



**WHITE CITY
COUNCIL MEETING MINUTES
March 5, 2026**

WHITE CITY WATER IMPROVEMENT DISTRICT
999 E GALENA DRIVE, WHITE CITY, UTAH 84094

Mayor:

Mayor Allan Perry

City Council:

**Council Member Greg Shelton
Council Member Linda Price
Council Member Neil Mahoney
Council Member Tyler Huish**

Staff:

Rori Andreason, City Administrator; Paul Ashton, Attorney; Daniel Torres, Economic Development Manager; Chad Anderson, Engineer; Mark Schneider, IT Director; Daniel Hoffman, Senior Accountant; Daniele Benigni, Long Range Planner; Chief Ken Aldridge, UFA; Deputy Chief Mike Bullock, Sandy City; and Detective Josh Smith, UPD; and Lt. Rich Wilson, UPD.

6:00 PM – WORKSHOP

Mayor Allan Perry called the meeting to order at 6:08 p.m.

1. PUBLIC COMMENTS

Lavon Maiersperger spoke to inquire about a position on the Planning Commission. She shared that her parents purchased one of the first homes in the area in 1979, and she has witnessed the community's growth and change over time, which taught her the importance of thoughtful planning and community involvement. She stated she has lived in other places, giving her a broad perspective on building strong communities, and emphasized that people want to be heard and that planning decisions should focus on problem-solving within legal limits. She also shared her firsthand experience with planning and zoning through remodeling homes and navigating permits and planning changes. She expressed her deep love for White City and her family's intention to keep their home in the family long-term, and stated her goal is to help strengthen the community for future generations through service on the Planning Commission.

Daniel Torres introduced White City's new grant writer, Leah Kingsley. Together, they presented a grants webpage that tracks White City grant activity, including award dates and the organizations providing the funding. Leah Kingsley discussed the possibility of making the webpage publicly accessible so White City residents can track grant activity and increase transparency.

2. DISCUSSION/CLARIFICATION OF AGENDA ITEMS

The Council reviewed applicants for the planning commission and received four applicants for the five positions available. Council discussed that the Planning Commission ordinance should include defined terms for members and clarify that terms will be staggered. It was noted that two appointments will need to be assigned terms through 2029 and two appointments will be assigned terms through 2028 in order to establish the staggered term schedule.

3. DISCUSS LOCAL ADMINISTRATOR ADVISORY PROGRAM

Madison Aviles presented information about the Local Administrator Advisory Program, created by the Utah League of Cities and Towns in 2023 to provide technical and administrative support to smaller communities that may not have full-time administrators. She explained that she works with multiple communities and provides assistance with grants, training, newsletters, policy updates, funding opportunities, and general administrative support based on each community's needs. She also discussed a previous funding cut to the program that was later restored and secured as ongoing funding. Madison stated she can assist White City with projects such as planning efforts and project coordination and can connect the city with appropriate resources when needed. The Council confirmed that this service is included through White City's membership with the Utah League of Cities and Towns.

4. MODERATE INCOME HOUSING PRESENTATION

Daniel Benigini and Daniel Torres presented information on Moderate Income Housing and Accessory Dwelling Units (ADUs), including past planning efforts, current legislation, and infrastructure capacity.

Daniel Torres reviewed previous Moderate Income Housing planning efforts and ADU committee work, and discussed pending legislation that may impact Moderate Income Housing reporting and require municipalities to allow detached ADUs beginning October 1 if passed. He indicated he believes the legislation is likely to pass and will continue monitoring updates.

Staff contacted utility providers, including water, power, sewer, and waste services, and all indicated they currently have the capacity to support additional ADUs and future growth. Some utilities noted that separate meters may be required in the future, but currently most services remain on single meters per property.

Council discussed ensuring all utilities, including gas, have adequate capacity for future growth and discussed parking, infrastructure, and potential impacts of future legislation affecting lot sizes.

Staff reported that ADU applications in White City have been minimal, averaging approximately one application every three to four years. Possible next steps discussed included ADU financing loan programs, a website resource, and a voluntary ADU registration program for safety and compliance.

It was also noted that proposed legislation may allow municipalities to prohibit ADUs if a utility provider determines they cannot support additional capacity.

4. DISCUSS FUTURE AGENDA ITEMS

- Building Use Agreement with White City Water Improvement District
- Document Storage - IT-Google Workspace or Microsoft Office
- Review of public outreach and communication strategy
- Long Range Capital Project Budgeting outside MSD

6. CLOSE WORKSHOP MEETING

Mayor Perry closed the workshop meeting at 7:03PM

BUSINESS MEETING

1. WELCOME AND DETERMINE QUORUM

Mayor Perry stated a quorum was present allowing the meeting to proceed.

2. DISCUSSION AND APPROVAL OF FINANCIAL REPORT

Daniel Hoffman presented the White City Financial Report, including current balances, revenues, and expenditures for the fiscal year. He reported approximately \$1 million in cash and \$1.3 million in total assets, noting the City continues to maintain a positive fund balance.

Revenue is primarily generated from sales tax and road tax, with smaller amounts coming from licenses, fees, and permits. Approximately 60% of expected revenue has been collected so far this fiscal year, which is largely dependent on the economy. Expenses are currently at about 50% of the budget, indicating expenditures are not outpacing revenues.

The largest administrative expenses include wages, professional fees, and insurance. The Council also discussed funding for capital projects and the appropriate fund to use for those expenses. It was noted that the Council-designated fund currently has approximately \$550,000 available at the Council's discretion, but the funds may need to be moved to a restricted account if not used.

The Council requested additional clarification regarding capital project funding and the allowed percentage for reserve funds.

3. UNIFIED FIRE AUTHORITY REPORT

Chief Ken Aldridge provided an update to the Council on the Logistics Division, which oversees 26 fire stations, fleet service and repair, and procurement operations, with a staff of 17 full-time and 2 part-time employees. He also updated the Council on resident support services, including the 211 resource line, and discussed the importance of CPR awareness and training for the community.

Deputy Chief, Mike Bullock, Sandy fire, had nothing to report.

4. UNIFIED POLICE DEPARTMENT REPORT

Detective Josh Smith reported that reportable incidents were in the mid-30s for the period, noting a slight increase due to proactive enforcement by officers, including addressing abandoned vehicles, which are towed if owners do not respond.

He reported an increase in domestic violence calls; however, most incidents were non-criminal and individuals were connected with appropriate resources. Other common calls included incidents involving ungovernable children and suspicious activity.

Temporary traffic pattern adjustments have been implemented in school zones, crosswalks, and other areas of concern to help address traffic safety issues. The Council requested statistics on traffic stops to share with the community and asked how problem areas are identified. Detective Smith explained that locations are identified based on officer observations as well as concerns raised by the City and Council.

5. CAPITAL PROJECTS UPDATE

Chad Anderson, Assistant City Engineer, updated the Council on White City capital improvement projects. There is a drainage project that is currently out to bid, sidewalk projects on Onyx Lane and Segoe Lily are awaiting a UDOT contract and will then be submitted to MSD for approval. Two lighting projects are planned for Poppy Lane and Violet Street, and a new drainage project is being initiated to address an additional drainage issue.

He also discussed traffic and pedestrian safety concerns near Alta View Elementary, including issues in front of the school on Larkspur, where a scope of work is being developed to address pedestrian crossings and traffic flow in coordination with a traffic engineering consultant. The Council noted concerns about rolling stops in the school area, and Mr. Anderson stated they are evaluating multiple options to improve this issue and the safety of the area.

A road safety audit is also being conducted for 10600 South. Additionally, a grant application has been submitted for the canal trail project, with award notifications expected in the coming months.

Mr. Anderson noted that some capital projects fall outside the MSD approval process and

do not require MSD approval.

6. ACTION ITEMS

6.1 APPROVE MINUTES OF FEBRUARY 5, 2026

MOTION: Council Member Linda Price **MOVED** to approve the Minutes of February 5, 2026 and February, 2026. The motion was **SECONDED** by Council Member Greg Shelton. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry **Aye**
Council Member Neil Mahoney **Aye**
Council Member Greg Shelton **Aye**
Council Member Tyler Huish **Aye**
Council Member Linda Price **Aye**

The motion passed unanimously.

6.2 DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2026-03-01 RECOGNIZING AND APPROVING THE WHITE CITY UTAH 250 COMMUNITY COMMITTEE

Mayor Allan Perry stated that the proposal has been adopted and a community committee has been appointed. The appointed committee members are Brent Potter, Jill Mojabi, Will Stapley, and Ellen Wallace. It was noted that funding for this effort can only come from municipalities. Additional individuals, including Council Members Price, and Mahoney, as well as Rori Andreason, may be considered for involvement if brought forward through a motion.

MOTION: Council Member Tyler Huish **MOVED** to approve Resolution No. 2026-03-01 Recognizing and Approving the White City Utah 250 Community Committee including Council Members Neil Mahoney, Linda Price and City Administrator, Rori Andreason. The motion was **SECONDED** by Council Member Linda Price. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry **Aye**
Council Member Neil Mahoney **Aye**
Council Member Greg Shelton **Aye**
Council Member Tyler Huish **Aye**
Council Member Linda Price **Aye**

The motion passed unanimously.

6.3 DISCUSSION AND CONSIDERATION APPROVING FUNDING OF \$19,598 FOR A MASTER PLAN FOR BIG BEAR PARK, AND THE CANAL TRAIL AND DISCUSSION OF PARK MASTER PLAN

Daniel Torres informed the Council about a \$60,000 grant that has been awarded for the Parks Plan. The plan will evaluate park facilities at the district level to identify community needs, as well as areas for improvement and future growth, including Big Bear Park. The Council asked whether the canal trail was included in the plan, and staff confirmed that it is included.

A Local Parks Committee will be formed to assist with the planning process. The committee will include one or two Council members and approximately five to seven community members. The City will solicit community members for participation, and once the committee is approved by the Council, the first meeting is anticipated to take place in May or June. The committee is expected to meet and work on the plan for approximately three to four months, with the goal of completing the Parks Plan by the end of the year.

MOTION: Council Member Neil Mahoney MOVED to Approve the Funding of \$19,598 for a Master Plan for Big Bear Park and the Canal Trail out of the General Fund for FY2026. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry	Aye
Council Member Neil Mahoney	Aye
Council Member Greg Shelton	Aye
Council Member Tyler Huish	Aye
Council Member Linda Price	Aye

The motion passed unanimously.

6.4 DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2026-03-02 APPOINTING A PARKS MASTER PLAN COMMITTEE

Staff recommended formally adopting the committee structure, including the number of committee members, so appointments can be made next month and the funding source can be identified. The Council indicated that funding will come from the General Fund, and funds may be reallocated if necessary.

The Council agreed that the Parks Committee will consist of up to seven members total, including two Council members.

MOTION: Council Member Tyler Huish MOVED to Approve up to seven total for the Park Committee including two Council Members. The motion was SECONDED by Council Member Linda Price Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry	Aye
Council Member Neil Mahoney	Aye
Council Member Greg Shelton	Aye
Council Member Tyler Huish	Aye

Council Member Linda Price Aye
The motion passed unanimously.

6.5 DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2026-03-03 APPROVING THE AMENDED BUILDING USE AGREEMENT BETWEEN WHITE CITY AND THE WHITE CITY WATER IMPROVEMENT DISTRICT

Paul Ashton discussed the amendments to the Building Use Agreement in regard to the amount paid each month for the use of the building, which is increasing to \$200 per meeting. He also mentioned the need for the City to obtain an additional computer to run the zoom software during the meetings.

MOTION: Council Member Neil Mahoney MOVED to Approve Resolution 2026-03-03 Approving the Amended Building Use Agreement between White City and the White City Water Improvement District with potential for non-substantiative changes. The motion was SECONDED by Council Member Tyler Huish. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Tyler Huish Aye
Council Member Linda Price Aye

The motion passed unanimously.

6.6 DISCUSSION AND CONSIDERATION OF RESOLUTION NO. 2026-03-04 RENAMING THE DETACHED ACCESSORY DWELLING UNIT COMMITTEE TO THE MODERATE INCOME HOUSING COMMITTEE

Mayor Allan Perry explained that the Council formed a subcommittee to discuss sub-units, noting there was overlap with Moderate Income Housing discussions. Due to the overlap and the need for more focused discussion, it was determined that a the committee be renamed to the Moderate Income Housing Committee.

MOTION: Council Member Tyler Huish MOVED to Approve Resolution No. 2026-03-04 Renaming the Detached Accessory Dwelling Unit Committee to the Moderate Income Housing Committee. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Tyler Huish Aye
Council Member Linda Price Aye

The motion passed unanimously.

The Council reviewed budget details, including allocations for postage and printing, and discussed a potential 5% increase to provide a financial cushion due to anticipated lower revenue based on sales trends, but decided against moving forward with the 5% cushion. It was also noted that \$20,000 is available due to no election expenses this cycle. State law requirements for reporting licenses and permits were acknowledged.

Discussion also included the potential implementation of a stormwater fee, which will be addressed as a separate agenda item in the future. The Council asked about coordination with MSD, and it was clarified that there is no competition with other entities within the MSD, as budgets are designed to meet each city's needs with flexibility.

Additionally, the MET fund balance of approximately \$242,000 was discussed. These funds are designated for projects, are at the Council's discretion, and do not require MSD approval.

MOTION: Council Member Tyler Huish MOVED to Forward the preliminary administrative budget for FY2027 to the MSD. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for discussion on the motion. There being none, he called for a roll call vote.

**Mayor Allan Perry Aye
Council Member Neil Mahoney Aye
Council Member Greg Shelton Aye
Council Member Tyler Huish Aye
Council Member Linda Price Aye**

The motion passed unanimously.

7. COUNCIL REPORTS

7.1 MAYOR ALLAN PERRY

Greater Salt Lake Municipal Services District/Council of Governments

Mayor Perry reported that the MSD adopted a multi-jurisdiction hazard mitigation plan as well as an engineering management contract. He also mentioned that a contract for preconstruction services has been approved. Mayor Perry also stated that the MSD transferred the PT HR generalist to FT to keep up with human resource needs of the district.

Unified Police Department/SLVLESA

Mayor Allan Perry reported that UPD will begin a pilot program at LDS hospital on the 8th of April, which will be funded by Intermountain Health Care. Additionally, UPD is currently working on its preliminary budget and is projecting an approximate 6% increase, though that amount is expected to decrease as the budget is finalized. UPD has also made modifications to Tier 2 retirement funding in an effort to attract

and retain staff. As Tier 1 employees continue to retire, Tier 2 retirement will become the standard moving forward.

7.2 COUNCIL MEMBER TYLER HUISH

▪ Unified Fire Authority/Unified Fire Service Area

Council Member Tyler Huish reported that UFA administered the oath of office for new board members. The board also voted to move seat elections to the fiscal year rather than the calendar year to allow newly elected members time to settle into their positions. He noted that there is an established process in place if the Chair or Vice Chair are not reelected.

He also reviewed legislation from the recent session and reported that they are pursuing a grant for a liquid CO₂ cleaning system used to remove toxins from firefighting equipment, which helps reduce long-term health risks for firefighters. If approved, the system would be one of only two in the surrounding area, and approval has been given to allow other agencies to use the equipment for a fee.

He also reported that the new reporting system has been working well. UFA is seeking a representative from White City to attend Fire School on March 7th. Council Member, Greg Shelton volunteered to attend.

7.3 COUNCIL MEMBER LINDA PRICE

▪ Mosquito Abatement

Council Member Linda Price reported that the Mosquito Abatement District is in the process of purchasing equipment at the start of the year and is exploring the purchase of a drone to access areas that staff cannot safely reach.

Salt Lake Animal Control

Council Member Price noted there was no meeting this month but provided an update on pending legislation. House Bill 87 would allow animals taken into custody for abuse to be adopted following the initial court date, reducing extended shelter stays. House Bill 102 would designate animal control officers as first responders, allowing them to better assist in situations involving animals. Both bills are currently under consideration in the Senate.

7.4 COUNCIL MEMBER GREG SHELTON

▪ Wasatch Front Waste & Recycling District

Council Member Greg Shelton reported on House Bill 429, noting concerns that the bill would shift decision-making authority away from district boards and give

municipalities full authority, which may negatively impact smaller districts. He expressed hope for continued discussion and cooperation regarding the bill.

He also reported on efforts to expand waste and recycling services to include additional household items such as tires and refrigerators. The district is expanding the scrap program, which includes bulky waste collection, and is considering adding a staging area to increase capacity and allow for more waste per load. The trailer rental program will also be expanded into the SCRP program, with an increase of approximately 10 trailers per day.

The SCRP collection event is scheduled for May, and the park will be used as a temporary transfer station for waste during the event. If the program is successful, the district may consider allowing residents to drop off waste directly at that location in future years, depending on capacity.

7.5 COUNCIL MEMBER NEIL MAHONEY

- **White City Community Council**

Council Member Mahoney reported on the White City Community Council. He mentioned the plant swap, the food drive that includes three collection points, and inquiring about collaboration with the city in improving communications and notifications for community outreach.

7.6 CITY ADMINISTRATOR REPORT

Rori Andreason reported that she received two submittals for the legal services RFP that are ready for review. It was mentioned that there has been no submittals for the Accounting Services RFP as of yet.

7.7 ATTORNEY REPORT

Paul Ashton reported that he will be retiring on April 1, 2026 from the White City Water Improvement District. The primary contact moving forward for the White City Water Improvement District will be Ryan Johnson. His retirement date for White City will be May 1, 2026.

MOTION: Council Member Tyler Huish MOVED to adjourn. The motion was SECONDED by Council Member Linda Price. Mayor Perry called for the question, there being none, he called for a roll call vote.

Mayor Allan Perry	Aye
Council Member Neil Mahoney	Aye
Council Member Greg Shelton	Aye
Council Member Tyler Huish	Aye
Council Member Linda Price	Aye

The motion passed unanimously.

The meeting adjourned at 9:39 p.m.

Rori L. Andreason

Rori L. Andreason, City Administrator/ Recorder

Approved this 2nd day of April 2026.