

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, January 20, 2026, 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:

Ian Bailey	GIS, GHID - <i>Electronically</i>
Michael Wear	Fleet Division Manager, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Teresa Higgs	Customer Service, GHID – <i>Electronically</i>
Aaron Perry	Engineering Division Supervisor, GHID - <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.

<u>CALL TO ORDER</u>	At 3:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.
Public Comments	There were none.
Swearing in of Debra Armstrong, Trustee and Roger Nordgren, Trustee	Debra Armstrong and Roger Nordgren took the Oath of Office and was sworn in by Austin Ballard, District Clerk.
Election of District Officers for 2026 – (Board Chair, Treasurer and Clerk)	<p>District Officers will be as follows: Wayne Watts as Board Chair, Jason Helm as District Treasurer and Austin Ballard as District Clerk. The District Treasurer and District Clerk were discussed but not voted on. This will be ratified in the February Board Meeting. Roger Nordgren made a motion to approve the Board Chair as constituted by acclamation for 2026. Following a second from Debra Armstrong, the motion passed as follows;</p> <p>Armstrong – aye Nordgren – aye Watts – aye</p>
Appointment of Representative to CVWRF Board of Trustees	<p>The GHID representative to the Central Valley Water Reclamation Facility Board of Trustees shall remain the same with Debra Armstrong as representative. Wayne Watts made a motion to approve the representative as constituted for 2026. Following a second from Roger Nordgren, the motion passed as follows:</p> <p>Armstrong – aye Nordgren – aye Watts – aye</p>
Creation/ Appointment of District Committee – Audit Committee and Others if Needed	The Board discussed the current committee needs of the District. The Audit Committee that has previously been established meets the current needs and no other committees are necessary at this time.
Approval of the November 18, 2025, Water Conservation Public Hearing Minutes, Board Meeting Minutes, and Budget Public Hearing Minutes	<p>A motion to approve the November 18, 2025, Water Conservation Public Hearing, Board Meeting, and Budget Public Hearing Minutes was made by Wayne Watts. Following a second from Roger Nordgren, the motion passed as follows:</p> <p>Armstrong – aye Nordgren – aye Watts – aye</p>
Conflicts of interest	There were none.
<u>OUR COMMUNITY</u> Jordan Valley Water Conservancy District Update	Jason Helm presented the Jordan Valley Water Conservancy District update. Mr. Helm discussed the current below normal water levels and potential drought protocols. - 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**

Troy Stout presented the Emergency Response Program update. Mr. Stout discussed the recent activities and trainings that the District has been participating in. Jason Helm noted the purchase of the emergency response trailer from West Valley City as discussed in the November 18, 2025 Board Meeting. – See Emergency Response Program Update attached to these minutes for details.

OUR TEAM

**OUR OPERATIONS
Review & Discuss
Financial Report for
November &
Preliminary December
2025**

Austin Ballard summarized the November and Preliminary December 2025 Financial Reports. – See November and Preliminary December 2025 Financial Report attached to these minutes for details.

**Review & Discuss Paid
Invoice Report for
November & December
2025**

Mr. Ballard discussed the November and December check report. The November and December check report totaled \$9,287,629.92 coming from five categories: Central Valley Water (35%), infrastructure (33%), Jordan Valley Water (13%), payroll taxes and employee benefits (10%), and other (9%). – See November and December 2025 Paid Invoice Report 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.

**Water Maintenance
Update**

Dustin Martindale presented the water maintenance update. – See Water Maintenance Update report attached to these minutes for details.

**Consider Approval for
Purchase of Fill Dirt
Materials from Geneva
Rock Products Inc. for
District's 2026
Scottsdale Drive
Waterline Replacement
Project & Break Repairs**

Mr. Martindale asked the Board to consider approval for the purchase of fill dirt materials from Geneva Rock Products Inc. for the District's 2026 Scottsdale Drive Waterline Replacement Project and break repairs in the amount of \$161,900.00. 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

**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.

Consider Approval for Purchase of One (1) New John Deere Backhoe from RDO Equipment Co.

Mr. Necaise asked the Board to consider approval for the purchase of one(1) new John Deere Backhoe from RDO Equipment Co. in the amount of \$141,542.89. Wayne Watts made a motion to approve the purchase as noted. Following a second from Roger Nordgren, 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 November and December water supply and sewer reports. – See Operations Update attached to these minutes for details.

Consider Approval for Renewal of Sensus Analytics to Mountainland Supply

Mr. Gallegos asked the Board to consider approval for a renewal of Sensus Analytics to Mountainland Supply in the amount of \$75,281.53. Roger Nordgren made a motion to approve the contract renewal as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

Consider Approval of Contract Amendment to APCO, Inc. for 26B: SCADA Upgrade Phase II Project

Consider approval of a Contract Amendment to APCO, Inc. for the 26B: SCADA Upgrade Phase II project in the amount of \$150,000.00. Wayne Watts made a motion to approve the contract amendment 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 Contract to RDJ Construction for 25J: 5400 West Waterline Project

Mr. Narteh asked the Board to consider approval of a construction contract to RDJ Construction for the 25J: 5400 West Waterline Project in the amount \$2,234,305.60. 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 Contract Amendment for Construction Phase Services with Franson Civil Engineers for 25J: 5400 West Waterline Project

Mr. Narteh asked the Board to consider approval of a contract amendment for construction phase services with Franson Civil Engineers for the 25J: 5400 West Waterline Project in the amount of \$153,000.00. Roger Nordgren made a motion to approve the contract amendment as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Consider Approval of
Contract Amendment
for Construction Phase
Services with Bowen,
Collins & Associates for
25T: Redwood
Road/1950 West Sewer
Project**

Mr. Narteh asked the Board to consider approval of a contract amendment for construction phase services with Bowen, Collins & Associates for the 25T: Redwood Road/1950 West Sewer Project in the not to exceed amount of \$75,000.00. Wayne Watts made a motion to approve the contract amendment as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**Consider Approval of
Change Order with
Silver Spur
Construction for 23L:
Watts Well No. 18
Waterline Project**

Todd Marti 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 \$68,923.23. 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
Control Systems
Integration Contract to
APCO Inc. for 23L:
Watts Well No. 18
Waterline Project**

Mr. Marti asked the Board to consider approval of a control systems integration contract to APCO Inc. for the 23L: Watts Well No. 18 Waterline Project in the amount of \$94,248.00. 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
Contract to Bowen,
Collins & Associates to
Update GHID Master
Plans & Impact Fee
Analyses**

Mr. Marti asked the Board to consider approval of a contract to Bowen, Collins & Associates to update the GHID Master Plans and Impact Fee Analyses in the amount of \$95,000.00. 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

**Consider Approval of
Contract Amendment
with J-U-B Engineers,
Inc. for Well No. 4/Well
No. 14 Study**

Mr. Marti asked the Board to consider approval of a contract amendment with J-U-B Engineers, Inc. for the Well No. 4/Well No. 14 Study in the amount of \$12,005.00. Roger Nordgren made a motion to approve the contract amendment 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

At 5:03 P.M., Roger Nordgren made a motion to enter into a closed session to discuss the character, professional competence, or physical or mental health of an individual. Following a second from Wayne Watts, the motion passed as follows;

Armstrong – aye

Nordgren – aye

Watts – aye

All Trustees and Jason Helm, General Manager were present to discuss the character, professional competence, or physical or mental health of individual closed session.

At 6:05 P.M., Roger Nordgren made a motion to end the closed session and enter back into an open session. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye

Nordgren – aye

Watts – aye

OUR TEAM
**Consider Approval of
Cost Sharing to
Purchase Up to Five
Years of Service, as
Specified in Section 7.2
of District Employee
Handbook, for Two
Retiring Employees**

Jason Helm asked the Board to consider approval of cost sharing to purchase up to five years of service, as specified in Section 7.2 of the District Employee Handbook, for two retiring employees. 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

**Consider Approval of
Compensation for
General Manager –
Schedule A**

Debra Armstrong asked the Board to consider approval of Compensation for the General Manager. Debra Armstrong made a motion to approve Schedule A compensation for the General Manager effective January 1, 2026. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye

Nordgren – aye

Watts – aye

**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 6:12 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair

Austin Ballard, Clerk

DRAFT