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 17, 2025, 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
Roger Nordgren	Trustee
Wayne Watts	Trustee

Staff Members Present:

Jason Helm	General Manager/Treasurer
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 - *Excused*
Ricky Necaise	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC - *Excused*

Guests:

Adam Spackman	System Administrator, GHID – *Electronically*
Steven Hansen	Utah Local Government Trust – *Left after presentation*
Ryan Hatch	Utah Local Government Trust – *Left after presentation*
Jason Watterson	Utah Local Government Trust - *Left after presentation*

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. Debra Armstrong called the meeting to order and recognized all those present.

Public Comments

There were none.

Approval of the June 17, 2025, Board Meeting Minutes

A motion to approve the Board Meeting Minutes from June 17, 2025, was made by Wayne Watts. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Conflicts of interest

There were none.

OUR COMMUNITY

OUR TEAM

OUR OPERATIONS

Consider Approval of RESOLUTION 6-17-25 ADOPTING CERTIFIED PROPERTY TAX RATE FOR TAX YEAR 2025

Austin Ballard asked the Board to consider approval of RESOLUTION 6-17-25 ADOPTING CERTIFIED PROPERTY TAX RATE FOR TAX YEAR 2025. Roger Nordgren made a motion to approve the resolution as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Review & Discuss Financial Report for May 2025

Austin Ballard summarized the May 2025 Financial Reports. - See May 2025 Financial Report attached to these minutes for details.

Review & Discuss Paid Invoice Report for May 2025

Mr. Ballard discussed the May check report. The May check report totaled $4,599,595.11 coming from five categories: infrastructure (41%), Central Valley Water (27%), payroll taxes and employee benefits (14%), Jordan Valley Water (11%), and other (7%). – See May 2025 Paid Invoice Report attached to these minutes for details.

Consider Approval of the District's Property & Casualty and Workers' Compensation Insurance Coverage Through Utah Local Governments Trust

Troy Stout asked the Board to consider approval of the District's Property & Casualty and Workers' Compensation Insurance coverage through the Utah Local Governments Trust in the amount of $364,344.00. Wayne Watts made a motion to approve the coverage as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Administrative Services Update

Michelle Ketchum presented the Administrative Services Update. Ms. Ketchum discussed the progress of the new Xpress Bill Pay system. – See Administrative Services Update attached to these minutes for details.

Consider Approval of Member Agency Water Conservation Funding Agreement

Ms. Ketchum asked the Board to consider approval of Member Agency Water Conservation Funding Agreement. Roger Nordgren made a motion to approve the contract as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Water Maintenance Update

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

Wastewater Maintenance & Fleet Update

Ricky Necaise presented the wastewater maintenance and fleet report. – See the Wastewater Maintenance and Fleet Update report attached to these minutes for details.

Operations Update

Justin Gallegos presented the Operations report. – See Operations Update attached to these minutes for details.

Water Supply Report

Mr. Gallegos presented the May water supply and sewer reports. – See Operations Update attached to these minutes for details.

Consider Approval of Contract Amendment with Timmons Group for Phase II of the 25C: Utility Network GIS Implementation Project

Mr. Gallegos asked the Board to consider approval of a contract amendment with Timmons Group for Phase II of the 25C: Utility Network GIS Implementation Project for $180,285.00. Roger Nordgren made a motion to approve the contract amendment as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Capital Projects Update

Victor Narteh presented the Capital Projects update. – See Capital Projects Update attached to these minutes for details.

Consider Approval of Construction Contract with Beck Construction & Excavation, Inc. for 25S: Large Meter Replacement Project

Mr. Narteh asked the Board to consider approval of a Construction Contract with Beck Construction & Excavation, Inc. for the 25S: Large Meter Replacement Project in the amount of $336,000.00. Wayne Watts made a motion to approve the contract as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Engineering Department Update

Mr. Narteh presented the Engineering Department update. – See Engineering Department Update attached to these minutes for details.

CLOSED SESSION

A closed session was not needed for this meeting.

PROPERTY PURCHASE
Consider Purchase of 0.292-acre Parcel from UDOT at 2850 South 5990 West

Todd Marti asked the Board to consider purchase of a 0.292-acre parcel from UDOT at 2850 South 5990 West for $216,000.00 and authorize the General Manager to revise and execute the Real Estate Purchase Contract, subject to legal counsel review and approval. Roger Nordgren made a motion to approve the purchase as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

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

Austin Ballard noted that there are seven candidates for the two open Trustee seats which will require an election on November 4th and mentioned that September 2nd is the final day for write-in candidates.

ADJOURNED

Inasmuch as all agenda items have been satisfied, Wayne Watts made a motion to adjourn the meeting. Following a second from Roger Nordgren, the motion passed as follows and the meeting adjourned at 4:14 P.M.

Armstrong – aye Nordgren – aye Watts – aye

Debra K. Armstrong, Chair

Debra K. Armstrong

Austin Ballard, Clerk