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

Board of Trustees meeting – Monday, September 21, 2026 – 4:30 p.m.

AGENDA

1. Opening ceremonies
2. Review & approve August's minutes and financial statements
3. Public comments
4. Meeting procedure policy
5. Bylaws update
6. Asset management plan
7. Interlocal agreement with Weber County elections
8. Surplus kabota
9. Surplus truck
10. Lomand View subdivision developmental agreements
11. Willow Brook subdivision
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
September 21, 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
Brody Heslop – Trustee
Ryan Rogers – Manager/Treasurer
Shelley P. Hadley – Sec./Clerk
Liam Keogh – Attorney
Selvoy Fillerup – Heritage Land Development

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

Minutes of August 17, 2026, and the financial statements were reviewed and there were no additions or corrections. Andrew made the motion to accept and approve them. Brody seconded the motion. Voting was unanimous.

The meeting policies and procedures were updated and presented to the board for review. Liam explained that the primary changes addressed electronic posting, removed outdated provisions, and brought the policies into compliance. He also added a three-minute limit for public comments. Andrew moved to adopt Resolution 2026-05 approving the meeting policies and procedures. Blair seconded the motion. A roll-call vote was taken Brody, aye; Camie, aye; Andrew, aye; Blair, aye; and Bren, aye.

The updated bylaws were presented to the board for review. Andrew moved to adopt Resolution 2026-10 approving the bylaws, and Camie seconded the motion. A roll-call vote was taken Brody, aye; Camie, aye; Andrew, aye; Blair, aye; and Bren, aye.

Ryan reported that the Division of Drinking Water had reviewed and approved the district's asset management plan. He noted that the plan will support budgeting and guide upgrades to equipment and water lines. Andrew moved to approve the plan, and Brody seconded the motion. The vote was unanimous.

Ryan obtained pricing from Caterpillar, John Deere, and Bobcat for a front-end loader to replace the Kubota. Bren recommended purchasing the Caterpillar model. Andrew moved to authorize Ryan to sell the Kubota to the best-qualified buyer and purchase the

front-end loader of his choice for no more than $130,000. Brody seconded the motion. Voting was unanimous.

Ryan recommended declaring the 2024 GMC truck surplus and estimated its high book value at approximately $58,000. Andrew moved to surplus the truck and authorized Ryan to sell it to the best-qualified buyer at his discretion. Camie seconded the motion. Voting was unanimous.

The board reviewed the offsite agreement for the Lomond View subdivision, which covers upsizing the water line along 3600 South from approximately 680 South to the subdivision entrance. Andrew moved to approve the agreement after Liam and Ryan make the necessary revisions. Camie seconded the motion. Voting was unanimous.

Heritage Land Development met with Ryan to discuss the water-wise plan for the Lomond View subdivision. Heritage received river water rights with its purchase of the land and agreed at this meeting to transfer them to the district to cover the water rights impact fee and the water-wise plan. Liam added an escrow provision to the agreement requiring Heritage to pay up front for the water rights until the river rights are transferred. Selvoy told the board that Heritage now wants to transfer only the river water needed for the water-wise plan, not the water needed for the water rights impact fee. Bren told Selvoy that if Heritage does not agree to the plan as drawn up, the development will revert to the traditional approach:

- Heritage pays the water rights impact fee for culinary water.
- Heritage obtains secondary water from Hooper Irrigation.

Bren asked all the board members whether they agreed, and they all did.

Selvoy said the Willow Village subdivision on 900 South, which will be mostly town homes, would also like to pursue a water-wise plan. Bren responded that because Hooper Irrigation already has a service line near the subdivision, Hooper should provide the secondary water, and the developer would need to work with Hooper on a water-wise plan. All board members agreed with Bren.

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

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

Bren Edwards – Chairman

Approved 11-16-2026

Attest: Shelley Hadley

Shelley Hadley – Clerk