

**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 14, 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 - <i>Excused</i>
Dustin Martindale	Director of Water Systems
Ricky Ncaise	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:**

Dustin Soter	Division Supervisor of Meters, GHID
Tage Flint	Executive Direction, Utah Water Ways – <i>Left following presentation</i>
Stockton Denos	AE2S
Michelle Herrera	Ensign Engineering
Brent Packer	Bowen-Collins & Associates
Jeremy Gregory	Staff Engineer, GHID
Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Drew Ovard	Division Manager of Information Technology – <i>Electronically</i>
Aaron Perry	Division Supervisor of Engineering - <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 3:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.

**Public Comments**

There were none.

**Approval of the  
September 23, 2025,  
Public Hearing & Board  
Meeting Minutes**

A motion to approve the September 23, 2025, Public Hearing and 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  
Update from Utah  
Water Ways’ Executive  
Director on Tiered Rates**

Tage Flint, the Executive Director of Utah Water Ways presented an update on tiered rates. Mr. Flint explained that House Bill 274 requires water retailers to adopt a tiered rate by July 1, 2027, to fund water conservation efforts from the highest block of residential customer water usage. Mr. Flint noted that the District has already implemented a tiered rates system. – See Water Pricing and Conservation Report attached to these minutes for details.

**Review, Discuss, &  
Consider Adoption of  
2026 Tentative Budget**

Jason Helm presented the 2026 Tentative Budget. Mr. Helm discussed seven areas of Budget Overview: Mission, Vision, Values; Budget Stress Test; Budget Schedule; Budget Summary; 10-Yr Financial Projection; Budget Modifications and Proposed Rates. Mr. Helm discussed some of the budget considerations for 2026 and presented the proposed 2026 rate increase. – See 2026 Budget Presentation attached to these minutes for details.

Mr. Helm asked the Board to consider adoption of the 2026 Tentative Budget. Wayne Watts made a motion to approve the 2026 Tentative Budget as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Consider Date for Public  
Hearing Regarding Rate  
& Fee Increase & 2026  
Budget**

Mr. Helm asked the Board to consider the date for a Public Hearing regarding rate and fee increase and 2026 Budget. Roger Nordgren made a motion to approve November 18, 2025, at 6:00 p.m. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Jordan Valley Water  
Conservancy District  
Update**

Mr. 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**  
**Recognition of District's  
Receipt of Annual  
AWWA Intermountain  
Section 2025 System  
Safety Award**

Troy Stout discussed the recognition of the District's receipt of the annual AWWA Intermountain Section 2025 Award of Excellence System Safety Award. – See AWWA IMS Safety Award of Excellence 2025 attached to these minutes for details.

**OUR OPERATIONS**  
**September 25<sup>th</sup>, 2025,  
Audit Committee  
Review  
Discuss Fraud Risk  
Assessment**

Austin Ballard presented the September 25<sup>th</sup>, 2025 Audit Committee review and discussed the Fraud Risk Assessment. Mr. Ballard noted that the District scored a total of 375 out of 395 points available. – See Audit Committee Minutes and Fraud Risk Assessment attached to these minutes for details.

**Consider 3 to 5 Year  
Agreement with K&C,  
CPAs to Provide  
External Auditing  
Services**

Mr. Ballard asked the Board to consider the year to year agreement for up to five years with K&C, CPAs to provide external auditing services in the annual amount of \$14,600.00 for the audit fee and \$1,250.00 per year for single audits when needed. Roger Nordgren made a motion to approve the agreement as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Review & Discuss  
Financial Report for  
September 2025**

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

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

Mr. Ballard discussed the September check report. The September check report totaled \$6,911,371.78 coming from five categories: infrastructure (40%), Jordan Valley Water (28%), Central Valley Water (18%), payroll taxes and employee benefits (6%), and other (8%). – See September 2025 Paid Invoice Report attached to these minutes for details.

**Administrative Services  
Update**

Dustin Soter 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. Mr. Martindale highlighted the Cherrywood Lane Project water main installation. – 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. – 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 September water supply and sewer reports. – See Operations Update attached to these minutes for details.

**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 with Silver Spur Construction for 23L: Watts Well No. 18 Waterline Project**

Mr. Narteh asked the Board to consider approval of a change order with Silver Spur Construction for the 23L: Watts Well No. 18 Waterline Project in the amount of \$155,980.75. 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

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

Todd Marti asked the Board to consider approval of a change order to the development, service, and cost-sharing agreement with Edge Homes for the 25T: Redwood Road/1950 W Sewer Project in the amount of \$664,764.24. 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

**Consider Approval of Water System Improvements Cost Contribution Agreement with Arcadia SP, Inc for Zone 5 Waterline**

Mr. Marti asked the Board to consider approval of a Water System Improvements Cost Contribution Agreement with Arcadia SP, Inc for the Zone 5 Waterline not to exceed \$187,826.00 and authorize the General Manager to revise and execute the agreement, subject to Legal Counsel review. 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

**Consider Approval of Sale of Easement to Arcadia SP, Inc at Pleasant Valley Lift Station**

Mr. Marti asked the Board to consider approval of sale of an easement to Arcadia SP, Inc at the Pleasant Valley Lift Station for \$17,753.42. Roger Nordgren made a motion to approve the sale 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.

**CLOSED SESSION**

*A closed session was not needed.*

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

Jason Helm mentioned the election that will take place on November 4, 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 5:35 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair

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Austin Ballard, Clerk

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