

**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, October 19, 2021, at 2:00 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:

Debra Armstrong	Chair
Corey Rushton	Trustee – <i>left meeting at 4:00 p.m.</i>
Roger Nordgren	Trustee

Staff Members Present:

Jason Helm	General Manager
Todd Marti	Assistant General Manager/District Engineer
Troy Stout	Assistant General Manager/Chief Operating Officer
Michelle Ketchum	Director of Administration
Dustin Martindale	Director of Water Systems
Ricky Necaise	Director of Wastewater - <i>Excused</i>
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller
Dakota Cambruzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC - <i>Excused</i>

Guests:

Keith Larson	Project Manager, Bowen, Collins & Associate – <i>Left meeting following presentation</i>
Aaron Montgomery	Financial Analyst, Zions Public Finance - <i>Left meeting following presentation</i>
Christina Osborn	J-U-B Engineers – <i>Left meeting following presentation</i>
Ian Bailey	GIS Specialist, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Jeremy Gregory	Staff Engineer, GHID - <i>Electronically</i>
Debra Harvey	Customer Service, GHID - <i>Electronically</i>
Taylor Gomm	Customer Service, GHID – <i>Electronically</i>
Teresa Higgs	Customer Service, GHID – <i>Electronically</i>
Idanely Orosco	Customer Service, GHID – <i>Electronically</i>
Michael Wear	Admin Services Division Supervisor, GHID - <i>Electronically</i>
Drew Ovard	Information Technology Division Manager, GHID - <i>Electronically</i>
Brooke Petersen	Administrative Assistant, GHID - <i>Electronically</i>
Roger Ruff	Member of the Community - <i>Electronically</i>

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 2:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.

Public Comments

Jason Helm shared a public comment that was received by telephone call.

Mark Hansen a District customer at 3563 Highlander Way said that the 3:00 p.m. Board Meeting time is problematic for those who work and want to attend. Mr. Hansen would also be interested in becoming more involved with the District Board Meetings.

**Approval of the
September 21, 2021
Open Meetings Training
& the September 21,
2021 Board Meeting
Minutes**

A motion to approve the Open Meetings Training Minutes from September 21, 2021 and the Board Meeting Minutes from September 21, 2021, was made by Debra Armstrong, followed by a second from Roger Nordgren

The motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

Conflicts of interest

There were none.

**OUR COMMUNITY
Consider Approval of
Purchase of Iperl Meters
to MountainLand
Supply Company**

Jason Helm asked the Board to consider an approval of purchase of 663 – 3/4” Iperl Meters to MountainLand Supply Company in the amount of \$94,977.59 Roger Nordgren made a motion to approve the purchase as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

**OUR OPERATIONS
Consider the Award of
Construction Contract
to Nelson Brothers
Construction for the
20B: Rushton
Groundwater Treatment
Plant Project**

Todd Marti asked the Board to consider an award of a Construction Contract to Nelson Brothers Construction in the amount of \$9,843,621.38 for the Rushton Groundwater Treatment Plant Project. After a discussion regarding the water treatment process, Corey Rushton made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

**Consider Approval of
Amendment #4 to the
Rushton Groundwater
Treatment Plant
Engineering Contract
with J-U-B Engineers
for Construction
Administration Services**

Mr. Marti asked the Board to consider an approval of Amendment #4 to Rushton Groundwater Treatment Plant Engineering Contract with J-U-B Engineers in the amount of \$719,000.00 for Construction Administration Services. Roger Nordgren made a motion to approve the amendment as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Consider Approval of Construction Contract to Cody Ekker Construction, Inc. for the 21G: Manhole Collar Reconstruction Project

Mr. Marti asked the Board to consider an approval of a Construction Contract to Cody Ekker Construction, Inc in the amount of \$92,000.00 for the 21G: Manhole Collar Reconstruction Project. After a brief discussion regarding the project being routine maintenance, Debra Armstrong made a motion to approve the contract as noted. Following a second from Corey Rushton, the motion passed as follows:

Armstrong – aye

Rushton – aye

Nordgren – aye

**OUR TEAM
Water and Sewer Rate Alternatives – Review of Previous Discussions and Decisions, Recommendation of Rates for All Alternatives, Wastewater Rates – Fixed vs. Volume Charge, Review Three Detailed Revenue Alternatives & Future Bonding Scenarios**

Keith Larson, the project manager for the master plan and rate study from Bowen, Collins & Associates, presented the rate study update. Mr. Larson reviewed the decisions made in the September 21, 2021 Board Meeting. A discussion took place regarding the rate recommendations, rate alternatives and future bond scenarios. Following the discussion, the Board agreed to consider the following: increase water usage rates on the current 3rd tier and add a 4th tier, implement drought contingency rates, and change wastewater rates from a solely base rate to a base rate plus volume. Mr. Larson will be finishing the master plan report for the November 16, 2021 Board Meeting. A brief discussion took place regarding drought mitigation rates. – See the Water and Sewer Rate Alternatives report attached to these minutes for details.

**OUR OPERATIONS
Review & Discuss Financial Report for September 2021**

Austin Ballard summarized the September Financial Report. Mr. Ballard mentioned water sales are still below revenue targets. Mr. Ballard noted that spending has been decreased to offset the lower revenues. A discussion took place regarding the Jordan Valley Water Conservancy District contract. Jason Helm mentioned that GHID will be able to carry over 3% of the unused contract into 2022. Mr. Ballard presented the 2021 Cost Savings Summary.

Review & Discuss Paid Invoice Report for September 2021

Mr. Ballard discussed the September check report. The September check report totaled \$3,704,636.37 coming from five categories; Jordan Valley (36%), Central Valley (24%), infrastructure (20%), taxes, payroll and benefits (9%), and other (11%).

Corey Rushton asked to be excused at 4:00 p.m. to attend another meeting.

Water Maintenance Update

Troy Stout presented the water maintenance report. – See the Water Systems Update report attached to these minutes for details.

Wastewater Maintenance Update

Mr. Stout presented the wastewater maintenance report. – See the Wastewater Systems Update report attached to these minutes for details.

Water Supply Review

Todd Marti discussed the water supply report. – See the Water Supply Review report attached to these minutes for details.

Capital Projects Update

Mr. Marti presented the capital projects update. – See the Capitol Projects Update report attached to these minutes for details.

**Engineering Department
Update**

Mr. Marti discussed the engineering department update. – See the Engineering Department Update report attached to these minutes for details.

**OUR TEAM
2021 Strategic Plan
Initiatives Update**

Jason Helm presented the 2021 Strategic Plan Initiatives Update. Some brief discussion took place. Debra Armstrong and Roger Nordgren recommended that this report be presented again in the November 16, 2021 Board Meeting to include Corey Rushton.

CLOSED SESSION

A closed session was not needed for this meeting.

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

There were none.

ADJOURNED

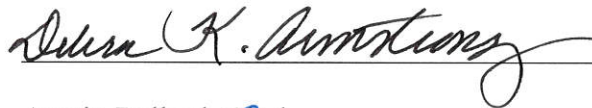
Inasmuch as all agenda items have been satisfied, Debra Armstrong made a motion to adjourn the meeting. Following a second from Roger Nordgren, the motion passed as follows and the meeting adjourned at 4:42 P.M.

Armstrong – aye

Rushton – *had left meeting*

Nordgren – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk

