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, September 8, 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
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC
Ian Bailey	GIS – *Electronically*
Zak Bedard	Project Manager - *Electronically*
Darcy Brantly	Accounting - *Electronically*

Also Present:

Lee Evans	Customer of the District

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 August 18, 2026, Board Meeting Minutes

A motion to approve the August 18, 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
Review & Discuss 2027 Budget Rate Increase Scenarios

Austin Ballard reviewed the 2027 Budget rate increase scenarios. A discussion took place regarding some of the rate increase scenarios presented with the Board recommending cases two or three to move forward with. – See 2027 Budget Rates and Fees attached to these minutes for details.

Item C.1 from the agenda was moved after the closed session.

OUR TEAM
Review & Discuss District Generative Artificial Intelligence Usage Policy

Todd Marti presented the District Generative Artificial Intelligence Usage Policy for the Board to review and discuss. – See Granger-Hunter Improvement District Generative Artificial Intelligence Usage Policy attached to these minutes for details.

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

Jason Helm asked the Board to consider approval change for the annual renewal of Tyler Technologies support and maintenance contract in the amount of $81,327.14. In the July 28, 2026 Board Meeting, the maintenance contract was approved and paid in the amount of $67,146.23 with an invoice update changing the amount to $81,327.14. Roger Nordgren made a motion to approve the change as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Consider Approval of Asphalt Paving Contract with Ridge Rock Inc in Support of District's 26A: Scottsdale Waterline Replacement Project

Drew Ovard asked the Board to consider approval of an asphalt paving contract with Ridge Rock Inc in support of the District's 26A: Scottsdale Waterline Replacement Project in the amount of $137,558.00. 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

CLOSED SESSION

At 4:03 P.M., Debra Armstrong made a motion to enter into a closed strategy session to discuss pending or reasonably imminent litigation. Following a second from Roger Nordgren, the motion passed as follows;

Watts – aye	Armstrong – aye	Nordgren – aye

All Trustees; Jason Helm, General Manager; Todd Marti, Assistant General Manager/District Engineer; Troy Stout, Assistant General Manager/Chief Operating Officer; Brent Rose, District legal counsel; Austin Ballard, Controller/Clerk; Michelle Ketchum, Director of Administrative Services and Kristy Johnson, Executive Assistant were present during the closed session to discuss the pending or reasonably imminent litigation.

At 4:46 P.M., Roger Nordgren made a motion to end the closed session and enter back into an open session. Following a second from Debra Armstrong, the motion passed as follows;

Watts – aye	Armstrong – aye	Nordgren – aye

OUR TEAM
Consider Approval of Settlement Pursuant to Section 8.3 of Administrative Policy & Procedures Manual

Troy Stout asked the Board to consider approval of a settlement pursuant to Section 8.3 of the Administrative Policy and Procedures Manual. No approval was needed for this item. The Board instructed the staff to install a new water line within the 4760 West section before the end of the year. Mr. Stout noted that that the District will continue negotiations with Lee Evans within staff limitations and subject to the customer's full disclosure.

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

Austin Ballard noted that the August and September Financial Reports will be available at the October 2026 Board meeting.

Michelle Ketchum noted that the new customer portal is live and ready for customers to use.

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 4:52 P.M.

Watts – aye	Armstrong – aye	Nordgren – aye

Wayne D. Watts, Chair

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Austin Ballard, Clerk

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