

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, June 16, 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 - <i>Electronically</i>
Adam Spackman	System Admin – <i>Electronically</i>
Levi Allred	Operator - <i>Electronically</i>

Also Present:

Ryan Hatch	Utah Local Governments Trust – Left after approval item
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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 3:01 P.M. Wayne Watts called the meeting to order and recognized all those present.

Public Comments

There were none.

Approval of the May 19, 2026, Board Meeting Minutes

A motion to approve the May 19, 2026, Board Meeting Minutes was made by Debra Armstrong. Following a second from Roger Nordgren, 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 mentioned the JVWCD Conservation Garden and it's free admission to the District's residents. - 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

OUR OPERATIONS Consider approval of Resolution 6-16-26 ADOPTING CERTIFIED PROPERTY TAX RATE FOR TAX YEAR 2026

Austin Ballard asked the Board to consider approval of Resolution 6-16-26 ADOPTING CERTIFIED PROPERTY TAX RATE FOR TAX YEAR 2026. Roger Nordgren made a motion to approve the resolution as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

Review & Discuss Financial Report for May 2026

Austin Ballard summarized the May Financial Reports. – See May 2026 Financial Report attached to these minutes for details.

Review & Discuss Paid Invoice Report for May 2026

Mr. Ballard discussed the May 2026 check report. The May check report totaled \$4,600,482.81 coming from five categories: infrastructure (44%), Central Valley Water (28%), payroll taxes and employee benefits (8%), Jordan Valley Water (6%), and other (14%). – See May 2026 Paid Invoice Report attached to these minutes for details.

Consider Approval of District's Property & Casualty and Worker's Compensation Insurance Coverage Through Utah Local Governments Trust

Troy Stout asked the Board to consider approval of the District's Property & Casualty and Worker's Compensation Insurance coverage through the Utah Local Governments Trust in the amount of \$372,387.00. Debra Armstrong made a motion to approve the coverage as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

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.

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 May 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 Construction Contract for Construction of 25A: Pleasant Valley WWPS Project to COP Construction LLC

Mr. Narteh asked the Board to consider approval of a construction contract for the construction of the 25A: Pleasant Valley WWPS Project to COP Construction LLC, in the amount of \$6,370,573.00. Roger Nordgren made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

Consider Approval of Contract Amendment for Construction Management Services with Sunrise Engineers for 25A: Pleasant Valley WWPS Project

Mr. Narteh asked the Board to consider approval of a contract amendment for construction management services with Sunrise Engineers for the 25A: Pleasant Valley WWPS Project in the amount of \$384,800.00. Debra Armstrong made a motion to approve the amendment as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

Engineering Department Update

Mr. Narteh presented the Engineering Department update. – See Engineering Department Update attached to these minutes for details.

CLOSED SESSION

At 4:05 P.M., Debra Armstrong made a motion to enter into a closed session to discuss pending or reasonably imminent litigation. Following a second from Roger Nordgren, the motion passed as follows;

Watts – aye

Armstrong – aye

Nordgren – aye

All Trustees; Jason Helm, General Manager; Todd Marti, Assistant General Manager/District Engineer; Troy Stout, Assistant General Manager/Chief Operating Officer; Drew Ovard, Water Systems Division Manager; Ricky Necaie, Director of Wastewater; Justin Gallegos, Director of Information Technology; Michelle Ketchum, Director of Administrative Services, Victor Narteh, Director of Engineering, Austin Ballard, Controller/Clerk; Kristy Johnson, Executive Assistant, and Brent Rose, District legal counsel (*electronically*) were present during the closed session to discuss pending or reasonably imminent litigation.

At 4:16 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;

Watts – aye

Armstrong – aye

Nordgren – aye

OUR TEAM
Ratification of District
Settlement Agreement
Dated June 11, 2026

Troy Stout asked the Board to consider approval and ratification of the execution of the District Settlement Agreement dated June 11, 2026. Debra Armstrong made a motion to approve the ratification as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

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

Wayne Watts mentioned the need to change the July board meeting. The July board meeting will be moved to July 28, 2026. All calendars and notifications will be updated to reflect the date change.

ADJOURNED

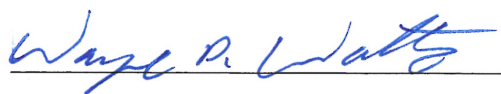
Inasmuch as all agenda items have been satisfied, Debra Armstrong made a motion to adjourn the meeting. Following a second from Roger Nordgren, the motion passed as follows and the meeting adjourned at 4:20 P.M.

Watts – aye

Armstrong – aye

Nordgren – aye

Wayne D. Watts, Chair



Austin Ballard, Clerk

