

**MINUTES OF THE  
GRANGER-HUNTER IMPROVEMENT DISTRICT  
BOARD MEETING**

The Meeting of the Board of Trustees of the Granger-Hunter Improvement District (GHID) was held Tuesday, April 21, 2026, at 3:00 P.M. at the District office located at 2888 S. 3600 W., West Valley City, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code Ann. (1953) §§ 52-4-1 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual (“Electronic Meetings”).

**Trustees Present:**

Wayne Watts	Chair
Debra Armstrong	Trustee
Roger Nordgren	Trustee

**Staff Members Present:**

Jason Helm	General Manager/Treasurer
Todd Marti	Assistant General Manager/District Engineer
Troy Stout	Assistant General Manager/Chief Operating Officer
Ricky Necaie	Director of Wastewater
Victor Narteh	Director of Engineering
Shawn Ellis	Water Systems Division Supervisor
Michelle Ketchum	Director of Administration
Justin Gallegos	Director of Information Technology
Dakota Cambuzzi	Human Resource Manager
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC
Adam Spackman	System Admin – <i>Electronically</i>
Darcy Brantly	Accountant – <i>Electronically</i>
Michael Wear	Fleet Division Supervisor – <i>Electronically</i>
Ian Bailey	GIS - <i>Electronically</i>

**Also Present:**

Tara Behunin	Director, Salt Lake County Emergency Management – Left after introduction
John Evans	Chief, West Valley Fire Department – Left after introduction
Keith Larson	Bowen Collins & Associates – Left after “Our Community” section
Rachel Valek	Bowen Collins & Associates - Left after “Our Community” section

A copy of the exhibits referred to in these minutes is attached and incorporated by this reference. The exhibits are also included in the official minute books maintained by Granger-Hunter Improvement District.

**CALL TO ORDER**

At 3:00 P.M. Wayne Watts called the meeting to order and recognized all those present.

**Public Comments**

There were none.

**Approval of the  
March 24, 2026,  
Board Meeting Minutes**

A motion to approve the March 24, 2026, Board Meeting Minutes was made by Debra Armstrong. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

**Conflicts of interest**

There were none.

**OUR COMMUNITY  
Salt Lake County  
Emergency  
Management & West  
Valley City Fire  
Introductions**

Troy Stout introduced some of the District’s emergency response partnerships who were present including Salt Lake County Emergency Management’s Tara Behunin and West Valley City Fire Chief John Evans.

**2026 Master Plan  
Supply & Demand  
Update**

Keith Larson and Rachel Valek of Bowen Collins & Associates presented the 2026 Master Plan Supply and Demand Update. Mr. Larsen discussed the growth of the District with the recommendation to use high density for planning purposes but continue to track development patterns. A brief discussion took place regarding the development phases of “The Hive,” a development project with portions in the District; Mr. Larsen recommended to plan for 1.65 acre-feet/acre of water consumption relating to the Hive for phases one and two. Ms. Valek presented the conclusions including meeting state conservation goals being vital to the District projections. The Board recommended Bowen Collins & Associates moves forward with the projections discussed. – See 2026 Master Plan Supply and Demand Update attached to these minutes for details.

**Jordan Valley Water  
Conservancy District  
Update**

Jason Helm presented the Jordan Valley Water Conservancy District (JVWCD) update. Mr. Helm discussed the JVWCD Drought Monitoring Plan and noted that the Board adopted a Water Availability Level 2. Mr. Helm discussed how this will impact the District which includes a 10% reduction from the overall 2025 usage. - See Jordan Valley Water Conservancy District Update attached to these minutes for details.

**Review & Adopt  
Granger-Hunter  
Improvement District’s  
Drought Response Level**

Mr. Helm reviewed the District’s drought response actions and levels according to the District’s current Drought Contingency Plan. The Board agreed that drought level 2 is appropriate for the District which follows JVWCD’s decision and messaging to the public.





**BOARD MEMBERS**  
**INPUT, REPORTS,**  
**FOLLOW-UP ITEMS**  
**OR QUESTIONS**

**ADJOURNED**

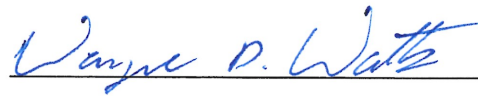
Inasmuch as all agenda items have been satisfied, Debra Armstrong made a motion to adjourn the meeting. Following a second from Roger Nordgren, the motion passed as follows and the meeting adjourned at 6:56 P.M.

Watts – aye

Armstrong – aye

Nordgren – aye

Wayne D. Watts, Chair



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Austin Ballard, Clerk



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