordinating with Magna and West Valley City on their Water Elements General Plan. End of summer employee appreciation luncheon will be September 4, 2025 beginning at 11:30 am. The Christmas employee appreciation dinner will be held on December 12, 2025, and the Airport Hilton Garden.

Chairman wanted to make sure if the District has any planned work, to coordinate with the City, in order to prevent tearing up roads more than necessary.

No action was taken, for full discussion please go to the board meeting recording beginning at position 7:41 to 29:16. Please also see the general manager's report inserted in the board meeting packet.

Engineering Report: Trevor has been excused from this meeting. Clint reported on ongoing projects. No action was taken, for full discussion, please go to the board meeting recording beginning at position 29:17 to 33:13. Please also see the engineering insert in the board meeting packet.

Water Operations Report (including water production and call out report): Steve reported the culinary water production for the month of July was 283.50 million gallons or 870.10-acre feet, a 11.81% increase from 2024. YTD production for July was 1,117.60 million gallons or 3,430.02-acre feet, a 11% increase from 2024. We have purchased YTD 465.31-acre feet of water from Jordan Valley Water. The secondary water production for the month of July was 112.05 million gallons or 343.89-acre feet, a 9.97% increase from 2024. YTD as was 281.09 million gallons or 862.70-acre feet, a 13.3% increase from 2024. Steve reported the total number of call outs for water and wastewater departments for July was 22, and total hours paid was 77. Steve also updated the board on the Haynes #7 rehab project, the acid treatment will be finished up this week, then they will start the chlorine shock treatment on Monday, the project should be completed soon. A pre-bid meeting was held last week for the lead and copper line replacement project, bid opening will be the end of August. The SCADA upgrade project is just about complete, Barton wellfield is the only facility left to do, the project is just about complete. No action was taken, for full discussion please go to the board meeting recording beginning at position 33:30 to 43:18. Please also see the water production report inserted in the board meeting packet.

Wastewater Operations Report:

Magna Water Reclamation Facility Operations Report: Dallas reported this was a new document that Clint and he have been working on and will from here on out have it to report at each board meeting. It reports the general health of the plant. Gives a high level overview of some of the key permit limitations the plant is up against. The daily average flow to the plant has been 2.8 – 3.0 gallons per day. The total reuse flow for July was 73.29 mg of reuse water distributed in the secondary water system. The Reuse open house was scheduled for Thursday, September 18, 2025 at 10:00 am. No actions were taken, for full discussion, please go to board meeting recording beginning at position 43:19 to 1:03:00.

Controller Report/Clerk Report:

Compliance Requirements Report: LeIsle reported the District is compliance with legal requirements and internal policies.

2nd Quarter Budget to Actual Financial Report – June 30, 2025: LeIsle reported budget to actual position, reported that the revenue was above budget, non-operating revenue is under budget, operating expenses are under budget, and non-operating expenses are under budget. The District has spent about \$4,000,000 from their reserves on capital projects since January 2025.

No actions were taken, for full discussion, please go to board meeting recording beginning at position 1:03:01 to 1:13:01. Please also see the controller/clerk insert in the board meeting packet.

HR Manager Report:

Andrew reported to the Board the following:

- 5 employees to take OSHA10 training
- 3 employees to take traffic control training course
- Chris to take OSHA30 Training
- Wrapping 3rd quarter review on employee goals

- Hands on training on operating the cement and chain saws.

No action was taken, for full discussion please go to the board meeting recording beginning at position 1:13:02 to 1:17:44.

PROJECT AWARDS & AGREEMENTS

Discussion and possible motion to approve the following project awards and agreements:

JUB Agreement for Professional Services for Preliminary Subdivision of Tank Parcel in the amount of \$9,500: A motion was made by Jeff White, seconded by Dan Stewart, to approve the JUB Agreement for professional services for preliminary subdivision of tank parcel in the amount of \$9,500. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea, and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 1:17:45 to 1:29:17.

Bowen Collins and Associates task order for design and bidding services of the WRF Operations Building in the amount of \$157,593: A motion was made by Jeff White, seconded by Dan Stewart, to approve Bowen Collins and Associates task order for design and bidding services of the WRF Operations Building in the amount of \$157,593. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to board meeting recording beginning at position 1:29:18 to 1:32:30.

Annual purchase of meters for the meter replacement program for the amount not to exceed \$650,000 (budgeted): A motion was made by Jeff White, seconded by Dan Stewart, to approve the annual purchase of meters for the meter replacement program for the amount not to exceed \$650,000 (budgeted). The motion was approved a follows: Mick Sudbury, yea, Jeff White, yea, and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 1:32:58 to 1:40:03.

Purchase of over axle trailer from Trailer Source Springville in the amount of \$14,590 (budgeted \$16,000): A motion was made by Jeff White, seconded by Dan Stewart, to approve the purchase of over axle trailer from Trailer Source Springville in the amount of \$14,590 (budgeted \$16,000). The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 1:40:04 to 1:41:30.

Purchase of two gateways for AMI meter reading from Meterworks in the amount of \$37,800 (budgeted \$30,000): A motion was made by Jeff White, seconded by Dan Stewart, to approve the purchase of two gateways for AMI meter reading from Meterworks in the amount of \$37,800 (budgeted \$30,000). The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 1:41:31 to 1:42:16.

IGES task order for geotechnical services for the WRF Operations Building in the amount not to exceed \$17,500: A motion was made by Jeff White, seconded by Dan Stewart, to approve the IGES task order for geotechnical services for the WRF Operations Building in the amount not to exceed \$17,500. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to board meeting recording beginning at position 1:42:17 to 1:44:14.

Purchase of inflatable trench shoring from Mountainland Supply Company in the amount of \$8,245: A motion was made by Jeff White, seconded by Dan Stewart, to approve the purchase of an inflatable trench shoring from Mountainland Supply Company in the amount of \$8,245. The motion was

approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to board meeting recording beginning at position 1:44:15 to 1:46:32.

ADMINISTRATIVE

Discussion and possible motion to approve the following administrative items:

For information and discussion only – no action items:

Next month's board meeting – September 11, 2025 at 10:00 am

Training & Safety

Discussion and possible motion to approve the following training & safety items:

Approval to attend the following conferences:

- APWA Fall Conference, Sandy, UT September 23 & 24, 2025
- Intermountain Section AWWA Annual Conference, Vernal, UT Sept 30 – Oct 2, 2025
- Caselle Annual Conference, Salt Lake City, UT October 7 & 8, 2025
- RWAU Cross Connection Control, Kanarraville, UT October 16, 2025
- UASD Annual Conference, Layton, UT November 5 – 7, 2025
- WEAU Midyear Conference, West Valley, UT November 18, 2025

A motion was made by Jeff White, seconded by Dan Stewart, to approve attendance to the above listed conferences. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea, and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 1:47:10 to 1:50:19.

Motion to take a brief recess and immediately following, meet in a closed meeting to discuss (1) the character, professional competence, or physical or mental health of an individual, (2) the purchase, exchange, or lease of real property, including any form of a water right or water shares, and (3) collective bargaining purposes pursuant to Utah Code Ann. §§ 52-4-204 through 205: Jeff White made a motion to take a brief recess and immediately following, meet in a closed meeting to discuss (1) the character, professional competence, or physical or mental health of an individual, (2) the purchase, exchange, or lease of real property, including any form of a water right or water shares, (3) collective bargaining purposes pursuant to Utah Code Ann. §§52-4-204 through 205. The motion was seconded by Dan Stewart, and approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea at 11:51 am.

Motion to close the closed session and to reopen the open session of the Board Meeting: Jeff White made a motion to close the closed session and reconvene the open session at 12:37 pm. The motion was seconded by Dan Stewart and approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

Consider action on any noticed agenda item discussed in closed meeting:

Approval of Memorandum of Understanding with Teamsters Local 222: A motion was made by Jeff White, seconded by Dan Stewart, to approve the Memorandum of Understanding with Teamsters Local 222, regarding classifications in the union contract. It will remove the Office Clerical, Accounts Payable

Clerk, Accountant/Clerical Team Lead, and Staff Engineer classifications and add Cash Receipting Clerk, Accounts Receivable Clerk, and Customer Service Coordinator/Accounts Payable Clerk. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea and Jeff White, yea. For full discussion please go to board meeting recording beginning at position 1:51:26 to 1:53:03.

Other Business: None

Adjourn: Having no further business to discuss, a motion was made by Dan Stewart, seconded by Jeff White, to adjourn the meeting at 12:40 pm. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

Leo Isle Fitzgerald

Attest

Mick Sudbury

Chairperson