

**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, December 17, 2024, 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:**

Debra Armstrong	Chair
Roger Nordgren	Trustee - <i>Electronically</i>
Wayne Watts	Trustee

**Staff Members Present:**

Jason Helm	General Manager/Treasurer
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 Necaie	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller/Clerk - <i>Excused</i>
Dakota Cambruzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC

**Guests:**

Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Ian Bailey	GIS, GHID – <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Marie Owens	AE2S Representative
Christina Osborn	J-U-B Engineers

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. Debra Armstrong called the meeting to order and recognized all those present.

**Public Comments**

There were none.

**Approval of the  
November 12, 2024,  
Board Meeting Minutes  
and Public Hearing  
Minutes**

A motion to approve the Board Meeting Minutes and Public Hearing Minutes from November 12, 2024, was made by Wayne Watts. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Conflicts of interest**

There were none.

**OUR COMMUNITY**

**OUR TEAM  
Review & Approve 2025  
Board Meeting Schedule  
Calendar**

Jason Helm asked the Board to consider approval of the 2025 Board meeting schedule calendar. Debra Armstrong made a motion to approve the schedule as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**OUR OPERATIONS  
Review & Discuss  
Financial Report for  
November 2024**

Mr. Helm summarized the November 2024 Financial Report. Mr. Helm noted the increase in water sales and usage. A brief discussion took place regarding the OPEB line item. Mr. Helm explained that the OPEB line item is for employees who are eligible for retirement. - See November 2024 Financial Report attached to these minutes for details.

**Review & Discuss Paid  
Invoice Report for  
November 2024**

Mr. Helm discussed the November check report. The November check report totaled \$4,460,253.91 coming from five categories: Central Valley (29%), Jordan Valley Water (27%), infrastructure (26%), payroll taxes and employee benefits (6%), and other (12%). – See November 2024 Paid Invoice Report attached to these minutes for details.

**Water Maintenance  
Update**

Dustin Martindale presented the water maintenance update. – See Water Maintenance Update report attached to these minutes for details.

**Wastewater  
Maintenance & Fleet  
Update**

Ricky Necaise presented the wastewater maintenance and fleet report. Mr. Necaise noted a grant approval to celebrate the District’s safety accomplishments. – See the Wastewater Maintenance and Fleet Update report attached to these minutes for details.

**Water Supply Report**

Justin Gallegos presented the water supply and sewer report. – See Water Supply Report attached to these minutes for details.

**Consider Approval of Contract Amendment for Construction Phase Services for 20D: Kent Booster Pump Station to Hansen, Allen, & Luce**

Victor Narteh asked the Board to consider approval of a contract amendment for construction phase services for the 20D: Kent Booster Pump Station to Hansen, Allen, & Luce in the amount of \$78,700.00. Wayne Watts made a motion to approve the amendment as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Consider Approval of Construction Contract for 23I: Anderson Water Treatment Plant to Nelson Brothers Construction**

Mr. Narteh asked the Board to consider approval of a construction contract for the 23I: Anderson Water Treatment Plant to Nelson Brothers Construction in the amount of \$11,369,012.00. Wayne Watts made a motion to approve the construction contract as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Consider Approval of Contract Amendment for Construction Phase Services for 23I: Anderson Water Treatment Plant to J-U-B Engineers**

Mr. Narteh asked the Board to consider approval of a contract amendment for construction phase services for the 23I: Anderson Water Treatment Plant to J-U-B Engineers in the amount of \$903,500.00. Wayne Watts made a motion to approve the amendment as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Redwood Drive-In Theater Development Update & Cost Share with Edge Homes**

Todd Marti presented and discussed the Redwood Drive-in Theater Development update and cost share with Edge Homes. – See the Redwood Drive-In Development – Edge Homes report attached to these minutes for details.

**CLOSED SESSION**

*A closed session was not needed.*

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

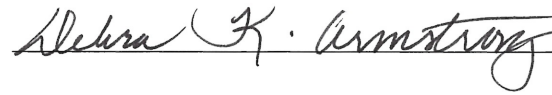
There were none.

**ADJOURNED**

Inasmuch as all agenda items have been satisfied, Wayne Watts made a motion to adjourn the meeting. Following a second from Roger Nordgren, the motion passed as follows and the meeting adjourned at 3:55 P.M.

Armstrong – aye                      Nordgren – aye                      Watts – aye

Debra K. Armstrong, Chair



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Austin Ballard, Clerk



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