

**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 14, 2023, 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
Ricky Necaise	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:**

Wayne Watts	Community Member & Future Trustee
Adam Spackman	System Administrator, GHID - <i>Electronically</i>
Ian Bailey	GIS, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Guy Webb	Community Member
Mike Markham	Community Member
Victoria Sharp	Community Member

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 6:00 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 6:04 P.M., Corey Rushton made a motion to open the Public Hearing. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**Staff Presentation**

Jason Helm presented an overview of the 2024 Budget which includes eight budget considerations: fund the future, workforce evolution, modern utility, support community, environmental stewardship, financial strength, focus on patrons, and best practices. Mr. Helm also discussed the 10-year financial projection and the budget summary. Mr. Helm noted the District’s proposed 2024 rate and property tax increases. – See the 2024 Budget Presentation report attached to these minutes for details.

**Questions by the Trustees**

Corey Rushton mentioned the hold that’s in place on three positions for 2024 and if there is a reduction in service and what the positions are. Jason Helm explained the three positions. An Instrumentation Technician which is currently being supplemented by a consultant and current staff who are taking on additional responsibilities. Entry level Water Systems and Wastewater Systems positions are the other two positions that are on hold. Mr. Helm explained that overall, these holds wouldn’t reflect an overall reduction in service to the public.

Mr. Rushton discussed the tiered rate structure and asked how the District’s budget would be impacted if no one were in the tier four category and the District’s dependency on tier four water users to meet the budget needs. Austin Ballard explained the about 4% of the District’s current users are in the tier four category which doesn’t substantially impact the overall revenue and the majority of users fall into the tier one and tier two categories.

Roger Nordgren asked staff to explain some of the different ways that costs were reduced for the 2024 budget. Jason Helm explained the process and schedule that takes place in order to create the budget and address the District needs for the following year. Austin Balled discussed the process of completing a cost/benefit analysis in different areas to assist with the overall budget process. Mr. Nordgren commended the District staff for the efforts that were made to reduce costs and create a sustainable 2024 budget.

**Invitation for Public Comments**

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.

Austin Ballard explained that he had received three phone calls prior to the Public Hearing regarding the 2024 budget and would share those comments at the appropriate time in the meeting.

Mike Markham – 3008 W Alice Way, West Valley City, UT

Mr. Markham commented that he supports the tier four category and that he believes the biggest users of this category are tax exempt and don't contribute to the property tax revenue so the tier four category is able to collect some of that revenue from those users.

Guy Webb – 1825 West 3350 South, West Valley City, UT

Mr. Webb explained his understanding of the cost of infrastructure updates like new pipes as long as the replacement is decent. Mr. Webb asked what the water tanks are, what they will do and how will they be taken care of.

Victoria Sharp – 3212 West 3800 South, West Valley City

Ms. Sharp discussed the Governor's directive on water conservation. Ms. Sharp explained that she followed the directive and was given a citation by the city for a yellow lawn. Ms. Sharp noted the water needs in order to keep grass green in Utah which is a desert climate. Ms. Sharp would like to see the promotion of desert climate landscape by local agencies.

Austin Ballard noted that he received three phone calls prior to the Public Hearing:

Mr. Sorensen voiced his reluctance to have a tax increase for various reasons and didn't support the increase.

Kirk Bagley inquired about the reasons that property taxes would be increased. Once Mr. Ballard explained the increases, Mr. Bagley was supportive of the changes.

Barry Farrer would like to see the District's rate design change to reflect a deeper discount for those who conserve water.

Jason Helm noted that the District did not received any online comments from the public regarding the Public Hearing.

**Motion to Close Public  
Comment Session**

At 6:58 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

**Staff Response &  
Summary**

Corey Rushton thanked the public that attended and the comments that were received. Mr. Rushton recognized the challenges with water conservation directives and city codes. Mr. Rushton explained the programs that Jordan Valley Water Conservancy District has available for model landscapes and climate appropriate plant use and the District's involvement in some of those programs.

Mr. Rushton noted the use of the tank farm explaining water storage and how it keeps rates low and reduces a dependency on other water systems during peak times.

Jason Helm noted some of the challenges with updating city codes to reflect conservation directives and discussed the tank farm uses to meet fire code with water availability.

**Motion to Close Public Hearing**

At 7:10 P.M., Corey Rushton made a motion to close the Public Hearing. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**FINANCIAL MATTERS**

**Consider Approval of Resolution 11-14-23.1 Adopting the District’s Financial Plan, Budget & Other Fees for Calendar Year Ending December 31, 2024**

Austin Ballard asked the Board to consider approval of Resolution 11-14-23.1 adopting District’s Financial Plan, Budget and Other Fees for the Calendar Year Ending December 31, 2024. Roger Nordgren made a motion to approve the resolution as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**Consider Approval of Resolution Adopting Final Tax Rates and Budgets Report 800C**

Mr. Ballard asked the Board to consider approval of Resolution adopting final tax rates and budgets report 800C. Corey Rushton made a motion to approve the resolution as noted. Following a second from Debra Armstrong, the motion passed as follows:


Armstrong – aye                      Rushton – aye                      Nordgren – aye

**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 7:14 P.M.

Armstrong – aye                      Rushton – aye                      Nordgren – aye

Debra K. Armstrong, Chair

  
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Austin Ballard, Clerk

  
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