

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401**

Board of Trustees meeting – Monday, April 20, 2026 – 4:30 p.m.

AGENDA

1. Opening ceremonies
2. Review & approve March's minutes and financial statements
3. Public comments
4. 4100 West change order
5. 1800 South bid award
6. Amendments to rules
7. Drought Rate
8. Summerset phase 4 second amendment
9. Shawn Alfonsi – 1400 S
10. SPV Adventure agreement
11. Lomond View upsize agreement and water-wise agreement
12. Closed session to discuss the purchase, exchange, or lease of real property.
13. Manager and Board members comments

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call Taylor West Weber Water Improvement District at 801-731-1668 at least 24 hours prior to the meeting.

MINUTES
OF
BOARD OF TRUSTEES
TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT
April 20, 2026

The meeting was held at the Office Building, 2815 West 3300 South at 4:30 p.m.

Present: Bren Edwards - Chairman
Blair Hancock – Vice Chairman/Financial Chairman
Andrew Favero – Trustee
Camie Clontz – Trustee - Excused
Brody Heslop – Trustee
Ryan Rogers – Manager/Treasurer
Shelley P. Hadley – Sec./Clerk
Liam Keogh – Attorney
Riker Porter & Mike Durtschi – Gardner Engineering
Selvoy Fillerup – Heritage Land Development
Rhonda McLennan

Opening ceremonies were performed. Ryan offered the prayer, and Andrew led the pledge of allegiance.

Minutes of March 16, 2026, and the financial statements were reviewed and there were no additions or corrections. Andrew made the motion to accept and approve them. Blair seconded the motion. Voting was unanimous.

Rhonda McLennan was in attendance to address her concerns about discolored water. He noted that she had contacted the Division of Drinking Water several times and said her concerns could help support funding for the filtration system. Rhonda showed the board a recent photo of the discolored water and said the Weber-Morgan Health Department had also told her the water was not safe to use. Bren asked for the contact information of the person she spoke with, stating that they should not have said that because the water is safe. Ryan asked her to write a letter to accompany the photo for submission to the Division of Drinking Water. He added that he had asked other customers to do the same to support funding efforts. Ryan and the board told her they are doing everything they can to address the discolored water; however, the filtration system is the only long-term solution, and installation and removal of iron buildup from the lines will take time.

Ryan reported that bids for the 1800 South upgrade came in lower than expected, and he recommended a change order for the 12th Street project to include upgrading the shot-coat line on 4100 South from 12th Street to 900 South. Rock Hard said they were willing to complete the work through a change order. Andrew made a motion to approve the change order. Bren seconded the motion. The vote was unanimous.

Ryan reported receiving five bids for the 1800 South upgrade from 4300 West to 4700 West, ranging from \$494,000 to \$786,000. Because Marriott Construction submitted the lowest bid, Riker reviewed their bid, references and bid bond and he recommended awarding the project to them. Blair made a motion to award the bid to Marriott Construction. Andrew seconded the motion. The vote was unanimous.

The board discussed an amendment to the pressurized secondary water rules to add a water-wise plan. Liam offered suggestions, including holding escrow. Andrew made a motion to table the matter until more information is available about what holding escrows would involve. Brody seconded the motion. The vote was unanimous.

Ryan reported that the Utah Drought Monitor shows the district is in a severe drought and asked whether the board wanted to implement the severe drought rate. Andrew made a motion to implement the rate beginning after the April meter readings were completed. Brody seconded the motion. The vote was unanimous.

Ryan was contacted about an amendment to Summerset phase 4, adding another lot. He said that if the developer does this, it will make it a four-lot subdivision which would require having a pressurized secondary water system for all lots, new and existing. Blair made the motion to give Ryan approval to give a will serve letter for this amendment according to our rules. Andrew seconded the motion. Voting was unanimous.

Ryan discussed an 80-lot subdivision on 1400 South for Shawn Alfonsi. He said he gave him a re-zone availability letter. Andrew made the motion to ratify the letter Ryan gave to Shawn Alfonsi. Blair seconded the motion. Voting was unanimous.

An agreement with SPB Ventures was discussed. The district is requiring them to upgrade the line on 2800 South to an 8" line but the district's master plan shows this line needs to be 12". Liam redlined the agreement. Bren said he has a problem with any agreements with them since they didn't follow through with the original agreement that he thought the district had with them. Gardner Engineering and the staff was given the assignment to find out if there was an agreement made. Andrew made the motion to table this until more information is provided. Bren seconded the motion. Voting was unanimous.

Ryan recently received an agreement for Lomond View subdivision from Heritage and said he would put it on the agenda in case Liam had time to review it. He said he would rather Selvoy, Liam and himself start going over the plans before the board meetings instead of during the board meetings in the future. Selvoy had plans for the water-wise concept and would like conditional approval from the board so they can keep going with the County. They have three water-wise plans for each lot size that the homeowner can choose from. Andrew made the motion to table this until Selvoy, Liam and Ryan can get the agreement to an almost complete state. Blair seconded the motion. Voting was unanimous. Bren told Selvoy the board really likes the direction of the water-wise plan but since it is so new, the board wants to do it correctly.

Andrew made the motion to go into a closed session to discuss the purchase, exchange or lease of real property. Blair seconded the motion. Voting was unanimous.


Andrew made the motion to go back into the regular meeting. Blair seconded the motion. Voting was unanimous.

Blair made the motion to give Ryan the ability to negotiate with Ron Surrage about the purchase of the land on 900 South as per the closed meeting. Brody seconded the motion. Voting was unanimous.

Mike reported to the board that after Ryan and himself sent what was requested to the Division of Drinking water, the Division put the funding of the filtration system on their agenda for April 28th. It will be an online or in person meeting. Bren and Ryan will plan on attending.

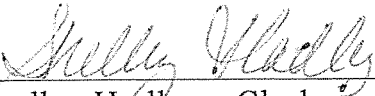
Andrew made the motion to adjourn. Blair seconded the motion. Voting was unanimous. The meeting adjourned at 7:05 p.m.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT



Bren Edwards - Chairman

Approved 5-18-26

Attest: 

Shelley Hadley - Clerk