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, July 28, 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 Necaise	Director of Wastewater
Victor Narteh	Director of Engineering
Drew Ovard	Director of Water Systems
Michelle Ketchum	Director of Administration
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC
Blake Allen	Wastewater Maintenance – Left after presentation
Bruce Loveland	Wastewater Maintenance - Left after presentation
Dave York	Wastewater Maintenance - Left after presentation
Isileli Tuitupou	Wastewater Maintenance - Left after presentation
Kyle Dean	Wastewater Maintenance - Left after presentation
Jason Stevens	Health & Safety - Left after presentation
Adam Spackman	System Admin – *Electronically*
Darcy Brantly	Accounting - *Electronically*

Also Present:

Rachel Valek	Bowen Collins & Associates – Left after presentation

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 June 16, 2026, Strategic Planning & Board Meeting Minutes	A motion to approve the June 16, 2026, Strategic Planning and 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 TEAM **Recognition of Wastewater Staff & Outstanding Customer Service to Community**	Troy Stout recognized the Wastewater Staff and commended them for their outstanding customer service assisting a customer in the District by cleaning debris out of their sewer lateral.
OUR COMMUNITY **Salt Lake County Local Emergency Planning Committee Recognition**	Mr. Stout recognized Jason Stevens, the District Health and Safety Coordinator, for his Salt Lake County Local Emergency Planning Committee recognition and commended him for his involvement with the committee. – See Salt Lake County Local Emergency Planning Committee Recognition attached to these minutes for details.
Water & Wastewater Master Plan Update – Revenue Needs and Project Rankings	Austin Ballard, Todd Marti and Rachel Valek with Bowen Collins presented the Water & Wastewater Master Plan Update – Revenue Needs and Project Rankings. Ms. Valek noted that costs are larger than expected due to inflation being larger than expected. Ms. Valek also noted the current revenue and projected needs gap if adjustments to revenues aren't made. Mr. Ballard discussed the total cost of service needs for the District and options to increase revenues to bridge the gap including: increased rates, bond for project needs and deferring projects. Mr. Ballard also noted other revenue sources including: property taxes, bond interest rates and UWIP funding. Mr. Marti discussed the capital projects rankings based on urgency and reviewed upcoming projects for the next three years. – See Water & Wastewater Master Plan Update – Revenue Needs and Project Rankings attached to these minutes for details.
Anderson Water Treatment Plant Incident Update	Jason Helm discussed the Anderson Water Treatment Plant incident and presented an update to the Board. A brief discussion took place regarding the process that led to the water quality issues.

<u>OUR OPERATIONS</u>

Administrative Services Department Highlight

Michelle Ketchum presented an administrative services department highlight. Ms. Ketchum noted the June 2026 billing period showed a 12.7% reduction in water use compared to June 2025. – See Administrative Services Highlight attached to these minutes for details.

Wastewater Maintenance Department Highlight

Ricky Necaise presented a wastewater maintenance highlight. Mr. Necaise noted a suspected sewer main leak that turned out to be a ground water leak. – See the Wastewater Maintenance Highlight attached to these minutes for details.

Consider Approval of Transparent Water Billing Grant Contract with State of Utah

Michelle Ketchum asked the Board to consider approval of the Transparent Water Billing Grant Contract with the State of Utah and authorize the Board Chair to sign. Roger Nordgren made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye	Armstrong – aye	Nordgren – aye

Consider Approval for Annual Renewal of Tyler Technologies Support & Maintenance Contract

Justin Gallegos asked the Board to consider approval for the annual renewal of Tyler Technologies support and maintenance contract in the amount of $67,146.23. Debra Armstrong made a motion to approve the contract as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye	Armstrong – aye	Nordgren – aye

Consider Approval of Construction Contract with Don Calvert Painting & Special Coatings for 26D: Manhole Rehabilitation Project

Victor Narteh asked the Board to consider approval of a construction contract with Don Calvert Painting and Special Coatings for the 26D: Manhole Rehabilitation Project in the amount of $167,401.00. Roger Nordgren made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye	Armstrong – aye	Nordgren – aye

<u>CLOSED SESSION</u>

At 5:01 P.M., Debra Armstrong made a motion to enter into a closed session to discuss the character, professional competence, or physical or mental health of an individual. Following a second from Roger Nordgren, the motion passed as follows;

Watts – aye	Armstrong – aye	Nordgren – aye

All Trustees; Jason Helm, General Manager; and Brent Rose, District legal counsel were present during the closed session to discuss the character, professional competence, or physical or mental health of an individual.

At 5:55 P.M., Debra Armstrong made a motion to end the closed session and enter back into an open session. Following a second from Roger Nordgren, the motion passed as follows;

Watts – aye	Armstrong – aye	Nordgren – aye

<u>CALENDAR</u> **Discuss September Meeting Date**	Jason Helm mentioned the need to change the September board meeting due to the Intermountain Section AWWA Annual Conference dates. The September board meeting will be moved to September 8, 2026. All calendars and notifications will be updated to reflect the date change.
<u>BOARD MEMBERS INPUT, REPORTS, FOLLOW-UP ITEMS OR QUESTIONS</u>	Roger Nordgren noted that the Central Valley Water Reclamation Facility Update in the Appendices section of the Board Packet does not need to be so extensive.
<u>ADJOURNED</u>	Inasmuch as all agenda items have been satisfied, Roger Nordgren made a motion to adjourn the meeting. Following a second from Debra Armstrong, the motion passed as follows and the meeting adjourned at 6:04 P.M.

Watts – aye Armstrong – aye Nordgren – aye

Wayne D. Watts, Chair

____

Austin Ballard, Clerk

____