

**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, February 17, 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:

Wayne Watts	Chair
Debra Armstrong	Trustee
Roger Nordgren	Trustee

Staff Members Present:

Jason Helm	General Manager/Treasurer
Todd Marti	Assistant General Manager/District Engineer
Troy Stout	Assistant General Manager/Chief Operating Officer
Ricky Necaie	Director of Wastewater
Victor Narteh	Director of Engineering
Drew Ovard	Director of Water Systems
Michelle Ketchum	Director of Administration
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC

Guests:

Adam Spackman	System Admin, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, 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.

CALL TO ORDER

At 3:00 P.M. Wayne Watts called the meeting to order and recognized all those present.

Public Comments

There were none.

Election of District Officers for 2026 – (Treasurer and Clerk)

District Treasurer and Clerk will be as follows: Jason Helm as District Treasurer and Austin Ballard as District Clerk. Debra Armstrong made a motion to approve the District Treasurer and District Clerk as constituted by acclamation for 2026. Following a second from Roger Nordgren, the motion passed as follows;

Watts – aye

Armstrong – aye

Nordgren – aye

Approval of the January 20, 2026, Board Meeting Minutes

A motion to approve the January 20, 2026, Board Meeting Minutes was made by Roger Nordgren. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

Conflicts of interest

There were none.

**OUR COMMUNITY
Jordan Valley Water Conservancy District Update**

Jason Helm presented the Jordan Valley Water Conservancy District (JVWCD) update. Mr. Helm discussed the current below average water levels and potential drought protocols. - See Jordan Valley Water Conservancy District Update attached to these minutes for details.

Jordan Valley Water Conservancy District Drought Monitoring Committee Discussion

Mr. Helm discussed the Jordan Valley Water Conservancy District Drought Monitoring Committee. Mr. Helm reviewed the drought levels with correlating conditions, actions and messaging themes and discussed contract volume and rates based on drought levels. Mr. Helm will attend the upcoming Drought Contingency Meeting where member agencies will vote to make a drought-level recommendation to the JVWCD Board of Trustees. The Board recommends a level one (1) or two (2) vote but will wait until closer to the meeting in March to make a final decision and will be in communication with Mr. Helm. – 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.

Legislative Update

Mr. Helm presented the Legislative update. Mr. Helm noted a few bills that impact water districts including HB 97 Tax Revenue Amendments which limits the amount of surplus funds that may accumulate; limits the residential property tax exemption to one primary residence; and excludes increase to the value of tangible personal property from the calculation of project area new growth. – See Legislative Update attached to these minutes for details.

**Water Loss 2025
Performance Update**

Troy Stout presented the Water Loss 2025 Performance Update. Mr. Stout noted the 2025 water loss of 6.2% with the loss itemization while also discussing the key success factors that are assisting the District to stabilize water loss. – See Water Loss Performance Update attached to these minutes for details.

OUR TEAM

**OUR OPERATIONS
Review & Discuss
Financial Report for
January 2026**

Austin Ballard summarized the January 2026 Financial Reports. Mr. Ballard noted an error with the “Amended Budget” headings on pages 37-39 of the board report which should read “Amended Budget 2025” and “Amended Budget 2026”. Mr. Ballard discussed some previously reported interest income that is being analyzed to ensure that the District is in compliance with IRS standards. Potential overages may require the budget be opened to allow for an additional expenditure. – See January 2026 Financial Report attached to these minutes for details.

**Review & Discuss Paid
Invoice Report for
January 2026**

Mr. Ballard discussed the January 2026 check report. The January check report totaled \$8,114,338.42 coming from seven categories: infrastructure (38%), Central Valley Water (24%), Series 2021 & 2023 Princ/Int Pymt (11%), Fleet Equipment (8%), Jordan Valley Water (7%), payroll taxes and employee benefits (7%), and other (5%). – See January 2026 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**

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

**Consider Approval for
Waterworks Parts from
Ferguson Waterworks
for District’s 26A
Scottsdale Waterline
Replacement Project**

Mr. Ovard asked the Board to consider approval for waterworks parts from Ferguson Waterworks for the District’s 26A Scottsdale Waterline Replacement Project in the amount of \$438,529.00. Debra Armstrong made a motion to approve the purchase as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

**Wastewater
Maintenance & Fleet
Update**

Ricky Necaise presented the wastewater maintenance, safety and fleet report. Mr. Necaise presented the Board with the new safety incentive chips and explained the incentive program. – See the Wastewater Maintenance and Fleet Update report attached to these minutes for details.

ADJOURNED

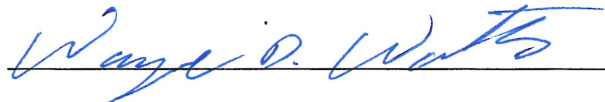
Inasmuch as all agenda items have been satisfied, Debra Armstrong made a motion to adjourn the meeting. Following a second from Roger Nordgren, the motion passed as follows and the meeting adjourned at 5:29 P.M.

Watts – aye

Armstrong – aye

Nordgren – aye

Wayne D. Watts, Chair



Austin Ballard, Clerk

