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

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

AGENDA

1. Opening ceremonies
2. Review & approve May's minutes and financial statements
3. Public comments
4. 2025 Audit report
5. Martini property - 1940 S 4700 W
6. Heslop property rezone – 4050 W
7. Wagstaff rezone – 4300 W
8. 2550 South betterment agreement
9. Development agreement with Heritage for construction of waterline improvement
10. Ethics annual commitment
11. Conflict of interest
12. 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
July 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 - absent
Andrew Favero – Trustee
Camie Clontz - Trustee
Brody Heslop – Trustee
Ryan Rogers – Manager/Treasurer
Shelley P. Hadley – Sec./Clerk
Liam Keogh – Attorney
Katie Giddens – Child Richards CPA
Robert Vanderwood – West Haven Mayor
Selvoy Fillerup

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

Minutes of May 18, 2026, and the financial statements were reviewed and there were no additions or corrections. Andrew made the motion to accept and approve them. Camie seconded the motion. Voting was unanimous.

Mayor Vanderwood attended the meeting to discuss complaints West Haven City has received about discolored water and water odor. Ryan explained that the district is installing a filtration system to address the discoloration, but removing the iron buildup from the pipes will take time after the system is operating, which is not expected until 2027. Ryan also noted that the district is obtaining permits from West Haven for the system and said expedited approval would be very helpful. The mayor suggested the district uses social media more often to keep customers informed about the aesthetics/ quality of the water and the progress of the filtration system.

Katie Giddens of Child Richards CPA presented the 2025 audit report. She reported two findings: one related to cash management and one related to the district's fraud risk assessment. The board is aware of the cash management finding, which noted that cash is not being deposited within three days of receipt. For the fraud risk assessment, Katie explained that a box had been checked indicating that all employees and elected officials had committed in writing to follow a statement of ethical behavior, but the district did not have documentation to support that statement. She said the district remains in good financial condition and is compliant except for the two findings. Andrew moved to approve the 2025 audit report. Brody seconded the motion. Voting was unanimous.

Ryan issued an availability letter for the proposed Martini Subdivision, located at 1940 South 4700 West, for 32 lots. Andrew made a motion to ratify the availability letter. Camie seconded the motion. Voting was unanimous.

Ryan received a request to rezone the Heslop property at approximately 2700 South 4050 West for smaller lots, totaling 40 lots. Ryan issued a letter stating the district has the ability to serve the rezone. Andrew made a motion to ratify the letter. Camie seconded the motion. Voting was unanimous.

Ryan received a request to rezone the Wagstaff property at approximately 300 North 4300 West for smaller lots, totaling 224 lots. Ryan issued a letter stating the district has the ability to serve the rezone. Andrew made the motion to ratify the letter. Brody seconded the motion. Voting was unanimous.

The board discussed the 2550 South betterment agreement with Weber County. Ryan has a draft stating that the County will use WAYCOG funding to relocate services and fire hydrants during the 2550 South road project. Liam said the County likely will not pay for loop avoidance, but it would also be in the County's best interest. He recommended following up with Ashley and Tucker to discuss the matter further.

The board discussed the development agreement with Heritage for construction of the water line improvement. Ryan and Liam said they changed the agreement from a specific dollar amount to a not-to-exceed clause, which addressed Bren's concerns. Selvoy asked whether the board could approve the agreement as written, including all red lines, subject to any minor changes approved by Ryan and Liam so Andrew made this motion to approve the agreement. Camie seconded the motion. Voting was unanimous.

The ethics annual commitment and annual conflict of interest forms were given to the board to sign.

Camie made the motion to adjourn. Andrew seconded the motion. Voting was unanimous. The meeting adjourned at 6:15 p.m.

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

Bren Edwards – Chairman

Approved 8.17.26

Attest: Shelley Hadley

Shelley Hadley – Clerk