



**2026 Budget
Public Hearing
November 18, 2025**

THE BOARD OF TRUSTEES OF THE GRANGER-HUNTER IMPROVEMENT DISTRICT

PUBLIC NOTICE is hereby given by the Board of Trustees that Granger-Hunter Improvement District will hold a Public Hearing at 6:00 p.m. on Tuesday, November 18, 2025, at its main office located at 2888 South 3600 West, West Valley City, Utah. Trustees and members of the public are able to attend this meeting in person or electronically through www.ghid.org.

Agenda

A. PUBLIC HEARING

1. Call to Order and Welcome Visitors
2. Verification of Legal Notification Requirements
3. Motion to Open Public Hearing
4. Staff Presentation
5. Questions by Trustees
6. Invitation for Public Comments
 - (a) Acknowledgement of Public Comments Received
 - (b) Comments from Visitors
7. Motion to Close Public Comment Session
8. Staff Response and Summary
9. Motion to Close Public Hearing

B. FINANCIAL MATTERS

1. Consider Approval of Resolution 11-18-25.03 Adopting the District's Financial Plan, Budget and Other Fees for the Calendar Year Ending December 31, 2026.

C. ADJOURN

2026

BUDGET PRESENTATION



BUDGET OVERVIEW

- Mission, Vision, Values
- Budget Stress Test
- Budget Schedule
- Budget Summary
- 10-Yr Financial Projection
- Budget Modifications
- Proposed Rates



MISSION & VISION

- **Vision** - Improving quality of life today - creating a better tomorrow
- **Mission** - Stewards of water that is delivered clean and safe for daily use and collected responsibly to protect public health and our environment



VALUES

- **Safety** - Protecting the well-being of employees, customers, and the public in all we do
- **Integrity** - Being honest, ethical, and accountable in every action and decision
- **Community Stewardship** - Serving and supporting our community with care and respect for people and resources

Safety



Integrity



Community Stewardship



VALUES

- **Fiscal Responsibility** - Managing funds wisely to ensure efficiency, transparency, and long-term stability
- **Quality** - Delivering dependable, high-performing services and solutions that consistently meet professional, regulatory, and community standards
- **Leadership** - Inspiring others through professionalism, initiative, and a commitment to continuous improvement
- **Sustainability** - Protecting the environment and conserving resources for future generations

Fiscal Responsibility



Quality



Leadership



Sustainability



BUDGET STRESS TEST



10% BUDGET STRESS TEST

Calendar Year 2026 Department Management

Enter in order of preference (first line, first cut)

GL#	Budget Line Item Description	Reduction	What do we stop doing?
510430	Employee Work Anniversary Appreciation	\$ 50.00	We had 81 employees listed. We are at 80 employees
510430	Third Party A/R Collection Service	\$ 2,500.00	As of July 1, we have only spent \$212 on this line item. Budget is currently at \$3,500. This item is hard to estimate, but current trends indicate usage is much lower.
510430	Document Shredding	\$ 115.00	Current monthly bill is \$37/month, Will need \$445 annually, budget is \$560
510430	Board Meeting Refreshments	\$ 180.00	We have reduced the amount of food and the type of refreshments.
510430	Employee Advisory Board	\$ 150.00	This committee hasn't been utilizing this fund.
510430	Community Outreach Committee (formerly called Placemaking committee)	\$ 10,000.00	We added \$10,000 to this budget in 2025 to expense the 75th anniversary activities. current budget is \$1000. Current usage is for \$170 for safety glasses. I would suggest that whatever amount is used here be moved to the safety budget.
510430	Safety Committee	\$ 750.00	License renewals don't occur every year. To date, we have spent \$700 on this with a budget of \$2,500. Also, we now can do CDL's at a much lower cost.
510430	License Renewals	\$ 2,000.00	
510430	GM/Employee Luncheon	\$ 140.00	Reduce the frequency to twice a year.

Goal \$ 10,129.00 Total \$ 15,885.00

Director _____

Please use this form to demonstrate your department's reductions to satisfy a 10% stress test. When complete, save as a new document and email to GM by Thursday, July 17, 2025.



BUDGET SCHEDULE

Calendar

July

Staff submit requests and estimates

August

Management and Directors review department proposals

Budget committee reviews tentative budget

September

Trustees receive and review tentative budget and adopt parameters document for upcoming budget year

October

Trustees discuss tentative budget and provide direction

November

Trustees hold public hearing and decide final budget

BUDGET SUMMARY

Expenses



Payroll

Salaries & Wages- \$6.7M (up 4.7%)
State Retirement Plan- \$1M (down 1.7%)
Health/Dental Insurance- \$2.4M (up 3.7%)



Operations and Maintenance

Repair & Replacement - \$1.5M (down 1.7%)
Building & Grounds - \$188k (down 16.8%)
Vehicle Fuel- \$147k (down 5.7%)
Water Purchases - \$11.5M (up 2.9%)
Utilities- \$858k (down 1.2%)

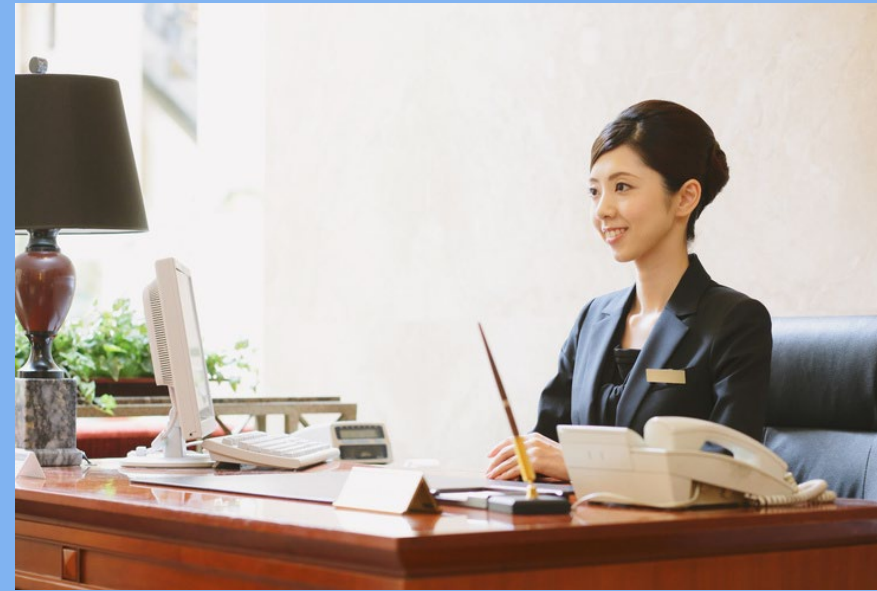


Central Valley WRF

Facility Operations- \$7.7M (up 5.8%)
Project Betterments- \$2.1M (down 3.4%)
Debt Service- \$8.0 M (down 4.3%)
(Projected overall treatment plant cost = \$544M)

BUDGET SUMMARY

Expenses



General & Administration

Computer Supplies/Equip - \$495k (down 11.2%)
General Insurance- \$393k (down 12.2%)
Telephone - \$111k (down 31.2%)
Professional Consulting - \$247k (up 35.3%)
Banking & Bonding- \$439k (up 3.5%)



Equipment Purchases

(3) ½ Ton trucks - \$165k
(3) Midsize trucks - \$105k
(2) Utility Crane Trucks - \$315k
Backhoe- \$145k
Hydro Excavator - \$620k
SUV Replacement- \$48k



Debt Service

Bond Principal & Interest - \$4.1M (up 8.9%)

BUDGET SUMMARY

Expenses

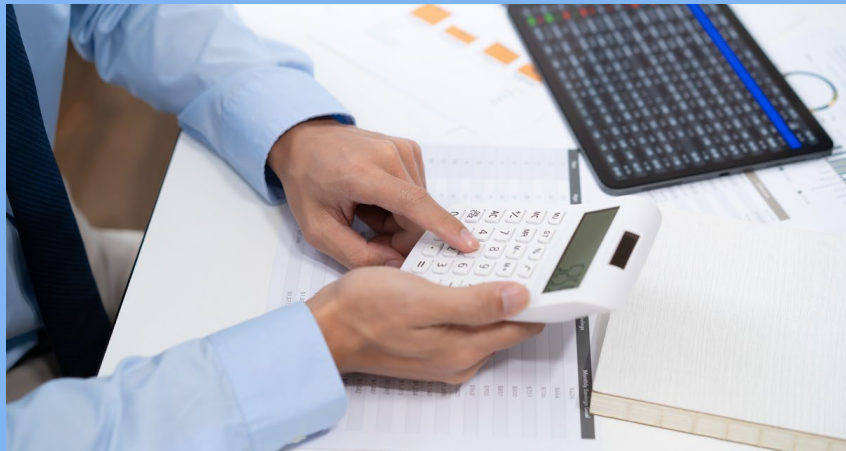


Capital Projects

- 4100 South Pipeline Replacement - \$2.0M
- 5400 West Pipeline Replacement - \$2.2M
- In-house Pipeline Replacement (Scottsdale Dr., 3200 South, 3240 South, 3280 South) - \$1.4M
- Anderson Treatment Plant - \$6.8M
- Watts Well No. 18- \$1.9M
- Pleasant Valley Lift Station - \$1.6M
- 1950 West Sewer Replacement - \$1.5M

BUDGET SUMMARY

Revenues



Operating Revenues

- Water Sales- \$27.7M (up 3.9%)
- Sewer Service Charges- \$15.8M (up 4.2%)
- Central Valley Assessment - \$8.0M (up 2.2%)
- Grant Revenue- \$3.3M (decrease 42.4%)

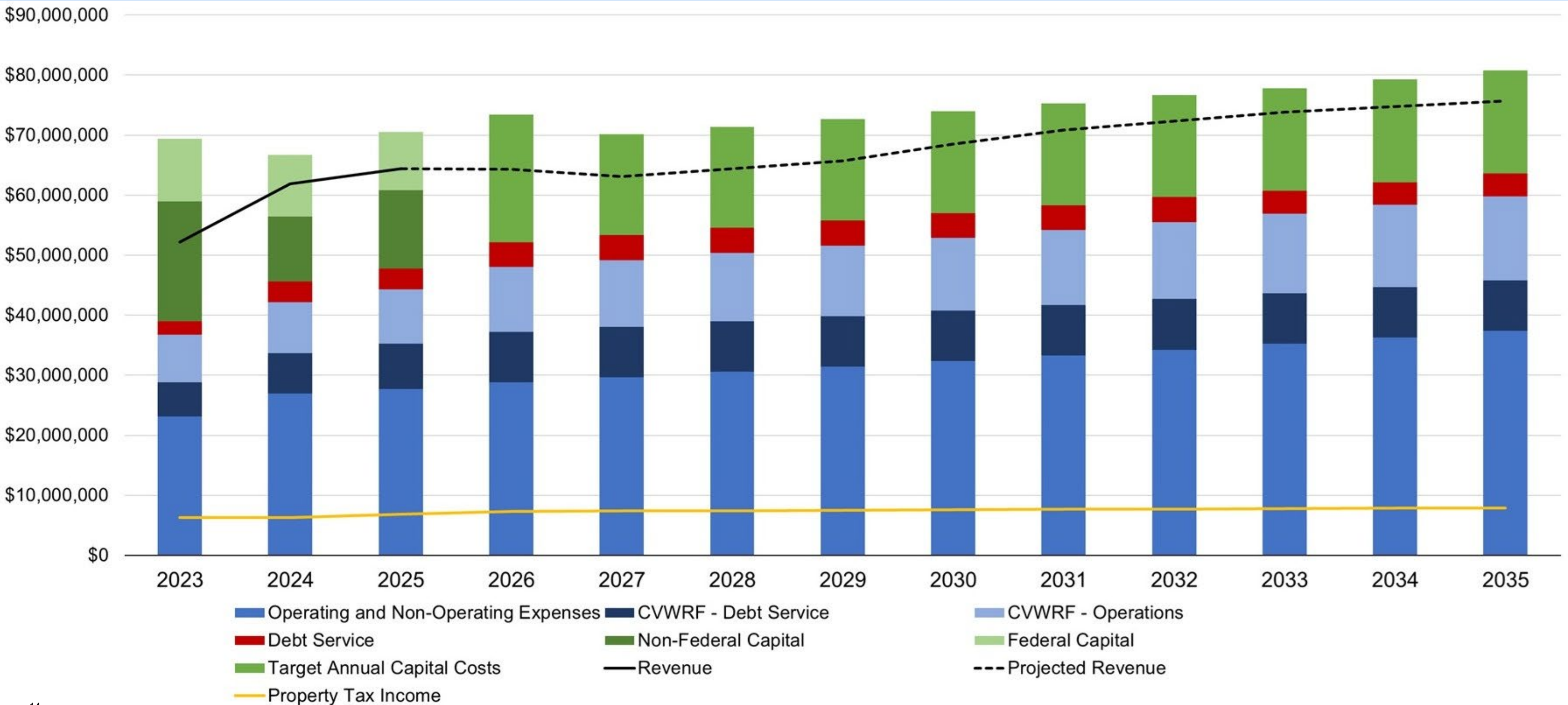
Property Tax Revenue

- Property Tax - \$6.1M (up 1.0%)
- Personal Property - \$431k (no increase)

Non - Operating Revenue

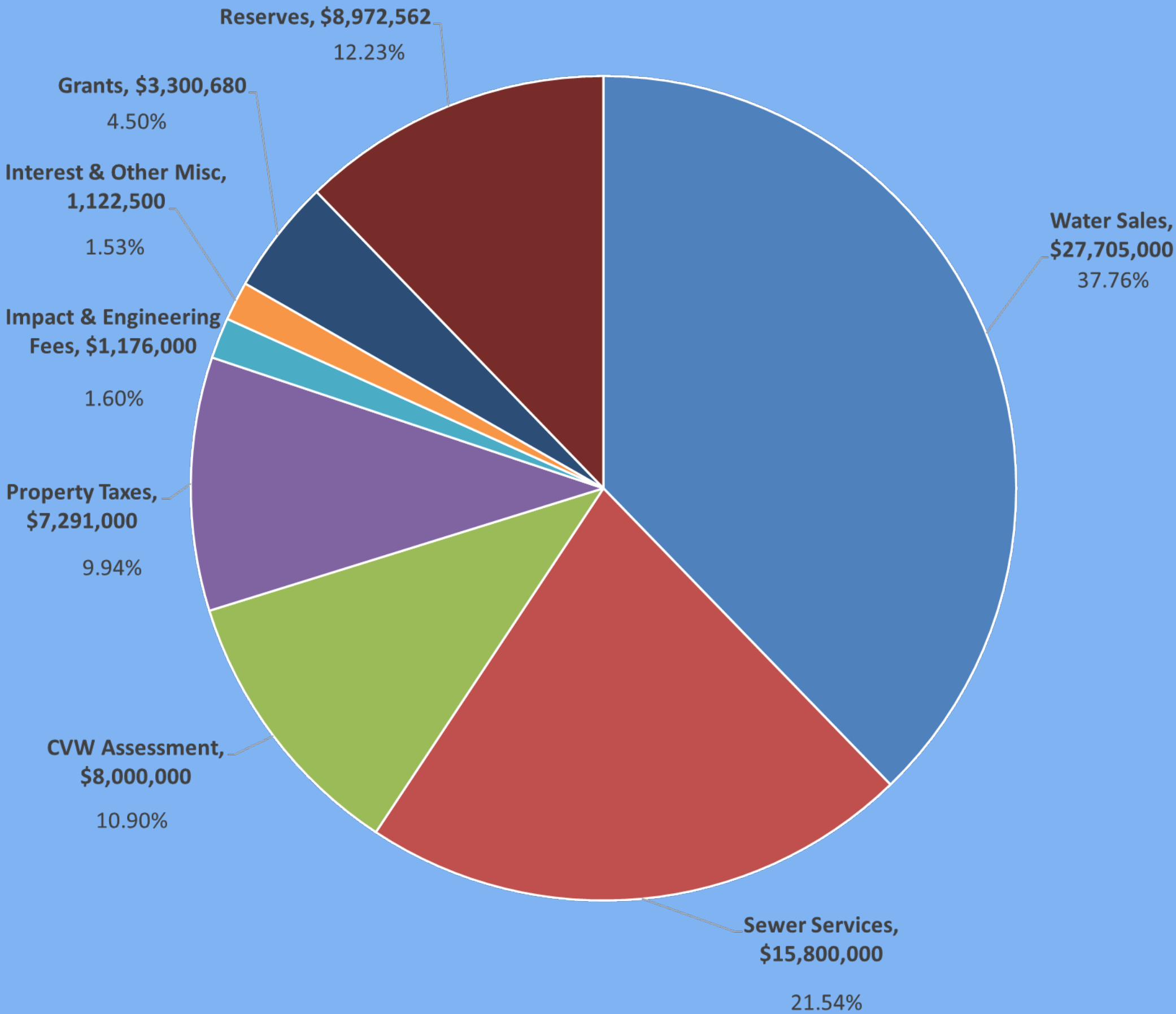
- Impact Fees Water - \$750k (up 50%)
- Impact Fees Sewer - \$225k (no increase)

10-YR FINANCIAL PROJECTION



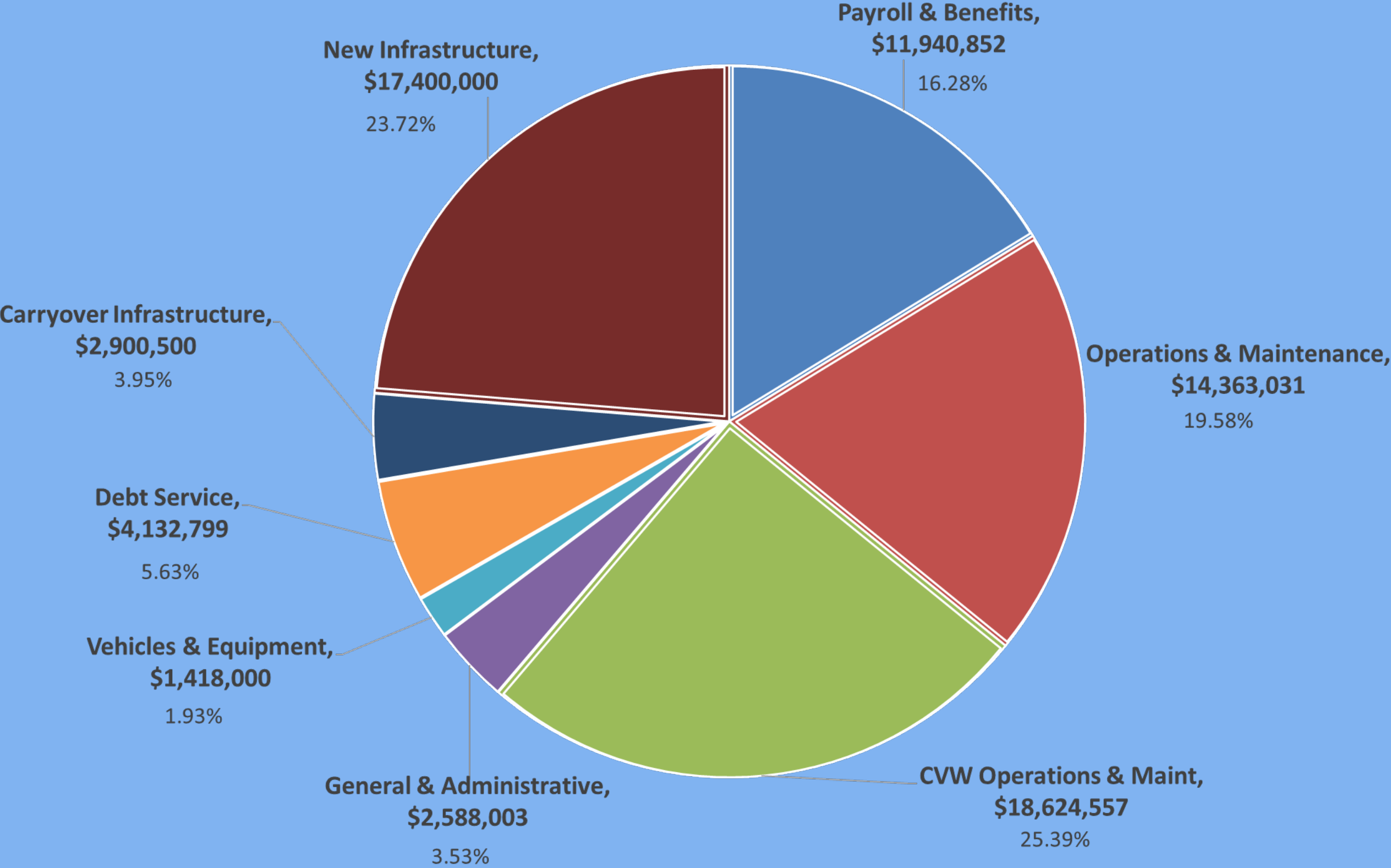
BUDGET SUMMARY

Revenue



BUDGET SUMMARY

Expenses



BUDGET MODIFICATIONS

(SINCE OCTOBER)



Budget Changes (included in Final Budget)

Decrease in Grant Revenue \$36k

Increase of \$4k in Wages Budget

Increase of \$27k in Health Care Benefits

Central Valley WRF

- Increase of \$100k in Operations
- Decrease of \$213k in Project Betterments
- Decrease of \$420k in Debt Service

Increase in \$4k for External Audit Services

Increase in capital carryover \$457k

RATES

Water Rates by Customer Type	Tier 1* (0-7,000 gal.)	Tier 2* (7,000-15,000 gal.)	Tier 3* (15,001-45,000 gal.)	Tier 4* (45,001 + gal.)	Availability Fees
Residential - Current	\$1.70	\$2.39	\$3.40	\$4.54	\$18.59
Residential - Proposed	\$1.74	\$2.43	\$3.47	\$4.63	\$18.96
Non-Residential - Current	\$2.61	\$2.61	\$2.61	\$2.61	\$18.59-\$2,152
Non-Residential - Proposed	\$2.66	\$2.66	\$2.66	\$2.66	\$18.96-\$2,195

Wastewater Rates by Customer	Availability Fee	CVWRF Fee	Volume (per 1,000 gal.)
Residential - Current	\$17.58	\$14.50	\$1.70
Residential - Proposed	\$17.93	\$14.50	\$1.73
Non-Residential - Current	\$17.58	\$14.50	\$1.70
Non-Residential - Proposed	\$17.93	\$14.50	\$1.73

Resolution of the Board of Trustees

Resolution No. 11-18-25.03

ADOPTING THE GRANGER-HUNTER IMPROVEMENT DISTRICT'S FINANCIAL PLAN, BUDGET AND OTHER FEES FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2026

WHEREAS, the Board of Trustees of the Granger-Hunter Improvement District ("the District") has reviewed, considered and adopted a Tentative Budget for 2026;

WHEREAS, the Final Budget and supporting schedules and data have been available for public inspection for a period in excess of seven days;

WHEREAS, a public hearing has been held concerning increases to water and wastewater fees

WHEREAS, a public hearing has been held concerning adoption of the District's 2026 Budget;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Granger-Hunter Improvement District's 2026 financial plan and budget, including the operations and maintenance and capital outlay budgets, the availability fees, rates, and other charges (attached as Exhibit 1), are hereby approved and adopted for the Granger-Hunter Improvement District, with the budget becoming effective January 1, 2026, and water and wastewater fee/rate changes becoming effective with all bills sent after January 1, 2026.
2. The Reserve Funds, as outlined in the financial plan, are hereby approved and designated for operations, repair and replacement, impact fees, insurance, development fees and post-employment.
3. A copy of the final budget shall be certified by the budget officer and filed with the Utah State Auditor within thirty (30) days after passage of this resolution.
4. This Resolution shall take effect upon authorized execution.

PASSED, ADOPTED and APPROVED this 18th day of November, 2025.

Debra K. Armstrong, Chair of the Board of Trustees

ATTEST:

Austin Ballard, District Clerk