

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

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

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

Review & Discuss Paid Invoice Report for August 2025

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

Review & Solicit Feedback on 2026 Budget Parameters Document

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.

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.

A closed session was not needed.

There were none.

CLOSED SESSION

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 5:09 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair

Austin Ballard, Clerk
