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, October 15, 2024, 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
Ricky Necaise	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology - *Excused*
Austin Ballard	Controller/Clerk
Dakota Cambruzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC - *Excused*

Guests:

Andrew Ovard	Operations Division Manager, GHID
Stockton Denos	AE2S
Adam Spackman	System Administrator, GHID – *Electronically*
Ian Bailey	GIS, GHID – *Electronically*
Michael Wear	Fleet Division Supervisor, GHID – *Electronically*
Darcy Brantly	Accountant, GHID – *Electronically*

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.

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CALL TO ORDER

At 3:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.

Approval of the September 24, 2024, Board Meeting Minutes

A motion to approve the Board Meeting Minutes from September 24, 2024, 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

Review, Discuss and Consider Adoption of 2025 Tentative Budget

Consider Date for Public Hearing Regarding Rate & Fee Increase & 2025 Budget

Jason Helm presented the 2025 Tentative Budget. Mr. Helm discussed eight Strategic Objectives: Fund the Future, Workforce Evolution, Modern Utility, Support the Community, Promote Environmental Stewardship, Build Financial Strength, Focus on Our Patrons, and Utilize Best Practices. Mr. Helm discussed some of the budget considerations for 2025 and presented the proposed 2025 rate increase. A brief discussion took place regarding the District's current water loss numbers. – See 2025 Budget Presentation and 2024 Tentative Budget attached to these minutes for details.

Mr. Helm asked the Board to consider adoption of the 2025 Tentative Budget and consider date for Public Hearing regarding rate and fee increase and 2025 Budget. Roger Nordgren made a motion to approve the 2025 Tentative Budget as noted and set the Public Hearing date for November 12, 2025, at 6:00 pm. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Public Comments

Mr. Helm shared an online public comment that the District received

Joan Tadd
4930 W Hellas Dr.
West Valley City

- See Board Meeting Public Comment Form attached to these minutes for details.

Jordan Valley Water Conservancy District Update

Mr. Helm presented the Jordan Valley Water Conservancy District (JVWCD) update. Mr. Helm mentioned a federal ruling regarding ordering EPA to take further regulatory action regarding addition of fluoridation in drinking water. – See JVWCD update attached to these minutes for details.

Central Valley Water Reclamation Facility Update

Mr. Helm presented the Central Valley Water Reclamation Facility (CVWRF) update. – See CVWRF update attached to these minutes for details.

OUR TEAM

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OUR OPERATIONS

Discuss Fraud Risk Assessment

Austin Ballard presented the Fraud Risk Assessment. Mr. Ballard noted that the District scored a total of 375 out of 395 points available. – See Fraud Risk Assessment attached to these minutes for details.

Discuss & Approve 2024 Audit Engagement with K&C

Mr. Ballard asked the Board to consider approval of 2024 Audit Engagement with Keddington & Christensen. Wayne Watts made a motion to approve the audit engagement as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Discuss Additional Items During October 1st Meeting as Needed

Mr. Ballard presented the October 1, 2024, Audit Committee meeting minutes. – See October 1st Audit Committee Meeting Minutes attached to these minutes for details.

Review & Discuss Financial Report for September 2024

Austin Ballard summarized the September 2024 Financial Report. Mr. Ballard noted that revenues are on track and most of the expenditures are under budget. - See September 2024 Financial Report attached to these minutes for details.

Review & Discuss Paid Invoice Report for September 2024

Mr. Ballard discussed the September check report. The September check report totaled $6,300,446.23 coming from five categories: infrastructure (44%), Jordan Valley Water (28%), Central Valley (14%), payroll taxes and employee benefits (4%), and other (10%). – See September 2024 Paid Invoice Report attached to these minutes for details.

Administrative Services Update

Michelle Ketchum presented the Administrative Services Update. – See Administrative Services Update attached to these minutes for details.

Consider Approval for Purchase of 3/4" iperl Meters from MountainLand Supply

Ms. Ketchum as the Board to consider approval for the purchase of ¾" iperl meters in the amount of $79,909.44. Wayne Watts made a motion to approve the purchase as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Water Maintenance Update

Dustin Martindale presented the water maintenance update. Mr. Martindale noted that the water main breaks are trending down currently. Mr. Martindale discussed the current valve maintenance plan that will be launched in January 2025. – 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.

Water Supply Report

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

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Capital Projects Update

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

Consider Approval of Change Order to Viking Industrial Painting, LLC for 23D: Acord Reservoir Repairs & Recoating Project

Mr. Marti asked the Board to consider approval of a change order to Viking Industrial Painting, LLC in the amount of $138,000.00 for the 23D: Acord Reservoir Repairs & Recoating Project. Roger Nordgren made a motion to approve the change order as noted. Following a second from Wayne Watts, 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

At 5:13 P.M., Roger Nordgren 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 Wayne Watts, the motion passed as follows;

Armstrong – aye Nordgren – aye Watts – aye

All Trustees; Jason Helm, General Manager; Todd Marti, Assistant General Manager/District Engineer; Troy Stout, Assistant General Manager/Chief Operating Officer and Dakota Cambruzzi, Human Resource Manager were present during the closed session.

At 5: 52 P.M., Wayne Watts 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 Nordgren – aye Watts – aye

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 Wayne Watts, the motion passed as follows and the meeting adjourned at 5:54 P.M.

Armstrong – aye Nordgren – aye Watts – aye

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Debra K. Armstrong, Chair

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Austin Ballard, Clerk

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