

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, July 15, 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
Ricky Necaie	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

Guests:

Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Monica Hoyt	Carollo Engineers
Tommy Morris	West Valley City resident

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

Tommy Morris – 3418 Crestfield Dr., West Valley City, UT
Mr. Morris inquired about the District’s ability to procure enough water to supply all the customers. Mr. Morris also inquired about the infrastructure to support the District’s growth. Jason Helm addressed the questions asked and offered to have a phone conversation to address any other questions.

Approval of the June 17, 2025, Strategic Planning Meeting & Board Meeting Minutes & the July 2, 2025 Emergency Board Meeting Minutes

A motion to approve the Strategic Planning and Board Meeting Minutes from June 17, 2025, and the July 2, 2025, Emergency Board Meeting Minutes 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 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.

OUR TEAM Review 2025 Board Meeting Calendar

Jason Helm reviewed the 2025 Board Meeting calendar with the Board. In order to do any rate increases, a 30 day public notice is required prior to the Public Hearing that is scheduled on November 18, 2025. The October Board Meeting was changed from October 21 to October 14, 2025.

OUR OPERATIONS Review & Discuss Financial Report for June 2025

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

Review & Discuss Paid Invoice Report for June 2025

Mr. Ballard discussed the June check report. The June check report totaled \$4,722,211.63 coming from five categories: Central Valley Water (28%), infrastructure (26%), Jordan Valley Water (24%), payroll taxes and employee benefits (9%), and other (13%). – See June 2025 Paid Invoice Report attached to these minutes for details.

Risk & Resilience Assessment – EPA Submission Update

Troy Stout presented and discussed the risk and resilience assessment – EPA submission update. Some discussion took place regarding the necessary prep for the 2034 Winter Olympics – See Risk and Resilience Assessment – EPA Submission Update attached to these minutes for details.

Groundwater Quality & Treatment Update	Todd Marti presented the groundwater quality and treatment update. – See Groundwater Quality and Treatment Update attached to these minutes for details.
Administrative Services Update	Michelle Ketchum presented the Administrative Services Update. Ms. Ketchum discussed the different types of payment methods that customers use. – See Administrative Services Update attached to these minutes for details.
Water Maintenance Update	Dustin Martindale presented the water maintenance update. Mr. Martindale discussed the 2025 leak detection program highlights. – 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.
Consider Approval for Purchase of One Set (4 Units) of Vehicle Mobile Column Lifts from Stertil Kohni Lift, Procured Through Rocky Mountain Lifts	Mr. Necaise asked the Board to consider approval for the purchase of one set (4 units) of vehicle mobile column lifts from Stertil Kohni Lift, procured through Rocky Mountain Lifts, in the amount of \$58,784.98. 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
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.
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 Pipeline Video Inspection, LLC dba AIMS Companies for 25W: Manhole Rehabilitation Project	Mr. Narteh asked the Board to consider approval of a Construction Contract with Pipeline Video Inspection, LLC dba AIMS Companies for the 25W: Manhole Rehabilitation Project in the amount of \$203,022.00. 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

At 4:55 P.M., Wayne Watts made a motion to enter into a closed session to discuss pending or reasonably imminent litigation. Following a second from Roger Nordgren, 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; Michelle Ketchum, Director of Administration; Ricky Necaise, Director of Wastewater; Victor Narteh, Director of Engineering; Justin Gallegos, Director of Information Technology; Austin Ballard, Controller/Clerk; Kristy Johnson, Executive Assistant, and Brent Rose, District legal counsel were present during the strategy session to discuss pending or reasonably imminent litigation closed session.

At 5:39 P.M., Roger Nordgren made a motion to end the closed session and enter back into an open session. Following a second from Wayne Watts, the motion passed as follows;

Armstrong – aye

Nordgren – aye

Watts – aye

There were none.

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

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 5:41 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk

