

**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, November 16, 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:**

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

**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>
Helen Jones	Member of the Community – <i>Left meeting after Public Comments</i>
Bert Davis	Member of the Community – <i>Left meeting after Public Comments</i>
Jenny Whiteford	Member of the Community – <i>Left meeting after Public Comments</i>
Sharon Crump	Member of the Community – <i>Left meeting after Public Comments</i>
Bev Taylor	Member of the Community – <i>Left meeting after Public Comments</i>
Paul Nichols	Member of the Community – <i>Left meeting after Public Comments</i>
Jeff Betton	Jordan Valley Water Conservancy District – <i>Left meeting after Public Comments</i>
Mike Markham	Member of the Community – <i>Left meeting after Public Comments</i>
Michael Branan	Member of the Community – <i>Left meeting after Public Comments</i>
Craig Miller	Member of the Community; Madison Place HOA – <i>Left meeting after Public Comments</i>
Robert Hensley	Member of the Community – <i>Left meeting after Public Comments</i>
Ian Bailey	GIS Specialist, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, 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>

**Guests (Cont.):**

Idanely Orosco	Customer Service, GHID – <i>Electronically</i>
Eva Alvarez	Customer Service, GHID - <i>Electronically</i>
Brooke Petersen	Administrative Assistant, GHID - <i>Electronically</i>
Amber Shannon	Member of the Community – <i>Electronically</i>
Brianna Randall	Member of the Community – <i>Electronically</i>
Charles Parker	Member of the Community – <i>Electronically</i>
Chris Mabey	Member of the Community – <i>Electronically</i>
Don Jex	Member of the Community – <i>Electronically</i>
Fonda Oliphant	Member of the Community – <i>Electronically</i>
Hayley Olsen	Member of the Community – <i>Electronically</i>
Josh Randall	Member of the Community – <i>Electronically</i>
Lester Snieder	Member of the Community – <i>Electronically</i>
Sean MeHew	Member of the Community – <i>Electronically</i>
Wayne Xia	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 3:01 P.M. Debra Armstrong called the meeting to order and recognized all those present.

**Approval of the  
October 19, 2021  
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from October 19, 2021, was made by Roger Nordgren. Followed a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**Conflicts of interest**

There were none.

**OUR COMMUNITY  
Tentative Budget &  
Rate Study Presentation**

Jason Helm welcomed the members of the public that were in attendance. Mr. Helm presented a brief overview of GHID.

Keith Larson, the project manager for the master plan and rate study from Bowen, Collins & Associates, presented the rate study presentation. Mr. Larson discussed the rate alternatives and reviewed the recommended hybrid option.

Mr. Helm presented information regarding the District’s major expenditure requirements which includes the Central Valley Water Reclamation Facility Rehabilitation, the 2022-23 Large Water and Wastewater Projects, and the future water system pipe replacement needs. Mr. Helm discussed the proposed 2022 water and sewer rates and explained the proposed 2022 property tax increase. Mr. Helm presented the 2022 Tentative Budget. Corey Rushton recommended a policy be put in place, in-regards-to the proposed sewer volume rate, for customers with unique circumstances, to have an appeals process available. – See the Tentative Budget and Rate Study Presentation report attached to these minutes for details.

**Public Comments**

Debra Armstrong invited public comments. Ms. Armstrong reminded the members of the public, that this Board Meeting was not a Public Hearing and comments were to last no longer than three minutes. – See the November Appendix – Public Comments attached to these minutes for details.

Ms. Armstrong encouraged the public to continue to submit public comments through the GHID website and mentioned that each comment would be responded to by a member of the staff.

Corey Rushton and Roger Nordgren discussed some of the public comments and commended the members of the public participated in the Board Meeting.

**Break**

A short break was taken at 4:30 pm after the public comments. All meeting guests left during the break. The meeting resumed at 4:35 pm.

Roger Nordgren made a motion to resume the board meeting. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Rushton – *was in lobby speaking with public*                      Nordgren – aye

**Review, Discuss & Consider Approval of 2022 Tentative Budget**

Jason Helm asked the Board to consider approval of the 2022 Tentative Budget. After a discussion regarding the 2022 Tentative Budget, 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

**Consider Date for Public Hearing on 2022 Tentative Budget, Rate & Fee Increases, & Property Tax Increase**

Mr. Helm asked the Board to consider the date for the public hearing on the 2022 Tentative Budget, Rate and Fee Increases, and Property Tax Increase for December 14<sup>th</sup>, 2021 at 6:00 p.m., following the regular scheduled December Board Meeting. Corey Rushton made a motion to approve the date as noted. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**Consider Approval of Memorandum of Understanding Between Utah Department of Workforce Services & Granger-Hunter Improvement District**

Mr. Helm presented the HEAT program available through the Utah Department of Workforce Services. Mr. Helm asked the Board to consider an approval of a Memorandum of Understanding between the Utah Department of Workforce Services and Granger-Hunter Improvement District. Roger Nordgren recommended the District track the use of the program. After a brief discussion, Debra Armstrong made a motion to approve the memorandum of understanding as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**OUR TEAM  
2021 Strategic Plan Initiatives Update**

Mr. Helm presented an update on the 2021 Strategic Plan Initiatives. – See 2021 Strategic Plan Initiatives Update attached to these minutes for details.

**Review 2022 Board Meeting Schedule Calendar**

Mr. Helm presented the 2022 Board Meeting calendar for review with tentative Board meeting dates. Mr. Helm noted the tentatively set July 19<sup>th</sup>.

**Jordan Valley Water Conservancy District Update**

Corey Rushton presented some Jordan Valley Water Conservancy District (JVWCD) updates. Mr. Rushton mentioned that the JVWCD Board approved the contract to sell one of the tanks at the Tank Farm to GHID. A discussion took place regarding water contracts.

**OUR OPERATIONS  
Fraud Risk Assessment**

Austin Ballard presented the Fraud Risk Assessment to the Board. Mr. Ballard explained that the State Auditor’s Office is requiring that all public entities conduct a Fraud Risk Assessment and present it to the Board for review annually. Mr. Ballard discussed the District’s Fraud Risk Assessment report. The District scored low on the risk level with a 335 out of 395. Corey Rushton would like an Audit Committee created and post two more meetings a year. Jason Helm noted that the proposed meetings would be added to the tentative calendar for the December Board Meeting. – See Fraud Risk Assessment attached to these minutes for details.

**Consider Approval of Contract with Zions Public Finance, Inc. for Municipal Advisory Services**

The Board recommended this item be postponed to later in the meeting.

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

Austin Ballard summarized the October Financial Report. Mr. Ballard mentioned water sales are still below revenue targets. – See October 2021 Financial Report attached to these minutes for details.

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

Mr. Ballard discussed the October check report. The October check report totaled \$3,687,420.93 coming from five categories; Jordan Valley (38%), Central Valley (29%), infrastructure (8%), taxes, payroll and benefits (8%), and other (17%).

**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.

**Consider Approval of Contract with Zions Public Finance, Inc. for Municipal Advisory Services**

Austin Ballard and Jason Helm presented the contract with Zions Public Finance, Inc. for Municipal Advisory Services.

**CLOSED SESSION**

At 5:58 P.M., Corey Rushton made a motion to enter into a closed session to discuss information provided to the public body during the procurement process. The Board members remained present during the closed session along with Jason Helm, Todd Marti, Troy Stout, Austin Ballard and Brent Rose. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong – aye                      Rushton – aye                      Nordgren – aye

At 6:27 P.M., Corey Rushton made a motion to end the closed session and enter back into an open session. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong – aye                      Rushton – aye                      Nordgren – aye

Corey Rushton made a motion to postpone the consideration of approval of contract with Zions Public Finance, Inc. for Municipal Advisory Services, to the December 14<sup>th</sup>, 2021 Board Meeting. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye

Rushton – aye

Nordgren – aye

**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 6:29 P.M.

Armstrong – aye

Rushton – aye

Nordgren – aye

Debra K. Armstrong, Chair

  
\_\_\_\_\_

Austin Ballard, Clerk

  
\_\_\_\_\_

**IN-PERSON BOARD MEETING COMMENTS:**

**Helen Jones –6485 W King Valley Rd**

Stated that she has been following Governor Cox's request for water conservation. Ms. Jones stated that the proposed property tax rate increase post card she received in the mail gave the impression that she's being penalized for conserving water as request by the Governor. She noted that tax rate GHID is already receiving is based on the County's assessment value of her home and Salt Lake County has a flawed calculation. She believes that because of the flawed calculation, GHID is already benefiting. Ms. Jones asked why the post card that was mailed home, did not include a credit for those that have been conserving water. She made a comment on behalf of the senior citizens in her community that are on a fixed income through Social Security and who won't have the budget to pay for an increase. She fears that the increase could push someone out of their home.

**Jenny Whiteford – 3915 W 3930 S**

Noted the 11% in the District's maintenance budget and asked how lean the budget is. She stated that people can wear more than one hat. Ms. Whiteford also inquired about the golf course on Parkway Blvd and the ability to keep it watered and green during the summer months while the public was asked to conserve water.

**Bert Davis – 5519 W Deer Meadow Circle**

Wanted further explanation about why the District is selling more water than is available. He does not believe that the District should allow anymore connections to the system because of the lack of ability to supply water to the customers.

**Mike Markham – 3008 W Alice Way**

Thanked the District's sewer crew. He noted that they were helpful in locating a break in his line. Mr. Markham has concerns over drought regulations. He feels he's being penalized for conserving water. He was curious about organizations that require water and sewer services from GHID who don't pay taxes. He wondered if there's a way for those organizations to pay into the system, to help support the overall good of the system. Mr. Markham runs a water system up in Samak, Utah. He inquired about becoming a member of the Summit County Tax roles so that he can tax his water users appropriately. He said that he has three water districts taxing him here in West Valley, so he'd like to be able to tax his water users up there. He would like to be able to make an appointment with someone at the District to discuss some of these items.

**Mike Branan – 4920 W Seneca Rd.**

Mentioned that he pays three different water districts on his property taxes. He feels that the public was misguided if not lied to by the Board and District staff when the 2021 Budget was presented. He said the budget did not propose a property tax increase. He noted that while there was not rate increase, the property value was assessed at 1.5 times the value, so there was a cost increase. Mr. Branan explained that those on fixed income will be penalized by the proposed tax increase.

**Bev Taylor – 4210 BLUEBIRD DR**

Explained that most of her questions were answered during the presentation. She inquired about impact fees and if it's calculated by the number of units being built. She is curious how water rationing will work if drought conditions continue.

**Lester Sneader – 3096 W Mark Ave.**

Concerned about property tax increase. He explained that with the new home values assessed by the Salt Lake County, his property taxes have gone up significantly. Mr. Sneader has been practicing water conservation but has been fined by West Valley City for cutting back live plant life in the front of his home. He explained that the majority of his water bill is summer usage to water his yard. He noted that with all of the utility increases, he would have to find extra income or sell his home in the next six months.

**Josh Randall – did not want to provide address**

Concerned about property tax increase. Mr. Randall feels that raising consumption rates is a better approach. He noted that a property tax increase discourages homeownership in Utah. He is opposed to a property tax increase.

**Charles Parker – 3706 S Market St.**

Mentioned he feels there is a conspiracy happening between the government and the working class people. He is a business owner that has taken a significant pay cut in the last year. He mentioned that the 10 top paid employees of the District are making \$150,000-\$300,000 per year. He said it's also other government agencies that are well paid.

**Paul Nichols – 5329 W 4100 S**

Noted that if the District is short of water, it shouldn't be issuing building permits.

**Vicky Myer – 3587 S 6505 W**

Mentioned the 2022 Tentative Budget represented single family units. Ms. Myer is concerned about how that is measured. She has homes in her neighborhood that houses 2-3 families. She would like the water rates to reflect how many families are living in a home.

**ONLINE COMMENTS:**

**Wayne Xia - 6535 Canyon Crest Drive**

My 4plex properties are each billed 4 individual base rates yet with only one water meter. Why not providing 4 water meters for each building?

**C Edward Rhoads - 6468 Cottontail Drive**

Why what's wrong with the way they are?

**Stephanie Mulford - 6572 west 2920 south**

Water is such a sacred resource in the west that we should be paying much more for it. Right now the amount we pay for this precious resource is not proportional to its value. We need to pay an amount that is equal to its worth so that people are less likely to waste it. Utah had some of the lowest rates for water in the west. It's time we pay more for the privilege of using it.

**Helen Jones - 6485 W King Valley Rd**

I tried 3 times to attach my comment but the technology wouldn't accept the file. I will be attending the Nov. 16, 2021 meeting at 3 p.m. to give my response to the tax increase proposed by Granger-Hunter Improvement District. I can support my "you don't need the increase" position.

**Dominique Storni - 4152 Falcon St, WVC, UT 84120**



Raising property taxes is easy ... and lazy ... and punishes those of us on a fixed income. If you'd raise costs to tier 3 and 4 users, those putting the biggest strain on the system, pay the largest amount. Simply raising property taxes discourages change, and benefits those who don't care.

**Amanda Rodriguez - 4207 S John Robert Circle**

I'm sure improvements are necessary but my concern is an increase to our already extremely high property tax. We make less than \$60,000 a year and our property tax just increased to \$4,400. \$367/mo is already extremely difficult to budget and we've considered leaving west valley because of it. If increases are necessary than the city of West Valley needs to find a way to decrease taxes somewhere else.

**Jeff Stephenson – 3528 S. Birch View Ct.**

We are 12 residential units but get charged commercial rates and our water bill is \$90 per unit per month for not that much water. This isn't right.

**Brandon Rufener - 3305 W 4630 S**

A rate hike at this point, for issues that relate to the continued irresponsible urban planning on the part of the County is unfair to those residents currently residing in the area serviced by Granger Hunter. Those of us that are currently serviced by existing infrastructure should not have to foot the bill to expand infrastructure to other areas where developers are seeking to build.

**PAUL HARKER THOMAS - 6141 W Country Apple Ct**

I realize that we need to maintain and upgrade our aging infrastructure, maintain water quality and keep up with new growth and demand. However, I and many other residents are on fixed incomes. You are proposing to raise property tax rates nearly 50% just this year. Once these rates go up they seldom if ever go down. If all the "service providers" had a similar increase I would not be able to stay in my home for the taxes I owe. Inflation is now rampant and increasing yet my fixed income is not. Please consider a less onerous increase for this year.

**PAUL THOMAS - 6141 W Country Apple Ct**

I was wondering how many complaints GHID receives about the bad taste created by iron and manganese in our water? Do we really need at this time to build facilities to remove these elements when their levels are only slightly elevated? Could this be a future plan if the levels truly reach intolerable levels or if the complaints are more than just a few? Individuals can purchase home filtering systems if their particular tastes warrant it. It seems unnecessary at this time to spend funding created by a nearly 50% property tax increase on matters of taste when those I talked with have no problems with the current water quality. Thanks for the opportunity to input.

**Paula Vincent – No Address Provided**

I was wondering, since I am only paying for the water part of my bill as my sewer is paid to another entity, do I get a discounted rate? I am certain my sewer provider will raise their rates this year too and I feel that is double charging customers like me. My property is actually located in the city of Taylorsville and only an extremely small slice of property in my neighborhood is served by Granger-Hunter. The rest of my neighborhood is served by Taylorsville-Bennion.

**Lynn Olsen - 5291 Peggy Lane, West Valley City 84120**

Hello, I've volunteered at a food pantry for years and currently manage it which is located in Murray. You could say it's an (eye opener) too see all the people in need for food assistance from all different back-

grounds in the Salt Lake Valley. We have helped an (enormous amount of families) over the years. Money for bills, food, health issues, housing and everyday life can be and (is a burden for many of the elderly), who get hit hard with new taxes across the board as well as younger families. I would like to ask that your decision for rate hikes for our water and delivery systems be kept at a very minimal amount now and in the future. Your decisions do impact the public so much so that people will wait in line whether it's 100 degrees or 15 degrees outside to receive food assistance to help them financially. Thousands are counting on you to give your best effort with your decisions to make life a bit easier for the those in the Granger-Hunter Improvement District. Thank you.

**Bruce Huber - 3755 S Hawkeye St**

The Federal Infrastructure 2021 Bill includes "billions for water systems'. Of which "\$219 million is for water quality infrastructure in the West." It seems prudent to wait and see how much money Granger Hunter will receive for the required projects before just raising rates on everyone.

**Carbon Lundgren - 5476 Janette Ave**

Why do you think you need to raise rates when you already will get a windfall of 21% just because the house values went up? Where is that taken into account? This sounds like a double tax.

**Jon S Campbell - 3407 Stanton Dr**

I want to thank you for the wonderful services provided by your organization. We are also very thankful for the RV dump station provided near your offices. A recent rumor circulating, is that there are plans to discontinue this RV dump. Hopefully it is just a rumor, and if not, please reconsider as this is a very much appreciated and needed service. Thank you for your consideration. Jon and Marsha Campbell

**Mike King - 5025 W. Royal Ann Dr.**

Can president Biden's infrastructure bill that recently passed be allotted to West Valley to fund some of the project costs?

**Glen Winkworth - 5234 W 3500 S**

Our property taxes are already higher than other cities, most of which is for schools. It's so unfair to keep raising the property taxes on retired people on fixed incomes. Please raise other rates and don't jeopardize our homes!

**Beverly Banks wife of deceased Dennis L Banks - 4216 S Alice Way**

Will your increases to my property tax make my property taxes increase next year? I am a widow on a fixed income & concerned with how your actions will affect me financially. Do you plan to increase my water bill as well?

**Amber Shannon - 2796 W 2935 S**

Tell me more about the 3% annual rate increase from 2029. Is there some kind of cap or is that a of perpetual rate increase we are to expect? And in the meeting today you said that the increase in value in our housing market doesn't affect the tax revenue you get. How is that? We pay taxes based on the market value of our house.

**Shelley Schrader - 6508 W. Cottontail Dr**

Can you split the property tax increase between 2022 and 2023 since it is unlikely all of improvements will be completed in one year anyway? The card I received from GHID indicated this would raise my property taxes about \$41 in 2022, and I am sure GHID will not be the only increase to my 2022 tax rate. While I agree in assisting with money for improvements my property taxes have already risen over \$1,115 since 2016 alone and all of these increases from entities are making already stretched finances much more difficult. Please consider ways to lessen the financial burden on tax payers!

**Legacy Center, LLC- Chris Mabey - 4022 S 5600 W**

Will the sewer and water rates be dropping with the increase in tax? This district seems to be higher than all others with fees and rates.

**Kyle Shannon - 2796 W 2935 S, WVC, UT 84119**

Given the radical increase in property values and the growing population of West Valley, why is the increase in taxes paid not already enough? Why do we need a rate increase as well? Can we see books opened before we have a rate increase?

**Sean MeHew - 3894 W 3240 S**

Is GHID going to participate in the federal H.E.A.T. program?

**Lester Snieder - 3096 Mark Ave**

I say no to the tax increase because I am already maxed out. So I live in West Valley for 5 years now and every year I called in complaining my water is brown I was forced to install a \$4000.00 water filtration system.

**Anastasia Mazzaferro - 3760 S 3200 W, West Valley City, UT 84119**

Infrastructure upgrades are absolutely essential and important. However, the proposed property tax increase in the initial notice in order to pay for these upgrades over the next several years was shockingly steep. This may make it so people can no longer afford to live in their homes - a real threat when rental prices in the SLC area have increased nearly 30% over the last 12 months and were higher than most mortgages before this increase. Is potential revenue from the federal infrastructure bill that was just passed being looked at to reduce impact to residents? If it is being looked at, how much of a reduction to residents would you expect? There is a lump sum in the budget for the expected costs of continued upgrades, but exactly how is that being spent? Who has the contract, how long is the contract for, is there even a contract? And with that, would there be opportunity to send it out to bid? If you are doing the repairs yourself, exactly how much are you expecting to spend on labor, materials, and could these be gotten from more cost-effective sources?

**Paul Curtis - 6088 W Autumn Vistas Dr**

I am not interested in spending more money to remove iron and Magnesium in the water. I am interested in simplified audit with current income and required expenditures to maintain status quo and what are the actual costs of required improvements. Thank you--Paul