

**MINUTES OF THE
GRANGER-HUNTER IMPROVEMENT DISTRICT
PUBLIC HEARING**

The Public Hearing of the Board of Trustees of the Granger-Hunter Improvement District (GHID) was held Tuesday, November 22, 2022, at 6:00 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
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 - <i>Excused</i>
Ricky Necaie	Director of Wastewater
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:

Bonnie Cardenas	Member of the Community
Francis Prentice	Member of the Community
Carl Andra	Member of the Community
Ed Kluber	Member of the Community
Marcus Keller	Zions Bank – <i>left after presentation</i>
Darcy Brantly	Accountant, GHID - <i>Electronically</i>
Idanely Avalos	Customer Service, GHID – <i>Electronically</i>
Michael Wear	Fleet Manager, GHID - <i>Electronically</i>
Derrick McMichael	Water Maintenance, GHID - <i>Electronically</i>
Ian Bailey	GIS, GHID - <i>Electronically</i>
Jeremy Gregory	Staff Engineer, GHID – <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 6:19 P.M. Debra Armstrong called the meeting to order and recognized all those present.

Verification of Legal Notification Requirements

Ms. Armstrong noted the verification of legal notification requirements.

Motion to Open Public Hearing

At 6:19 P.M., Roger Nordgren made a motion to open the Public Hearing. Following a second from Corey Rushton, the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

Staff Presentation

Jason Helm presented an overview of the 2023 Budget which includes budget considerations, master plan and rate study, 2023 revenue and proposed rates, affordability and the 2023 expenditures. – See the 2023 Budget Presentation report attached to these minutes for details.

Questions by the Trustees

Corey Rushton asked about the current status of the District’s staff and what this budget would fund to remedy staffing issues and get the District’s workforce to where it needs to be. Mr. Helm explained the challenges the District is facing in filling positions with qualified individuals. Mr. Helm noted the modifications that are being considered and made to different positions.

Mr. Rushton noted the Central Valley Water Reclamation Facility (CVWRF) fee increase for the proposed 2023 budget and asked if the fee would be eliminated once the CVWRF upgrades are complete. Austin Ballard explained that those fees are being closely monitored to ensure that customers aren’t being overcharged or undercharged and once those obligations have been met, it is the staff’s recommendation that the fee is eliminated.

Invitation for Public Comments

Mr. Rushton discussed the Budget Summary and clarified “sources” versus “uses” to make sure that the sources are going directly toward the intended uses.

Debra Armstrong invited public comments. Ms. Armstrong reminded the members of the public to direct comments and questions to her, the Chair, and comments were to last no longer than three minutes.

Jason Helm noted that the District had received an online comment from the public regarding the Public Hearing and a copy of the comment was given to each member of the Board.

Joan Tadd – 4930 W Hellas Dr., West Valley City, UT
See Public Comments attached to these minutes for details.

Bonnie Cardenas – 4240 W Midway Dr., West Valley City, UT
Ms. Cardenas asked about the difference in single family home charges and multi-unit charges. Ms. Cardenas asked if larger family homes will be automatically penalized for more water use and higher tier rates for having a larger household. She also asked about the 25-year bond at CVWRF and if customers will pay that fee for the life of the bond and will the fee change over the years.

Francis Prentice – 5507 W Paulette Ave., West Valley City, UT
Mr. Prentice voiced his concerns regarding homes that have multiple families living in them. He asked if the meters are accurately measuring the use and wastewater so that the costs are being paid by those residents and not being passed on to other residents.

Carl Andra – 5530 W Paulette Ave., West Valley City, UT
Mr. Andra discussed his concerns about large meters and their ability to read small usage amounts.

Austin Ballard and Michelle Ketchum explained that single family homes have landscaping that requires outdoor water use. Multi-unit residential is primarily indoor use.

Corey Rushton explained the tiered rate structure is mandated by the State Legislature.

Mr. Ballard noted that the CVWRF fees are being reviewed on an annual basis. Jason Helm explained that there's a possibility that the bonds may be refinanced and any cost savings would be passed on to the customers.

Mr. Helm discussed the accuracy of the District's meters and the efforts made by staff toward loss prevention. Mr. Helm noted that customers are billed for total usage and homes with multiple families are billed according to overall use.

**Motion to Close Public
Comment Session**

At 7:24 P.M., Corey Rushton made a motion to close the public comment session. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

**Motion to Close Public
Hearing**

At 7:31 P.M., Roger Nordgren made a motion to close the Public Hearing. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

FINANCIAL
MATTERS

**Consider Approval of
Resolution 11-22-22.1
Adopting the District's
Financial Plan, Budget
& Other Fees for
Calendar Year Ending
December 31, 2023**

Mr. Ballard asked the Board to consider approval of Resolution 11-22-22.1 adopting District's Financial Plan, Budget and Other Fees for the Calendar Year Ending December 31, 2023. Corey Rushton made a motion to approve the resolution as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye

Rushton – aye

Nordgren – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk



Kristy Johnson

From: noreply@getstreamline.com
Sent: Friday, November 4, 2022 2:19 PM
To: Kristy Johnson
Subject: New form submission assigned to you: Board Meeting Public Comment Form

This message was sent from outside GHID. Do not open attachments or click on links from unknown senders or unexpected emails. [Block sender](#)



Board Meeting Public Comment Form

Name: Joan tadd
Address: 4930 W Hellas Dr
Email or Phone: ms.joanie48@hotmail.com
Representing: RAISE ON WATER BILL. SELF HOME OWNER,

Comment or Question:

WHAT GOOD WILL IT DO TO REQUEST, NOT TO RAISE AND WANT A SMALLER FEE OF NO FEE CHARGED TO MY WATER BILL OTHER THAN WHAT I AM PAYING NOW MONTHLY? AS THE WAY I SEE IT IN YOUR MONTHLY MEETING YOU HAVE ALREADY DECIDED TO RAISE THE FEE FOR WATER \$4.01 MORE, TO WHAT TIER IS THIS REFERRING TO? TIER ONE IS \$1.77 PER 1000 GALLONS AND NOW THAT WOULD MAKE THE PRICE BE \$5.78 PER 1000 GALLONS USED ON A MONTHLY BASIS. WHAT IS THE PRICE OF WATER ANYWAY? HOW CAN YOU PUT A PRICE ON WATER THAT IS PROVIDED BY NATURE. YOU CAN MEASURE A TABLESPOON OF WATER BY A MEASURING SPOON, BUT, WHAT IS THE PRICE OF WATER? I HAVE NEVER HEARD OF CHARGING A FEE FOR WATER, ITS BEEN THEIR ALL ALONG IN THE DITCHES., CREEKS ETC. HOW AM I GOING TO KEEP MY PLANTS THAT COST ME MONEY TO MAKE MY YARD LOOK NICE AND ENJOY THE BEAUTY MY PLANTS PROVIDE IF I CAN'T USE THE WATER TO KEEP THEM ALIVE AND COST ME MORE MONEY THAN I

WANT TO PAY AND YOU THE GHID WANTS ME TO PAY. HOW AM I OR SEVERAL OTHERS ON A FIXED INCOME GOING TO BE ABLE TO ENJOY LIFE WITH SUCH A HIGH AMOUNT MORE THAT GHID WANTS FOR WATER. THIS FEE OF \$4,01 IS A LITTLE MUCH FOR THE CITIZENS OF WVC. I DO NOT AGREE TO WHAT YOU THE GHID HAS ALREADY DECIDED, BUT THAT'S POLITICS FOR YOU. THE BIG HEADS CHOOSE HOW YOU ARE GOING TO LIVE AND THATS THAT. YOU HAVE ALREADY MADE UP YOUR MIND FOR THE PEOPLE OF WVC AND WE HAVE TO LUMP IT. RIGHT? AFTERALL WE ARE THE LITTLE PEOPLE THAT PAY THE BILLS AND YOU DECIDE HOW TO SPEND OUR MONEY, AND WE DON'T HAS A SAY IN THE MATTER BECAUSE YOU HAVE ALREADY MADE THE FINAL DECISION, JUST IS YOU HAVE TO GIVE THE PEOPLE THEIR IMPUT AND FEELINGS OF YOUR DECISIONS BY LAW. WELL I DON;'T LIKE YOUR DECISION, CAUSE YOU FAILED TO LET THE PEOPLE KNOW A WHILE BACK WHAT YOUR IDEAS WERE, JUST ALL OF A SUDDEN YOU AGREED THAT, LET'S RAISE THE WATER BILL. SEEN THIS SO ANY TIMES IN COUNCIL MEETINGS IT SUCKS, AND WE HAVE TO PUT UP WITH YOUR DECISIONS NO MATTER WHAT. WHY DIDN'T YOU PUT A NOTICE IN THE WATER BILL AND LET THE PEOPLE DECIDE ON THIS ISSUE. NO, YOU JUST DID IT ALL AT THE GHID MEETING. AND THATS THAT. YOU NEED TO RECONSIDER THE RATE PRICE AND BRING THE FEE DOWN TO WHERE I CAN AFFORD AS WELL AS MANY OTHER IN WVC. LIKE A REASONAL RATE FEE INCREASE SHOULD BE \$2.01 HALF OF WHAT YOU GHID WANT, LEARN TO CUT YOUR SPENDING BUDGET LIKE WE DO AND GO WITHOUT YOUR ELECTRIC CARS ETC.

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