

**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, June 29, 2021, 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:

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

Guests:

| | |
|-----------------|---|
| Adam Spackman | System Administrator, GHID – <i>Electronically</i> |
| Brooke Petersen | Administrative Assistant, GHID - <i>Electronically</i> |
| Drew Ovard | Information Technology Division Manager, 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 3:04 P.M. Debra Armstrong called the meeting to order and recognized all those present.

Public Comments

Jason Helm read the public comments that were received through GHID’s website as follows:

- Lyle Evans – District customer – Since we are in a drought and all people in Utah are being asked to conserve water, I suggest West Valley City, Utah, where I live, should pass a law that businesses or residents take out lawn in park strips and replace with rock or bark. If trees and shrubs are in park strip, then water with bubbler type water system. This would save so much water not going on sidewalks and roadways. It would also look nice and be easy to maintain.
- Jim – How are citizens supposed to prepare for board meetings when the District is three months behind on minutes?

**Approval of the
May 18, 2021
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from May 18, 2021, was made by Roger Nordgren, followed by a second from Debra Armstrong.

The motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

Conflicts of interest

There were none.

**OUR COMMUNITY
Jordan Valley Water
Conservancy District
Review**

Jason Helm reviewed the Jordan Valley Water Conservancy District (JVWCD) Board update. - See Jordan Valley Water Conservancy District Report attached to these minutes for details.

**Central Valley Water
Reclamation Facility
Review**

Mr. Helm reviewed the Central Valley Water Reclamation Facility (CVWRF) Board update. - See Central Valley Water Conservancy District Report attached to these minutes for details.

**OUR TEAM
Consider Approval of
Member Agency Water
Conservation Funding
Agreement**

Michelle Ketchum asked the Board to consider approval of Member Agency Water Conservation Funding Agreement. After a brief discussion regarding the leak detection program, Corey Rushton asked that the District provide leak detection results and efficiency data for review before the July meeting. Corey Rushton made a motion to approve the agreement as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

OUR OPERATIONS
**Consider Approval of
Resolution 06-29-21**

Austin Ballard asked the Board to consider approval of Resolution 06-29-21 adopting the 2021 Certified Property Tax Rate. A discussion took place regarding tax rates and the process for certifying the tax rate. Roger Nordgren made a motion to approve Resolution 06-29-21, adopting a rate of 0.000414. Following a second from Corey Rushton, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

**Review & Discuss
Financial Report for
May 2021**

Mr. Ballard summarized the May 2021 Financial Report. Mr. Ballard mentioned the possible shortage in revenue by the end of 2021 but overall, everything seems to be tracking normal for this time of year.

**Review & Discuss Paid
Invoice Report for
May 2021**

Mr. Ballard discussed the May check report. The May check report totaled \$2,532,450.40 coming from five categories; Central Valley (33%), infrastructure (21%), Jordan Valley (17%), taxes, payroll and benefits (12%), and other (17%).

A discussion took place regarding a meter purchase from Kearns Improvement District and the procurement process when purchasing items from a sister agency. Mr. Ballard followed up on Corey Rushton’s request for further information about an audit committee.

**Water Maintenance
Update**

Troy Stout presented the water maintenance report. – See Water Maintenance Board Report attached to these minutes for details.

**Wastewater
Maintenance Update**

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

Water Supply Review

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

**Consider Award of a
Construction Contract
to COP Construction for
the 20E: Pioneer WWPS
Replacement Project**

Mr. Marti asked the Board to consider the award of a Construction Contract to COP Construction in the amount of \$4,117,000.00 for the 20E: Pioneer WWPS Replacement Project. After a short discussion, Debra Armstrong made a motion to approve the contract as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

**Consider Approval of a
Contract Amendment
for Bowen Collins &
Associates for the 20E:
Pioneer WWPS
Replacement Project**

Mr. Marti asked the Board to consider approval of Contract Amendment for Bowen Collins & Associates in the amount of \$206,650.00 for additional design efforts and construction phase services for the 20E: Pioneer WWPS Replacement Project. Roger Nordgren made a motion to approve the contract amendment as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

**Consider Approval of a
Construction Contract
to North Face Roofing,**

Mr. Marti asked the Board to consider approval of Construction Contract to North Face Roofing, Inc. in the amount of \$98,600.00 for the 20G-1: Building B

**Inc. for the 20G-1:
Building B Reroof
Project**

**Capital Projects &
Engineering Update**

CLOSED SESSION

Reroof Project. Corey Rushton made a motion to approve the contract as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Mr. Marti presented the capital projects and engineering reports. – See Capital Projects and Engineering Reports attached to these minutes for details.

At 4:18 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;

Armstrong – aye Rushton – aye Nordgren – aye

** The Board members remained present and called in Jason Helm, Todd Marti, Troy Stout, and Dakota Cambruzzi separately during the closed session.*

At 6:37 P.M., Corey Rushton 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;

Armstrong – aye Rushton – aye Nordgren – aye

There were none.

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

ADJOURNED

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 6:38 P.M.

Armstrong – aye Rushton – aye Nordgren – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk


