

## **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, March 18, 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
Shawn Ellis	Water Maintenance Division Manager, GHID
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 - <i>Excused</i>

**Guests:**

Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Jeremy Gregory	Staff Engineer, GHID – <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Drew Ovard	IT Division Manager, GHID – <i>Electronically</i>
Aaron Perry	Division Supervisor, GHID - <i>Electronically</i>
Idanely Avalos	Community Member - <i>Electronically</i>
Ian Bailey	GIS, GHID
Steve Hansen	Sunrise Engineering – Left meeting at 4:37 pm

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**

#### **Approval of the February 18, 2025, Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from February 18, 2025, was made by Roger Nordgren. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

### **Conflicts of interest**

There were none.

## **OUR COMMUNITY**

### **Jordan Valley Water Conservancy District Update**

Jason Helm presented the Jordan Valley Water Conservancy District update. – See Jordan Valley Water Conservancy District Update attached to these minutes for details.

### **Central Valley Water Reclamation Facility Update**

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

### **Legislative Update**

Mr. Helm discussed the Legislative update. Mr. Helm noted HB81: Fluoride Amendments has passed both the House and the Senate and is awaiting the Governor's signature. – See Legislative Update attached to these minutes for details.

## **OUR TEAM**

### **OUR OPERATIONS**

#### **Consider Approval of Interlocal Cooperation Agreement with Salt Lake County Clerk Elections Divisions for Election Services**

Austin Ballard asked the Board to consider approval of Interlocal Cooperation Agreement with Salt Lake County Clerk Elections Divisions for election services good faith estimate of \$89,800.00. Following a brief discussion regarding a non-refundable \$20,000.00 fee assessed by the County Clerk's office, Wayne Watts made a motion to approve the agreement as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

### **Review & Discuss Financial Report for February 2025**

Austin Ballard summarized the February 2025 Financial Report. – See February 2025 Financial Report attached to these minutes for details.

### **Review & Discuss Paid Invoice Report for February 2025**

Mr. Ballard discussed the February check report. The February check report totaled \$6,748,102.55 coming from five categories: Central Valley Water (61%), infrastructure (16%), Jordan Valley Water (9%), payroll taxes and employee benefits (8%), and other (6%). – See February 2025 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.

**Water Maintenance  
Update**

Dustin Martindale presented the water maintenance update. A discussion took place regarding the potential elimination of fluoride and potential cost savings to customers. – See Water Maintenance Update report attached to these minutes for details.

**Consider Approval for  
Award of Contract with  
Miller Paving Inc. to  
Repair Roadway  
Damages Caused by  
Water Main Breaks  
Located at  
2805 W 4100 S &  
1980 W 4100 S**

Mr. Martindale asked the Board to consider approval for the Award of a Contract with Miller Paving, Inc. to repair roadway damages caused by water main breaks located at 2805 W 4100 S and 1980 W 4100 S in the amount of \$62,488.90. 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

**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.

**Consider Adoption of  
the Municipal  
Wastewater Planning  
Program (MWPP)  
Report for Year Ending  
2024 Submitted to State  
of Utah Department of  
Environmental Quality**

Mr. Necaise asked the Board to consider adoption of the Municipal Wastewater Planning Program (MWPP) Report for the year ending 2024 that will be submitted to the State of Utah Department of Environmental Quality. Roger Nordgren made a motion to adopt the MWPP as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Operations Update**

**Consider Approval of  
Contract Amendment to  
JWC Environmental,  
Inc. for Purchase of  
Three Wastewater  
Channel Grinders for  
25R: Wastewater  
Channel Grinders  
Project**

Justin Gallegos asked the Board to consider approval of a contract amendment to JWC Environmental, Inc. for the purchase of three wastewater channel grinders for the 25R: Wastewater Channel Grinders Project in the amount of \$138,314.84. Wayne Watts made a motion to approve the contract amendment as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Consider Approval of Sole-Source Purchase for Replacement Pump for 25N: Armstrong WWPS Pump #2 Replacement Project from Davidson Sales and Engineering**

**Consider Approval of Initial Contract to Allow Timmons Group to Start Phase One of Utility Network GIS Implementation**

**Water Supply Report**

**Capital Projects Update**

**Consider Approval of Design Contract with Sunrise Engineers, LLC for 25D: Zone 1 Reservoir**

**Consider Approval of Design Contract with Consor North America Inc. (Consor) for 25G: 4100 S Waterline Replacement Project**

**Consider Approval of Design Contract with Advanced Engineering & Environmental Services, LLC (AE2S) for 25L: 3600 W Waterline Replacement Project**

Mr. Gallegos asked the Board to consider approval of a sole-source purchase for a replacement pump for the 25N: Armstrong WWPS Pump #2 Replacement project from Davidson Sales and Engineering in the amount of \$68,482.00. 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

Mr. Gallegos asked the Board to consider approval of the initial contract to allow Timmons Group to start Phase one of the Utility Network GIS Implementation in the amount of \$18,205.00. 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

Mr. Gallegos presented the March water and sewer reports. – See March Water Supply and March Sewer Supply Reports attached to these minutes for details.

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

Mr. Narteh asked the Board to consider approval of a Design Contract with Sunrise Engineers, LLC for the 25D: Zone 1 Reservoir in the amount of \$335,000.00. Following a brief discussion regarding the storage tank design process, 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

Mr. Narteh asked the Board to consider approval of a Design Contract with Consor North America Inc. (Consor) for the 25G: 4100 S Waterline Replacement Project in the amount of \$94,803.00. 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

Mr. Narteh asked the Board to consider approval of a Design Contract with Advanced Engineering and Environmental Services, LLC (AE2S) for the 25L: 3600 W Waterline Replacement Project in the amount of \$79,241.00. 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

**Consider Approval of Design Contract with Franson Civil Engineers for 25J: 5400 West Waterline Replacement Project**

Mr. Narteh asked the Board to consider approval of a Design Contract with Franson Civil Engineers for the 25J: 5400 West Waterline Replacement Project in the amount of \$88,000.00. 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

**Consider Approval of Amendment to 21F: SCADA Modernization Project with Advanced Process Control & Optimization, Inc. (APCO) for Anderson WTP Project**

Todd Marti asked the Board to consider approval of a contract with Advanced Process Control & Optimization, Inc. (APCO) for the 23I: Anderson WTP Project in the amount \$357,912.00. Wayne Watts made a motion to approve the amendment as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Consider Approval of Construction Contract with Vortex Infrastructure Services, LLC for 25E: Sewer Rehabilitation Project**

Victor Narteh asked the Board to consider approval of a Construction Contract with Vortex Infrastructure Services, LLC for the 25E: Sewer Rehabilitation Project in the amount of \$897,663.00. 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

**Consider Approval of Construction Contract with PNL Construction, Inc. for 25F: Fire Hydrant Replacement Project**

Mr. Narteh asked the Board to consider approval of a Construction Contract with PNL Construction, Inc. for the 25F: Fire Hydrant Replacement Project in the amount of \$597,940.00. Following a brief discussion regarding the fire hydrant replacement program, 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

**Consider Approval of Development, Service and Cost-Sharing Agreement with Edge Homes for 25T: Redwood Road/1950 West Sewer Project**

Todd Marti asked the Board to consider approval of a Development, Service and Cost-sharing Agreement with Edge Homes for the 25T: Redwood Road/1950 West Sewer Project up to the amount of \$2,447,266.51. Wayne Watts made a motion to approve the agreement as noted and authorize the General Manager to revise and execute the agreement, subject to legal counsel final review and approval. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Consider Approval of  
Amendment for  
Construction  
Management Services  
for Bowen, Collins &  
Associates for 25T:  
Redwood Road/1950  
West Sewer Project**

Mr. Marti asked the Board to consider approval of an Amendment for Construction Management Services for Bowen, Collins & Associates for the 25T: Redwood Road/1950 West Sewer Project in the amount of \$97,600.00. Roger Nordgren made a motion to approve the amendment as noted. Following a second from Wayne Watts, the motion passed as follows:

## Consider Approval of the 25U: West Valley City Cost Share Projects

Mr. Marti asked the Board to consider approval of the 25U: West Valley City Cost Share Projects in the amount of \$421,718.00. Roger Nordgren made a motion to approve the projects as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye      Nordgren – aye      Watts – aye

## Consider Approval of Construction Contract with Marcor, LLC for 23V: Decker Main WWPS Emergency Repairs Project

Victor Narteh asked the Board to consider approval of a Construction Contract with Marcor, LLC for the 23V: Decker Main WWPS Emergency Repairs Project in the amount of \$57,415.00. 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

# Engineering Department Update

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

## Property Surplus

**Consider Approval to  
Declare Surplus &  
Approve Sale of 0.137  
Acres of Well No. 15  
Property at 2359 S.  
Decker Lake Drive to  
Hale Center Theater  
(dba Play Stuff Storage,  
LLC)**

Mr. Marti asked the Board to consider approval to declare surplus and approve sale of 0.137 acres of the Well No. 15 property at 2359 S. Decker Lake Drive to Hale Center Theater (dba Play Stuff Storage, LLC) in the amount of \$45,196.91. Wayne Watts made a motion to approve the surplus as noted. Following a second from Roger Nordgren, the motion passed as follows:

**CLOSED SESSION**

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

Todd Marti mentioned the 75<sup>th</sup> anniversary book draft that he has sent out for the Board to look over. Debra Armstrong commended the staff for putting together the 75<sup>th</sup> anniversary employee kick-off.

Austin Ballard noted the upcoming District election June 2-9, 2025.

**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 5:44 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair

Austin Ballard, Clerk