

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, September 23, 2025, at 3:21 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
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC

Guests:

Monica Hoyt	Carollo Engineers
Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Darcy Brantly	Accountant - <i>Electronically</i>

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 3:21 P.M. Debra Armstrong called the meeting to order and recognized all those present.

Public Comments

There were none.

**Approval of the
August 19, 2025, Board
Meeting Minutes**

A motion to approve the August 19, 2025, Board Meeting Minutes 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.

**Emergency Response
Program Update**

Mr. Stout presented the District Emergency Response Plan updates. – See Emergency Response Plan Updates attached to these minutes for details.

OUR TEAM

**OUR OPERATIONS
Review & Discuss
Financial Report for
August 2025**

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

**Review & Discuss Paid
Invoice Report for
August 2025**

Mr. Ballard discussed the August check report. The August check report totaled \$7,480,110.00 coming from five categories: infrastructure (39%), Jordan Valley Water (28%), Central Valley Water (20%), payroll taxes and employee benefits (6%), and other (7%). – See August 2025 Paid Invoice Report attached to these minutes for details.

**Review & Solicit
Feedback on 2026
Budget Parameters
Document**

Mr. Ballard discussed the 2026 Budget Parameters Document. Mr. Ballard noted budget options that have been designed to help guide the Board of Trustees with how the 2026 Budget decisions will impact rate increases, budget reductions and bonding decisions in subsequent years. – See the 2026 Budget Parameters Document 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.

District Inflow & Infiltration Update	Troy Stout presented the District Inflow & Infiltration Update – See Inflow & Infiltration Update attached to these minutes for details.		
Water Maintenance Update	Dustin Martindale presented the water maintenance update. Mr. Martindale mentioned that there were no water quality complaints in August. – See Water Maintenance Update report attached to these minutes for details.		
Wastewater Maintenance & Fleet Update	Ricky Necaise presented the wastewater maintenance, safety and fleet report. A discussion took place regarding the safety update. – 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 August water supply and sewer reports. – See Operations Update attached to these minutes for details.		
Consider Approval of Renewal of Tyler Technologies Incode Pro10 Contract	Mr. Gallegos asked the Board to consider approval of a renewal of the Tyler Technologies Incode Pro10 Contract in the amount of \$77,921.09. 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		
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 Construction Change Order with Corrio Construction for 25M: Acord Reservoir Valves Replacement Project	Mr. Marti asked the Board to consider approval of a construction contract with Corrio Construction in the amount of \$52,134.07 for the 25M: Acord Reservoir Valves Replacement Project. 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 Cinnamon Creek Construction for 25K: Well No. 15 Generator Replacement Project	Mr. Narteh asked the Board to consider approval of a construction contract with Cinnamon Creek Construction in the amount of \$239,048.00 for 25K: Well No. 15 Generator Replacement Project. 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
Construction Contract
with VanCon, Inc. for
25H: East Rec and
Decker North
Improvements Project**

Mr. Narteh asked the Board to consider approval of construction contract with VanCon, Inc. in the amount of \$312,700.00 for the 25H: East Rec and Decker North Improvements Project. 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 Change
Order with Silver Spur
Construction for 20I:
Redwood Road Sewer
Project**

Mr. Marti asked the Board to consider approval of a construction change order with Silver Spur Construction in the amount of \$198,848.25 for the 20A&I: 3100 South to 4100 South Redwood Road Water & Sewer Project. Wayne Watts made a motion to approve the change order as noted. Following a second from Roger Nordgren, 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.

CLOSED SESSION

A closed session was not needed.

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

There were none.

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 5:09 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair

Austin Ballard, Clerk
