

## **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 12, 2024, 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](http://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 11-12-24 Adopting the District's Financial Plan, Budget and Other Fees for the Calendar Year Ending December 31, 2025.

#### C. ADJOURN



# BUDGET PRESENTATION

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2025



# BUDGET OVERVIEW

- Strategic Objectives
- Budget Considerations
- Budget Schedule
- 10-Yr Financial Projection
- Grant Awards
- Budget Summary
- Proposed Rates



# STRATEGIC OBJECTIVES

- **Fund the Future** - maintain and replace aging infrastructure, develop new supply, schedule rate increases, and control expenses
- **Workforce Evolution** - develop systems to support employees, develop succession plans, prepare next generation of leaders
- **Modern Utility** - look for ways to innovate and incorporate new technologies
- **Support the Community** - prepare for potential growth and redevelopment

## Fund the Future



## Workforce Evolution



## Modern Utility Service



## Support the Community



# STRATEGIC OBJECTIVES

- **Promote Environmental Stewardship** -be responsible with environmental practices in operations and actions
- **Build Financial Strength** -ensure budgetary viability and fiscal strength, establish sound financial practices
- **Focus on our Patrons** -build end -user solutions and satisfaction, provide transparency with finances, policies and communication
- **Utilize Best Practices** -focus on operations, maintenance, resource management, communications, regulatory compliance, finance, and human resources.

## Promote Environmental Stewardship



## Build Financial Strength



## Focus on our Patrons



## Utilize Best Practices



# BUDGET CONSIDERATIONS

Fund the Future



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**Anderson Treatment Plant**

\$6.5M



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**Watts Well No. 18 Development**

\$2.5M



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**Parliament Ave Wastewater Pipeline**

\$1.9M



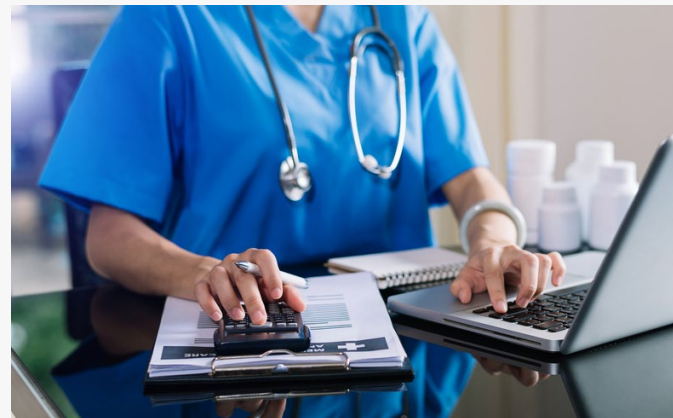
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**Sewer Lining & Rehab**

\$1.2M

# BUDGET CONSIDERATIONS

## Workforce Evolution



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**3 New Water Maintenance Positions**

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**Training & Education**

\$104k

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**Benefit Upkeep**

4.3% Healthcare Increase (9% industry average)

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**Annual Merit Increase**

5.0%

# BUDGET CONSIDERATIONS

Be a Modern Utility Service



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Well Operations and SCADA Mod.



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Cybersecurity Hardware and Software



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Water Loss Program



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Fiber Optics, Site Cameras,  
Chlorination Equipment Upgrades



# BUDGET CONSIDERATIONS

Support the Community



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Redwood Road Upgrades



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Central Valley Wastewater  
Treatment Plant Upgrades



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Fire Hydrant Program



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Lead & Copper Rule Compliance

# BUDGET CONSIDERATIONS

Promote Environmental  
Stewardship



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Customer Portal



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Water Leak Detection Program



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Water Conservation Program



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FOG (Fats, Oils, Grease) Program

# BUDGET CONSIDERATIONS

Build Financial Strength



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180 Days Cash on Hand (AWWA)

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Grant Opportunities

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Rate Adjustments

# BUDGET CONSIDERATIONS

Focus on our Patrons



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Transparency - Website



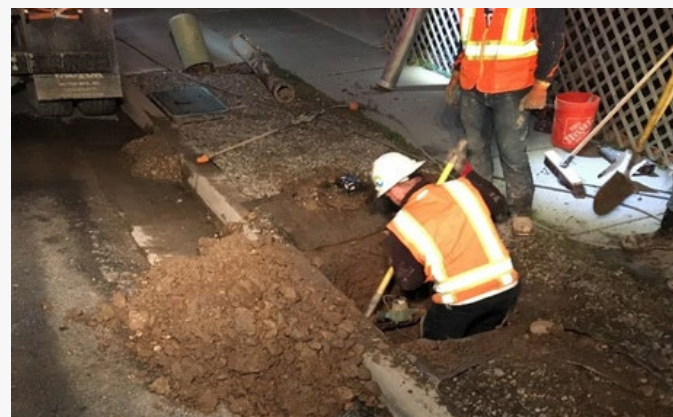
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Credit Card Payment Fees



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Repair Leak Response Time



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24/7/365 On Call Service

# BUDGET CONSIDERATIONS

Utilize Best Practices



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Maintenance & Replacement Programs



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Water Quality Sampling



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Benchmarking



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Seminars/Training



# BUDGET SCHEDULE

## Calendar

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### 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

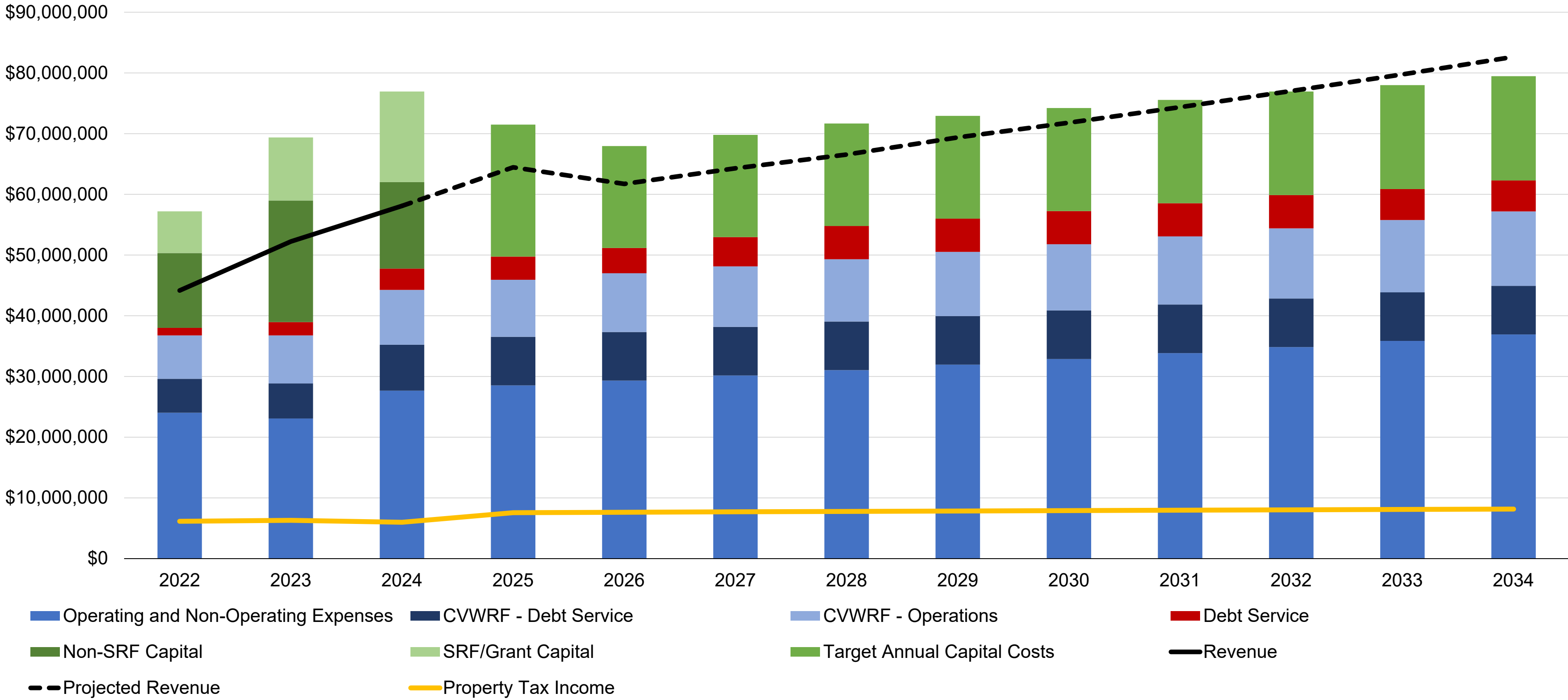
### October

Trustees discuss tentative budget and provide direction

### November

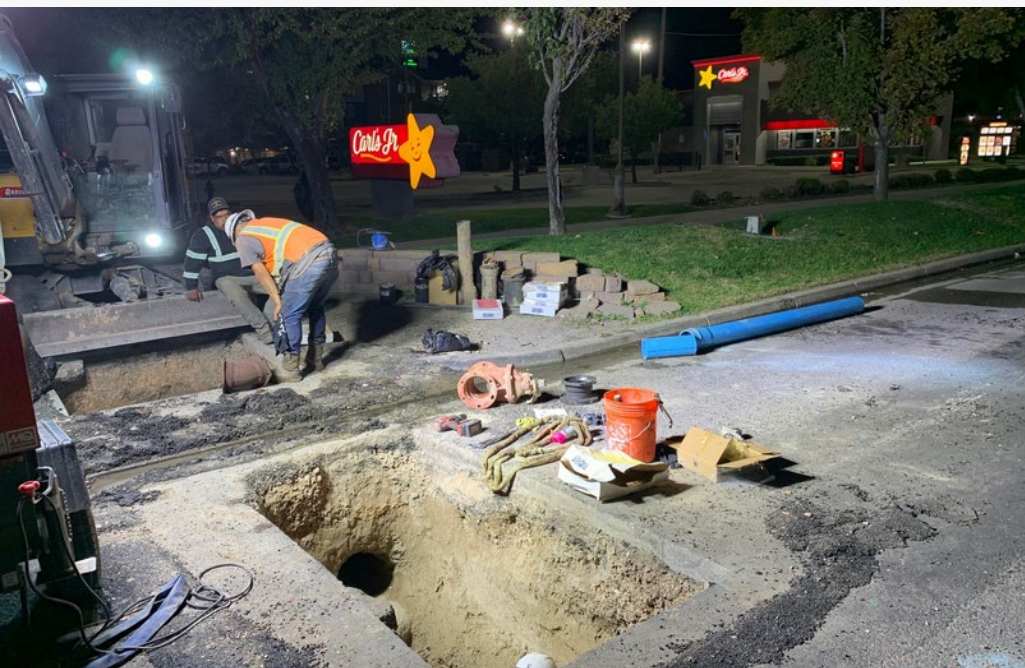
Trustees hold public hearing and decide final budget

# 10-YR FINANCIAL PROJECTION



# GRANT AWARDS

Redwood Rd, Ridgeland  
\$2.8M



WTR Treatment, Well 18  
\$5.0M + \$2.5M



Lead Line Inventory  
\$100k



Hazard Mitigation  
\$120k





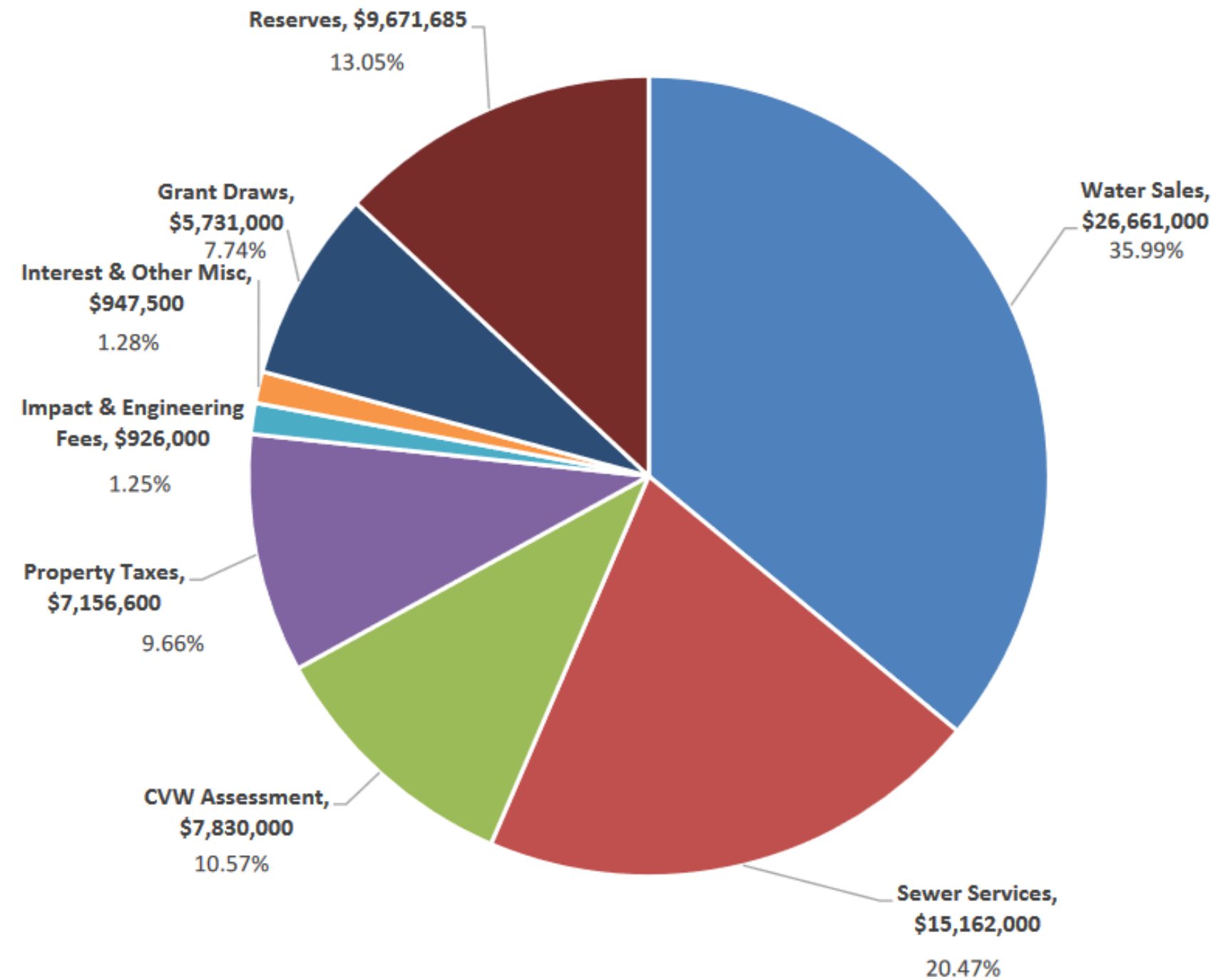
# BUDGET SUMMARY

## Granger-Hunter Improvement District Revenues - 2025 Budget

Source	% of Total	Revenue Amount
Water Sales	35.99%	\$26,661,000
Sewer Services	20.47%	\$15,162,000
CVW Assessment	10.57%	\$7,830,000
Property Taxes	9.66%	\$7,156,600
Impact & Engineering Fees	1.25%	\$926,000
Interest & Other Misc	1.28%	\$947,500
Grant Draws	7.74%	\$5,731,000
Reserves	13.05%	\$9,671,685
<b>Total All Sources</b> . . . . .	<b>100.00%</b>	<b>\$74,085,785</b>

64,414,100

## SOURCES OF FUNDS

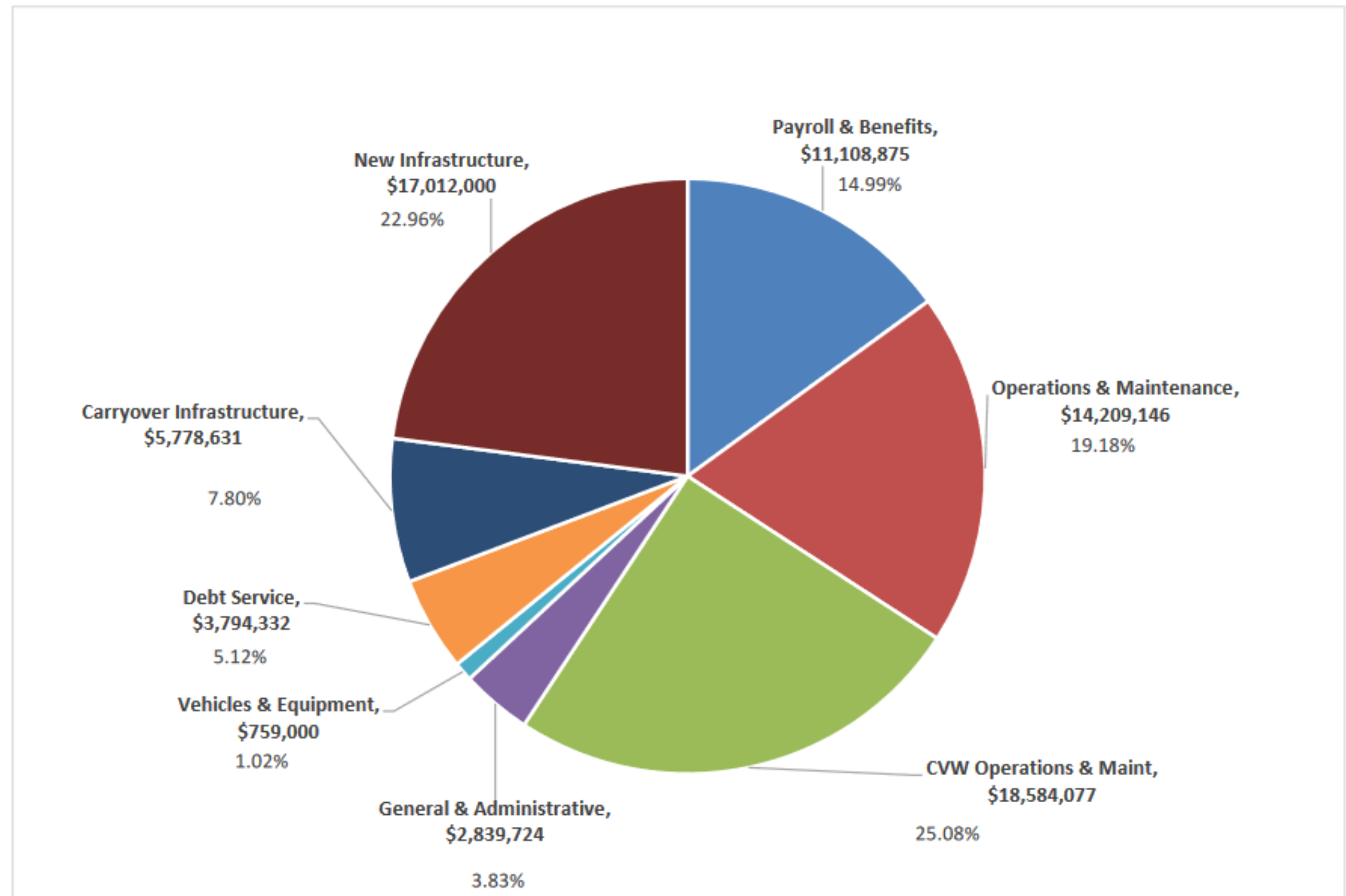


# BUDGET SUMMARY

## GHID Expenses Including Capital - 2025 Budget

Source	% of Total	Expense Amount
Payroll & Benefits	14.99%	\$11,108,875
Operations & Maintenance	19.18%	\$14,209,146
CVW Operations & Maint	25.08%	\$18,584,077
General & Administrative	3.83%	\$2,839,724
Vehicles & Equipment	1.02%	\$759,000
Debt Service	5.12%	\$3,794,332
Carryover Infrastructure	7.80%	\$5,778,631
New Infrastructure	22.96%	\$17,012,000
<b>Total All Sources</b>	<b>100.00%</b>	<b>\$74,085,785</b>

## USES OF FUNDS (Expenses)



# BUDGET REVISIONS

## Expenditures

Merit Increase from 4.7% -5.0%  
Health Insurance Premiums decrease from 25% -2.6% (\$433k)  
Dental Premium increase from 2.5% -12% (\$8k)  
Workers Compensation increase \$15k  
Life Insurance increase \$7k  
CVWRF increase in operating expenses \$795k  
CVWRF increase in bonding expenses \$207k

## Revenue

Water Impact Fees - Increase \$150k  
Wastewater Impact Fees - Increase \$50k  
Other - Decreased \$370k in credit card fees

# RATES

Water Rates by Customer Type	Tier 1* (0-7,000 gal.)	Tier 2* (7,001-15,000 gal.)	Tier 3* (15,001-45,000 gal.)	Tier 4* (45,001+ gal.)	Availability Fees
Residential - Current	\$1.59	\$2.23	\$3.18	\$4.24	\$17.49
<b>Residential - Proposed</b>	<b>\$1.70</b>	<b>\$2.39</b>	<b>\$3.40</b>	<b>\$4.54</b>	<b>\$18.59</b>
Non-Residential - Current	\$2.44	\$2.44	\$2.44	\$2.44	\$17.49-\$2,011
<b>Non-Residential - Proposed</b>	<b>\$2.61</b>	<b>\$2.61</b>	<b>\$2.61</b>	<b>\$2.61</b>	<b>\$18.59-\$2,152</b>

Wastewater Rates by Customer Type	Availability Fee	CVWRF Fee	Volume (per 1,000 gal.)
Residential – Current (REU)	\$16.43	\$11.50	\$1.59
<b>Residential – Proposed (REU)</b>	<b>\$17.58</b>	<b>\$14.50</b>	<b>\$1.70</b>
Non-residential – Current (REU)	\$16.43	\$11.50	\$1.59
<b>Non-residential – Proposed (REU)</b>	<b>\$17.58</b>	<b>\$14.50</b>	<b>\$1.70</b>



GRANGER-HUNTER  
IMPROVEMENT DISTRICT

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## 2025 Final Budget

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## Background

The District was organized January 13, 1950, and provides water and wastewater services to approximately 137,000 people in a 24.5 square mile area in the central portion of Salt Lake County. The boundaries of the District roughly parallel those of West Valley City. The principal offices are located at 2888 South 3600 West, in West Valley City, Utah. It employs 76 people and operates and maintains water lines, water storage reservoirs, several deep-water wells, wastewater collection lines and several wastewater pump stations.

The Final 2025 budget for Granger-Hunter Improvement District (the District) was prepared in accordance with the District's **vision**: *Improving quality of life today – creating a better tomorrow*, the District's **mission**: *Stewards of water that is delivered clean and safe for daily use and collected responsibly to protect public health and our environment* and supports the District's **strategic plan**. This budget narrative will provide an overview of the framework the District believes will help it meet its objective.

## Budget Process

The annual budget is created by the District's management as required by Utah law. Directors have a responsibility to submit their department budgets for consideration and are reviewed by management. The needs of a department are weighed against the needs of all departments, and priorities are established. Budgets for personnel and capital projects are also prepared, and input is received from management and directors. The budget is then organized and presented to the Board for comment, input, additional prioritization of needs and approval. Once the budget is adopted, it becomes the framework for applying District resources in the best manner to meet the needs of the customer.

Prior to adoption of the budget, the following steps have or need to occur:

- District management met with all Directors on August 13<sup>th</sup>, 2024, to receive inputs on each of the District's departments and capital budgets.
- The District's Budget Committee, consisting of one board member, Roger Nordgren, the General Manager, the two Assistant General Managers and the Controller, met on August 19<sup>th</sup>, 2024, to discuss the preliminary budget numbers to put into the Tentative Budget.
- The Tentative Budget was presented and considered by the Board on October 15<sup>th</sup>, 2024.
- On October 15<sup>th</sup>, the Board established the time and place of the public hearing to consider adoption of the Final Budget and possible rate increases. The time and place will be held on November 12<sup>th</sup>, 2024, at 6:00 p.m.
- When fee, rate or tax increases are considered (as is the case for the upcoming year), the District must publish notice in a location within the District that is most likely to be seen by its residents (Utah code 63G-30-102) 30 days prior to the meeting.

- The Board, by resolution, may adopt the budget and rate increase following the public hearing, but it must be adopted before January 1<sup>st</sup>, 2025, before any expenditures occur.

## Executive Summary

	Actual 2022	Actual 2023	Projected 2024 as of 10/3/2024	Budget 2024	Final Budget 2025	% Change
<b>OPERATING REVENUES</b>						
Operating Revenues	\$ 35,493,650	\$ 42,514,552	\$ 48,019,021	\$ 49,674,894	\$ 55,687,000	12.1%
Property Tax Revenues	6,147,887	6,304,252	6,916,125	6,868,000	7,156,600	4.2%
<b>TOTAL OPERATING REVENUES</b>	<b>41,641,537</b>	<b>48,818,804</b>	<b>54,935,146</b>	<b>56,542,894</b>	<b>62,843,600</b>	11.1%
<b>OPERATING EXPENSES</b>						
Payroll Wages & Benefits	8,860,610	9,708,162	10,437,568	10,492,765	11,108,875	5.9%
Maintenance and Tools	1,446,881	1,271,959	1,840,227	2,097,275	2,191,721	4.5%
Water Purchases	10,805,123	10,571,550	10,402,300	11,437,138	11,149,425	-2.5%
Utilities	723,885	839,285	891,945	944,100	966,700	2.4%
CVWRF	12,738,319	13,682,148	15,510,143	16,598,051	18,584,077	12.0%
Administrative	2,190,953	2,100,976	2,178,039	2,516,289	2,561,024	1.8%
Contingencies	-	-	-	180,000	180,000	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>36,765,771</b>	<b>38,174,080</b>	<b>41,260,222</b>	<b>44,265,618</b>	<b>46,741,822</b>	5.6%
<b>NET OPERATING REVENUES</b>	<b>4,875,766</b>	<b>10,644,724</b>	<b>13,674,924</b>	<b>12,277,276</b>	<b>16,101,778</b>	31.2%
<b>INDIRECT OPERATING EXPENSES</b>	<b>(8,094,770)</b>	<b>(8,337,275)</b>	<b>(8,673,725)</b>	<b>(8,691,000)</b>	<b>(9,230,000)</b>	6.2%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>						
Non-Operating Revenues	2,731,734	3,457,146	3,038,477	1,555,000	1,574,000	1.2%
Equipment Purchases	(686,432)	(555,294)	(1,244,357)	(1,426,000)	(759,000)	-46.8%
Debt Service	(1,237,509)	(2,193,467)	(3,112,000)	(3,503,515)	(3,794,332)	8.3%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>	<b>807,793</b>	<b>708,385</b>	<b>(1,317,880)</b>	<b>(3,374,515)</b>	<b>(2,979,332)</b>	-11.7%
<b>NET REVENUES INCL DEPRECIATION</b>	<b>\$ (2,411,211)</b>	<b>\$ 3,015,834</b>	<b>\$ 3,683,319</b>	<b>\$ 211,761</b>	<b>\$ 3,892,446</b>	1738.1%
Add Back Depreciation	7,903,638	8,012,616	8,482,725	8,500,000	8,900,000	4.7%
Add Noncash OPEB Accrual	19,800	4,637	433,000	433,000	89,000	-79.4%
<b>NET REVENUES</b>	<b>\$ 5,512,227</b>	<b>\$ 11,033,087</b>	<b>\$ 12,599,044</b>	<b>\$ 9,144,761</b>	<b>\$ 12,881,446</b>	40.9%
<b>CAPITAL EXPENDITURES</b>		<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>Final 2025 Budget</b>	
Water - Horizontal		\$ 5,412,500	\$ 15,740,000	\$ 10,615,000	\$ 4,240,000	-60.1%
Water - Vertical		20,090,000	16,777,000	12,636,000	11,711,594	-7.3%
Wastewater - Horizontal		3,605,000	9,039,000	2,190,000	3,983,037	81.9%
Wastewater - Vertical		4,726,000	1,135,000	1,225,000	1,840,000	50.2%
General Facilities		2,524,500	1,181,000	932,500	1,016,000	9.0%
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>\$ 36,358,000</b>	<b>\$ 43,872,000</b>	<b>\$ 27,598,500</b>	<b>\$ 22,790,631</b>	-17.4%



## **Operating Revenue**

### **Water and Wastewater Rates**

For several years the District has implemented a tiered or “inclining block” water rate structure to encourage conservation efforts in accordance with State of Utah statutes. In 2025 the District is proposing to modify its rate structure to increase water and wastewater revenue by approximately 8.9%. Early in 2022, the District completed a “master plan” by a third-party consultant that outlined the District’s infrastructure needs over the next 10 years. This plan recommends rate increases the District needs to implement to replace its’ capital infrastructure. Based on those recommendations and staff evaluations, the water and wastewater rates in 2025 need to increase by approximately 7%. The difference in total revenue increases and rate increases is due to the District utilizing the remainder of its awarded infrastructure grants that is categorized as revenue earned by the District.

The 2025 tiered water rate structure is suggested as follows:

The availability fee is proposed to increase 6.3% from \$17.49 to \$18.59 per EDU.

Water tier rates for residential customers with meter sizes of ¾” or 1” will be based on the following table:

0 – 7,000 gallons	= \$1.70 per 1,000 gallons
7,001 – 15,000 gallons	= \$2.39 per 1,000 gallons
15,001 – 45,000 gallons	= \$3.40 per 1,000 gallons
All > 45,000 gallons	= \$4.54 per 1,000 gallons

For residential customers with a meter size of 1 ½” or greater, they will be placed on a tiered rate schedule. To understand what the tiers of those meter sizes are, refer to the rates and fees sheet in the budget pdf for 2025 consumption tiers and rates.

For non-residential customers, the District will apply a fixed rate of \$2.61 per 1,000 gallons.

The 2025 wastewater rate structure is suggested as follows:

Availability fee is proposed to increase 7% from \$16.43 to \$17.58 per EDU. Because of additional bonding from Central Valley Water Reclamation Facility (CVW), the CVW assessment is proposed to increase from \$11.50 to \$14.50 per EDU. Additional charges will be based on an indoor usage charge of \$1.70 per 1,000 gallons. Indoor use is defined as water consumption billed in months December through April. Those customers who have grease interceptors will remain on specific rate tables that are based on the contaminants put into the District’s wastewater system.

### **Property Tax Revenues**

There are no proposed property tax increases for the 2025 Budget. The increase in revenue shown in the financial statements is due to anticipated development growth in West Valley City during 2025.

The 2025 property tax rate is estimated to be set at 0.000492. As the District continues to replace its’ aging infrastructure through bonding, it is anticipated that the amount of

property tax revenue required will also increase, and the District will need to increase property tax revenue by going through the Truth-in-Taxation process in future tax years.

## **Operating Expenses**

### **Payroll Wages & Benefits**

Management recommends an increase in payroll wages and benefits in 2025. Payroll wages and benefits would increase \$616k (5.9%) due a 5.0% merit increase, increases to the overtime and on-call budgets, and an increase in healthcare insurance premiums.

### **Maintenance and Tools**

To address the District's aging infrastructure, it is necessary to allocate resources towards maintaining its water and wastewater lines and small and large meter infrastructure. Maintenance projects include, but are not limited to, repairing leaks and line breaks, cleaning wastewater lines and purchasing inventory to repair the system. This year the District proposes raising its maintenance budget by \$94k (4.5%) because of inflationary increases to general maintenance items including inventory parts, asphalt, cement, fill dirt and permits.

### **Water Purchases**

Currently the District has a contract with Jordan Valley Water Conservancy District (JVW) to purchase 17,000 acre feet of water on an annual basis. This is a take-or-pay contract, meaning that if the District does not utilize 100% of its contract, JVW requires the District to pay the difference between the actual water delivered and its contract. If this occurs, JVW allows the District to take that water in the next calendar year at no cost, since this was purchased the previous year. In 2025, water purchases are expected to decrease by \$288k (2.5%) due to the District reducing the take or pay contract from 18,500 acre feet to 17,000 acre feet, partially offset by higher expected charged rates in the latter half of 2025.

### **Utilities**

Utilities are expected to increase by \$23k (2.4%) in 2025. Even though the District anticipates electrical power costs to rise in 2025, measures taken by the District have resulted in lower overall power consumption.

### **Central Valley Water Reclamation Facility (CVW)**

The CVW treatment plant treats the wastewater of the District. The District is one of seven member entities that own the CVW treatment plant. Member entities pay their share of CVW operating and capital expenditures monthly. Operating expenses are allocated based on each entity's 12-month average of volume and strength of the wastewater as of the prior month. Capital costs are allocated based on each entity's 12-month average of volume and strength of wastewater as of August of the preceding year. The District's share of CVW operating costs are expected to be 26.5% in 2025. For 2025, the District anticipates that CVW operating costs will increase by about \$1,204k (13.3%) from the prior year's budget.

In late 2017, CVW began a complete rebuild of the treatment plant to meet new state and federal water quality requirements by January 1, 2025. CVW is funding the rebuild with a combination of cash contributions from member entities and issuance of bonds. Member entities are required to pay a portion of their capital cost allocation monthly as pay-as-you-go (pay-go) capital contributions. In addition, the District is obligated to pay CVW the related debt service over the life of the bonds. In 2025 the District is planning that CVW debt service obligations will increase by \$782k (10.3%) when compared to the prior year's budget.

### **Administrative**

Administrative expenses are expected to increase in 2025 by \$45k (1.8%). Historically the District has engaged the services of the Salt Lake County Clerk's office to conduct elections every odd calendar year. This year it is estimated that election costs will be approximately \$110k, depending on how many entities participate in the electoral process. The increase in election costs are partially offset by reductions in several different administrative cost centers.

### **Contingencies**

The contingency budget for 2025 is recommended at \$180k. These funds are set aside for the District to use in the event of an emergency that is not budgeted for in other categories. To utilize these funds, the District requires special permission from the Board of Trustees in an open meeting prior to utilizing this resource. Historically, the District has not needed these funds because there were other budget line items that were under budget that could be utilized to cover overages in other budget line items. Any contingency budget funds not used each year will re-budgeted in the following budget year.

## **Non-Operating Revenues and Expenses**

### **Non-Operating Revenues**

Non-operating revenue is estimated to increase by \$19k (1.2%) in 2025.

### **Equipment Purchases**

Equipment purchases show a decrease of \$667k (46.8%) in 2025 when compared to the 2024 Budget. The major fleet vehicles and equipment the District anticipates purchasing in 2025 are: one dump truck, one water tanker truck, one fuel truck, three light duty pickup trucks, six light duty truck lease buyouts and one crane truck. These purchases align with the District's overall fleet plan of selling and purchasing vehicles at optimal times to save on repairs and maintenance and to maximize the resale value of fleet vehicles.

### **Debt Service**

The District has four outstanding bonds, the 2019 water bond, the 2021 wastewater bond and two bond issuances that were issued in 2023. In 2025, the District does not anticipate the need to issue any additional debt to fund capital improvement projects.

Interest and principal payments are expected to increase \$291k (8.3%) in 2025.

## **Capital Expenditures**

The District is approaching 75 years old. As such, its water and wastewater infrastructure is showing its age, and the District will need to start replacing those assets as outlined in the “2022 Master Plan.” During 2025, there are several water and wastewater infrastructure projects scheduled. The District is planning to replace aging cast iron pipe in residential neighborhoods, improve sewer capacity on Parliament Avenue, continue the drilling & equipping a new water well and finish the new water treatment facility. In total, capital expenditures are expected to decrease \$4.8 million (17.4%) in 2025 when compared to the 2024 capital budget.

## **District Reserve Funds**

### **Operating Reserves**

The operating reserve target is six months of the operating expense budget for the coming year. Operating reserves should provide a “rainy day” fund for budget shortfalls or cost overruns. The desired balance, per the 2025 budget, is \$23.4 million. The current operating reserve balance of \$20.1 million (as of 10/07/2024) is showing stress as large cash outflows relating to construction on several capital projects are underway. The District expects that this shortfall will not significantly impact the District operations in 2025. Currently, the District has about \$17.0 million available debt and grant funding to draw on that will help alleviate the stress on operating reserves that current capital projects are causing. The operating reserve is expected to be about \$22.9 million at the end of 2025.

### **Repair and Replacement Reserve**

Every year the budget includes funds that are earmarked for repair and replacement. However, in the event of a catastrophic water line break, the yearly budget will not be sufficient to fund the emergency repair. The District has set aside monies in the Repair and Replacement Reserve account to fund such emergencies. The district has a goal to fund \$5.0 million in the account. The balance in this account as of 10/07/2024 was \$5.1 million.

### **Impact Fee Reserve**

The required Impact Fee Reserve fluctuates as construction projects are assessed for the cost of their added demand on system capacity and as the District collects fees to complete projects to satisfy that added demand. The reserve is equal to the unspent amount the District has collected from construction projects. The balance as of 10/07/2024 is \$616k.

### **Insurance Reserve Funds**

No funding level has been established for this reserve account. Each year the District budgets approximately \$100,000 to pay deductibles and claims not covered by insurance. Any amount not used during the year, is transferred to the reserve fund to provide for emergencies and extreme claims that may arise. The balance in this reserve account at 10/7/2024 was \$1.4 million.

### **Post-Employment Benefit Reserve**

In 2008 the District established this reserve fund to help offset the cost of benefits paid for retired employees, including health insurance and state retirement buyout. The balance in this fund was \$1.5 million as of 10/07/2024. The liability currently on the books is \$0.5 million. It is anticipated that this balance will increase \$0.4 million as three additional employees are eligible to retire in 2024. Accounting rules do not require full funding of the liability. However, the District has attempted to fund the liability as fully as possible to decrease the negative impacts of falling behind. It is proposed to continue to over-fund the account.

### **Development Fees**

The Development Fees reserve account was established in 2022 in response to the Utah State Auditor's alert 2022-01 requiring entities to monitor and track the revenue generated and expenses incurred to provide those services. It was recommended and approved by the Board that the balance of this fund would be approximately \$175k, as of the date when this fund was established. It is anticipated the development fees collected in 2024 will be fully expended by the end of the year, and there will not be a need to have a balance in this reserve account at the end of 2024.

### **Summary**

There are many variables that may cause actual results to differ from budgeted expectations. The District believes the 2025 Final Budget is realistic considering those variables and the above-noted conditions.

The District continues to have a fiscally sound budget, enabling it to meet ongoing obligations and provide for capital projects. However, as referenced, there are significant capital expenditures on the horizon, at both the District and the CVW facility. These will require that the District be meticulous and cautious in its planning to be proactive rather than reactive. The District continues to be in strong financial health, with very good infrastructure and excellent maintenance efforts. The District exercises care in its stewardship over District resources and customer trust, and it searches for ways to control expenditures while meeting customer needs.

For specific details regarding the 2025 Budget, the District invites the reader of this document to go online to [ghid.gov/Budget](http://ghid.gov/Budget) Reports and download the complete version of the 2025 Final Budget.

If you have questions about any part of the proposed budget, please contact Jason Helm or Austin Ballard.

Respectfully Submitted,

Jason Helm, PE  
*General Manager*

Austin Ballard, CPA  
*Controller*



Executive Summary

	Actual 2022	Actual 2023	Projected 2024 as of 10/3/2024	Budget 2024	Final Budget 2025	% Change
<b>OPERATING REVENUES</b>						
Operating Revenues	\$ 35,493,650	\$ 42,514,552	\$ 48,019,021	\$ 49,674,894	\$ 55,687,000	12.1%
Property Tax Revenues	6,147,887	6,304,252	6,916,125	6,868,000	7,156,600	4.2%
<b>TOTAL OPERATING REVENUES</b>	<b>41,641,537</b>	<b>48,818,804</b>	<b>54,935,146</b>	<b>56,542,894</b>	<b>62,843,600</b>	11.1%
<b>OPERATING EXPENSES</b>						
Payroll Wages & Benefits	8,860,610	9,708,162	10,437,568	10,492,765	11,108,875	5.9%
Maintenance and Tools	1,446,881	1,271,959	1,840,227	2,097,275	2,191,721	4.5%
Water Purchases	10,805,123	10,571,550	10,402,300	11,437,138	11,149,425	-2.5%
Utilities	723,885	839,285	891,945	944,100	966,700	2.4%
CVWRF	12,738,319	13,682,148	15,510,143	16,598,051	18,584,077	12.0%
Administrative	2,190,953	2,100,976	2,178,039	2,516,289	2,561,024	1.8%
Contingencies	-	-	-	180,000	180,000	0.0%
<b>TOTAL OPERATING EXPENSES</b>	<b>36,765,771</b>	<b>38,174,080</b>	<b>41,260,222</b>	<b>44,265,618</b>	<b>46,741,822</b>	5.6%
<b>NET OPERATING REVENUES</b>	<b>4,875,766</b>	<b>10,644,724</b>	<b>13,674,924</b>	<b>12,277,276</b>	<b>16,101,778</b>	31.2%
<b>INDIRECT OPERATING EXPENSES</b>	<b>(8,094,770)</b>	<b>(8,337,275)</b>	<b>(8,673,725)</b>	<b>(8,691,000)</b>	<b>(9,230,000)</b>	6.2%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>						
Non-Operating Revenues	2,731,734	3,457,146	3,038,477	1,555,000	1,574,000	1.2%
Equipment Purchases	(686,432)	(555,294)	(1,244,357)	(1,426,000)	(759,000)	-46.8%
Debt Service	(1,237,509)	(2,193,467)	(3,112,000)	(3,503,515)	(3,794,332)	8.3%
<b>NON-OPERATING REVENUE &amp; EXPENSES</b>	<b>807,793</b>	<b>708,385</b>	<b>(1,317,880)</b>	<b>(3,374,515)</b>	<b>(2,979,332)</b>	-11.7%
<b>NET REVENUES INCL DEPRECIATION</b>	<b>\$ (2,411,211)</b>	<b>\$ 3,015,834</b>	<b>\$ 3,683,319</b>	<b>\$ 211,761</b>	<b>\$ 3,892,446</b>	1738.1%
Add Back Depreciation	7,903,638	8,012,616	8,482,725	8,500,000	8,900,000	4.7%
Add Noncash OPEB Accrual	19,800	4,637	433,000	433,000	89,000	-79.4%
<b>NET REVENUES</b>	<b>\$ 5,512,227</b>	<b>\$ 11,033,087</b>	<b>\$ 12,599,044</b>	<b>\$ 9,144,761</b>	<b>\$ 12,881,446</b>	40.9%
<b>CAPITAL EXPENDITURES</b>		<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>Final 2025 Budget</b>	
Water - Horizontal		\$ 5,412,500	\$ 15,740,000	\$ 10,615,000	\$ 4,240,000	-60.1%
Water - Vertical		20,090,000	16,777,000	12,636,000	11,711,594	-7.3%
Wastewater - Horizontal		3,605,000	9,039,000	2,190,000	3,983,037	81.9%
Wastewater - Vertical		4,726,000	1,135,000	1,225,000	1,840,000	50.2%
General Facilities		2,524,500	1,181,000	932,500	1,016,000	9.0%
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>\$ 36,358,000</b>	<b>\$ 43,872,000</b>	<b>\$ 27,598,500</b>	<b>\$ 22,790,631</b>	-17.4%



REVENUES

	Actual 2022	Actual 2023	Projected 2024 as of 10/3/2024	Budget 2024	Final Budget 2025	% Change
<b>REVENUES</b>						
<b>Operating Revenues:</b>						
Water Sales	\$ 19,159,280	\$ 21,707,579	\$ 24,749,990	\$ 25,154,000	\$ 26,661,000	6.0%
Sewer Service Charges	13,190,352	13,703,361	14,431,331	14,254,000	15,162,000	6.4%
Central Valley Assessment	2,723,901	6,324,824	6,316,178	6,210,000	7,830,000	26.1%
Engineering Fees	106,495	53,525	72,584	125,000	61,000	-51.2%
Connection Fees	65,503	84,139	111,385	82,000	40,000	-51.2%
Inspection	134,621	116,204	110,493	85,000	100,000	17.6%
Delinquent/Turn-on Fees	63,080	74,777	14,019	60,000	30,000	-50.0%
Waterwise Revenue	-	985	3,552	-	3,500	N/A
Grant Revenue	-	382,465	2,140,989	3,636,394	5,731,000	57.6%
Conservation Grant	50,418	66,693	68,500	68,500	68,500	0.0%
<b>Total Operating Revenue</b>	<b>35,493,650</b>	<b>42,514,552</b>	<b>48,019,021</b>	<b>49,674,894</b>	<b>55,687,000</b>	<b>12.1%</b>
<b>Property Tax Revenue:</b>						
Property Tax	5,192,057	5,174,089	5,892,000	5,892,000	6,020,600	2.2%
Motor Vehicle	282,862	273,155	276,376	285,000	285,000	0.0%
Personal Property	427,223	398,341	457,753	430,000	431,000	0.2%
Delinquent Tax/Interest	54,613	134,008	98,996	70,000	90,000	28.6%
Tax Increment for RDA	191,132	324,659	191,000	191,000	330,000	72.8%
<b>Total Property Tax Revenue</b>	<b>6,147,887</b>	<b>6,304,252</b>	<b>6,916,125</b>	<b>6,868,000</b>	<b>7,156,600</b>	<b>4.2%</b>
<b>Non-Operating Revenue:</b>						
Impact Fees - Water	1,268,268	1,080,867	762,965	500,000	500,000	0.0%
Impact Fees - Sewer	715,661	518,939	257,347	275,000	225,000	-18.2%
Interest	416,422	1,693,165	1,601,793	600,000	600,000	0.0%
Sale of Surplus Equipment	206,959	43,900	290,000	55,000	94,000	70.9%
Other	124,424	120,275	126,372	125,000	155,000	24.0%
<b>Total Non-Operating Revenue</b>	<b>2,731,734</b>	<b>3,457,146</b>	<b>3,038,477</b>	<b>1,555,000</b>	<b>1,574,000</b>	<b>1.2%</b>
<b>Total Revenues</b>	<b>\$ 44,373,271</b>	<b>\$ 52,275,950</b>	<b>\$ 57,973,623</b>	<b>\$ 58,097,894</b>	<b>\$ 64,417,600</b>	<b>10.9%</b>



**EXPENSES**

	Actual 2022	Actual 2023	Projected 2024 as of 10/3/2024	Budget 2024	Final Budget 2025	% Change
<b>OPERATING EXPENSES</b>						
<b>Payroll Wages:</b>						
Salaries & Wages	\$ 5,317,553	\$ 5,651,727	\$ 5,914,080	\$ 5,884,106	\$ 6,432,353	9.3%
Overtime Wages	103,475	150,585	164,096	126,249	171,000	35.4%
On-Call Pay	69,424	102,808	115,000	105,000	150,000	42.9%
Incentive Pay	11,664	5,250	9,000	2,800	800	-71.4%
Vehicle Allowance	7,220	7,220	7,220	7,200	-	-100.0%
Clothing Allowance	-	20,075	20,075	20,350	22,000	8.1%
Other/OPEB	19,800	4,637	433,000	433,000	89,000	-79.4%
<i>Total Payroll Wages</i>	<u>5,529,136</u>	<u>5,942,302</u>	<u>6,662,471</u>	<u>6,578,705</u>	<u>6,865,153</u>	<u>4.4%</u>
<b>Payroll Benefits:</b>						
State Retirement Plan	923,662	975,521	959,369	1,010,281	1,071,477	6.1%
401(k) Plan	599,358	661,972	588,676	571,251	626,944	9.7%
Health/Dental Insurance	1,661,911	1,947,721	2,056,677	2,148,538	2,328,244	8.4%
Medicare	76,985	84,705	84,346	87,190	95,757	9.8%
Workers Compensation Ins	23,900	28,041	40,802	40,000	55,000	37.5%
Life/LTD/LTC Insurance	43,959	47,651	43,998	51,800	61,300	18.3%
State Unemployment	1,699	20,249	1,229	5,000	5,000	0.0%
<i>Total Payroll Benefits</i>	<u>3,331,474</u>	<u>3,765,860</u>	<u>3,775,097</u>	<u>3,914,060</u>	<u>4,243,722</u>	<u>8.4%</u>
<b>Operations &amp; Maintenance:</b>						
Repair & Replacement	762,709	854,265	1,288,369	1,464,075	1,559,541	6.5%
Building & Grounds	62,736	127,843	167,555	183,550	225,350	22.8%
Vehicles Fuel	334,900	128,147	137,906	191,600	155,700	-18.7%
Vehicle Lease	119,438	(702)	50,500	50,500	33,000	-34.7%
Tools & Supplies	84,139	84,428	91,645	103,050	105,200	2.1%
Water Purchases	10,805,123	10,571,550	10,402,300	11,437,138	11,149,425	-2.5%
Treatment Chemicals	14,918	29,008	45,370	32,000	32,000	0.0%
Water Lab Testing Fees	68,041	48,970	58,882	72,500	80,930	11.6%
Utilities	630,954	739,502	802,828	852,600	868,000	1.8%
<i>Total O&amp;M</i>	<u>12,882,958</u>	<u>12,583,011</u>	<u>13,045,355</u>	<u>14,387,013</u>	<u>14,209,146</u>	<u>-1.2%</u>
<b>CVWRF:</b>						
Facility Operations	4,939,102	5,562,682	6,525,526	6,404,682	7,272,851	13.6%
Project Betterments	1,660,407	1,741,753	1,389,139	1,958,901	2,159,472	10.2%
Pretreatment Field	291,554	319,155	411,035	331,699	436,020	31.5%
Laboratory	255,444	294,112	358,276	344,578	375,355	8.9%
CVW Debt Service	5,591,812	5,764,446	6,826,167	7,558,191	8,340,379	10.3%
<i>Total CVWRF</i>	<u>\$ 12,738,319</u>	<u>\$ 13,682,148</u>	<u>\$ 15,510,143</u>	<u>\$ 16,598,051</u>	<u>\$ 18,584,077</u>	<u>12.0%</u>





**EXPENSES**

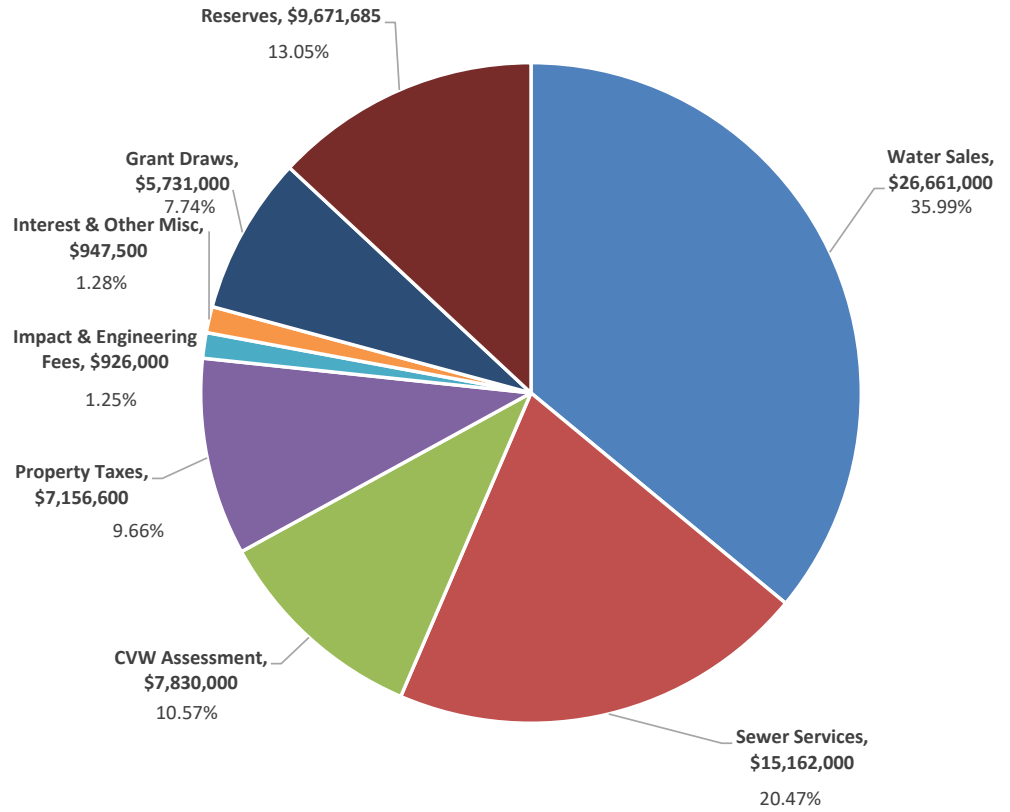
	Actual 2022	Actual 2023	Projected 2024 as of 10/3/2024	Budget 2024	Final Budget 2025	% Change
<b>General &amp; Administrative:</b>						
Office Supplies/Printing	\$ 14,789	\$ 17,200	\$ 18,599	\$ 19,700	\$ 19,225	-2.4%
Postage & Mailing	156,045	161,217	163,378	172,450	179,350	4.0%
General Administrative	54,783	87,556	65,683	74,672	101,287	35.6%
General Administrative - Elections	-	-	-	-	110,000	N/A
General Administrative - TNT	-	1,960	-	15,000	5,000	-66.7%
Computer Supplies/Equipment	407,765	418,958	518,421	515,735	557,502	8.1%
General Insurance	295,846	329,530	368,859	492,637	447,835	-9.1%
Admin Utilities	92,931	99,783	89,117	91,500	98,700	7.9%
Telephone	118,856	132,213	134,376	152,500	161,440	5.9%
Training & Education	95,733	83,710	95,258	103,750	104,450	0.7%
Safety	52,795	55,486	32,761	72,525	67,725	-6.6%
Legal fees	37,194	44,106	46,173	48,000	48,000	0.0%
Auditing Fees	12,000	12,000	12,000	12,000	12,000	0.0%
Professional Consulting	346,600	137,906	231,760	231,760	182,710	-21.2%
Public Relations/Conservation	85,382	87,861	21,164	92,500	92,500	0.0%
Banking & Bonding	367,905	401,335	424,138	381,060	423,500	11.1%
Payments to Other Gov't Agencies	145,260	129,938	45,469	132,000	48,500	-63.3%
Administrative Contingency	-	-	-	180,000	180,000	0.0%
<i>Total General Administrative</i>	<u>2,283,884</u>	<u>2,200,759</u>	<u>2,267,156</u>	<u>2,787,789</u>	<u>2,839,724</u>	<u>1.9%</u>
<b>Total Operating Expenses</b>	<b>36,765,771</b>	<b>38,174,080</b>	<b>41,260,222</b>	<b>44,265,618</b>	<b>46,741,822</b>	<b>5.6%</b>
<b>Net Operating Revenues</b>	<b>\$ 7,607,500</b>	<b>\$ 14,101,870</b>	<b>\$ 16,713,401</b>	<b>\$ 13,832,276</b>	<b>\$ 17,675,778</b>	<b>27.8%</b>
<b>Indirect Operating Expenses:</b>						
Depreciation	\$ 7,903,638	\$ 8,012,616	\$ 8,482,725	\$ 8,500,000	\$ 8,900,000	4.7%
RDA Pass-Through	191,132	324,659	191,000	191,000	330,000	72.8%
<i>Total Indirect Operating Expense</i>	<u>\$ 8,094,770</u>	<u>\$ 8,337,275</u>	<u>\$ 8,673,725</u>	<u>\$ 8,691,000</u>	<u>\$ 9,230,000</u>	<u>6.2%</u>
<b>Equipment Purchases:</b>						
New Vehicles & Equipment	686,432	555,294	1,244,357	1,426,000	759,000	-46.8%
<i>Total Equipment</i>	<u>686,432</u>	<u>555,294</u>	<u>1,244,357</u>	<u>1,426,000</u>	<u>759,000</u>	<u>-46.8%</u>
<b>Debt Service:</b>						
Bond Interest/Issue Costs	163,509	984,467	1,000,000	1,391,515	1,364,332	-2.0%
Bond Princ Pmt - 2021 DEQ	321,000	323,000	326,000	326,000	332,000	1.8%
Bond Princ Pmt - 2019 SRF	753,000	886,000	996,000	996,000	1,008,000	1.2%
Bond Princ Pmt - 2023A	-	-	-	-	-	N/A
Bond Princ Pmt - 2023B	-	-	790,000	790,000	1,090,000	38.0%
<i>Total Debt Service</i>	<u>1,237,509</u>	<u>2,193,467</u>	<u>3,112,000</u>	<u>3,503,515</u>	<u>3,794,332</u>	<u>8.3%</u>
<b>Total Equipment &amp; Debt Service</b>	<b>1,923,941</b>	<b>2,748,761</b>	<b>4,356,357</b>	<b>4,929,515</b>	<b>4,553,332</b>	<b>-7.6%</b>
<b>Net Revenues Incl Depreciation</b>	<b>\$ (2,411,211)</b>	<b>\$ 3,015,834</b>	<b>\$ 3,683,319</b>	<b>\$ 211,761</b>	<b>\$ 3,892,446</b>	<b>1738.1%</b>
Add Back Depreciation	7,903,638	8,012,616	8,482,725	8,500,000	8,900,000	4.7%
Add Noncash OPEB Accrual	19,800	4,637	433,000	433,000	89,000	-79.4%
<b>Net Revenues</b>	<b>\$ 5,512,227</b>	<b>\$ 11,033,087</b>	<b>\$ 12,599,044</b>	<b>\$ 9,144,761</b>	<b>\$ 12,881,446</b>	<b>40.9%</b>

# Granger-Hunter Improvement District Revenues - 2025 Budget

## SOURCES OF FUNDS

Source	% of Total	Revenue Amount
Water Sales	35.99%	\$26,661,000
Sewer Services	20.47%	\$15,162,000
CVW Assessment	10.57%	\$7,830,000
Property Taxes	9.66%	\$7,156,600
Impact & Engineering Fees	1.25%	\$926,000
Interest & Other Misc	1.28%	\$947,500
Grant Draws	7.74%	\$5,731,000
Reserves	13.05%	\$9,671,685
<b>Total All Sources</b>	<b>100.00%</b>	<b>\$74,085,785</b>

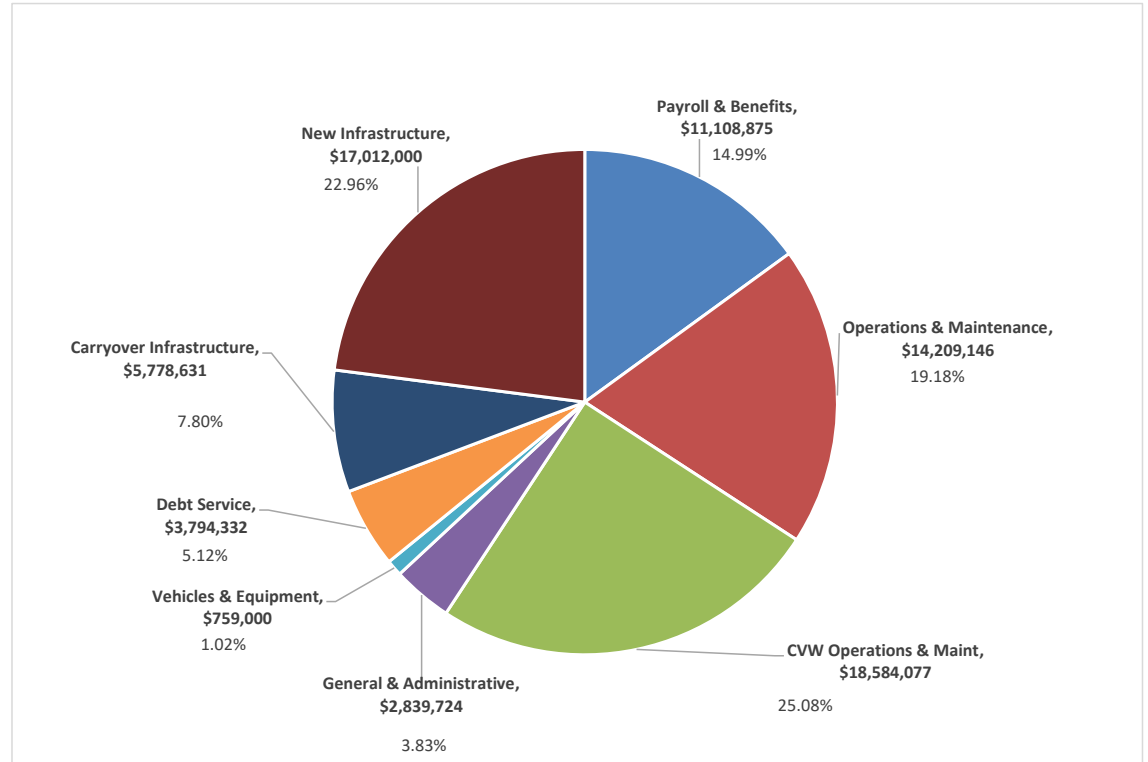
64,414,100



## GHID Expenses Including Capital - 2025 Budget

Source	% of Total	Expense Amount
Payroll & Benefits	14.99%	\$11,108,875
Operations & Maintenance	19.18%	\$14,209,146
CVW Operations & Maint	25.08%	\$18,584,077
General & Administrative	3.83%	\$2,839,724
Vehicles & Equipment	1.02%	\$759,000
Debt Service	5.12%	\$3,794,332
Carryover Infrastructure	7.80%	\$5,778,631
New Infrastructure	22.96%	\$17,012,000
<b>Total All Sources</b>	<b>100.00%</b>	<b>\$74,085,785</b>

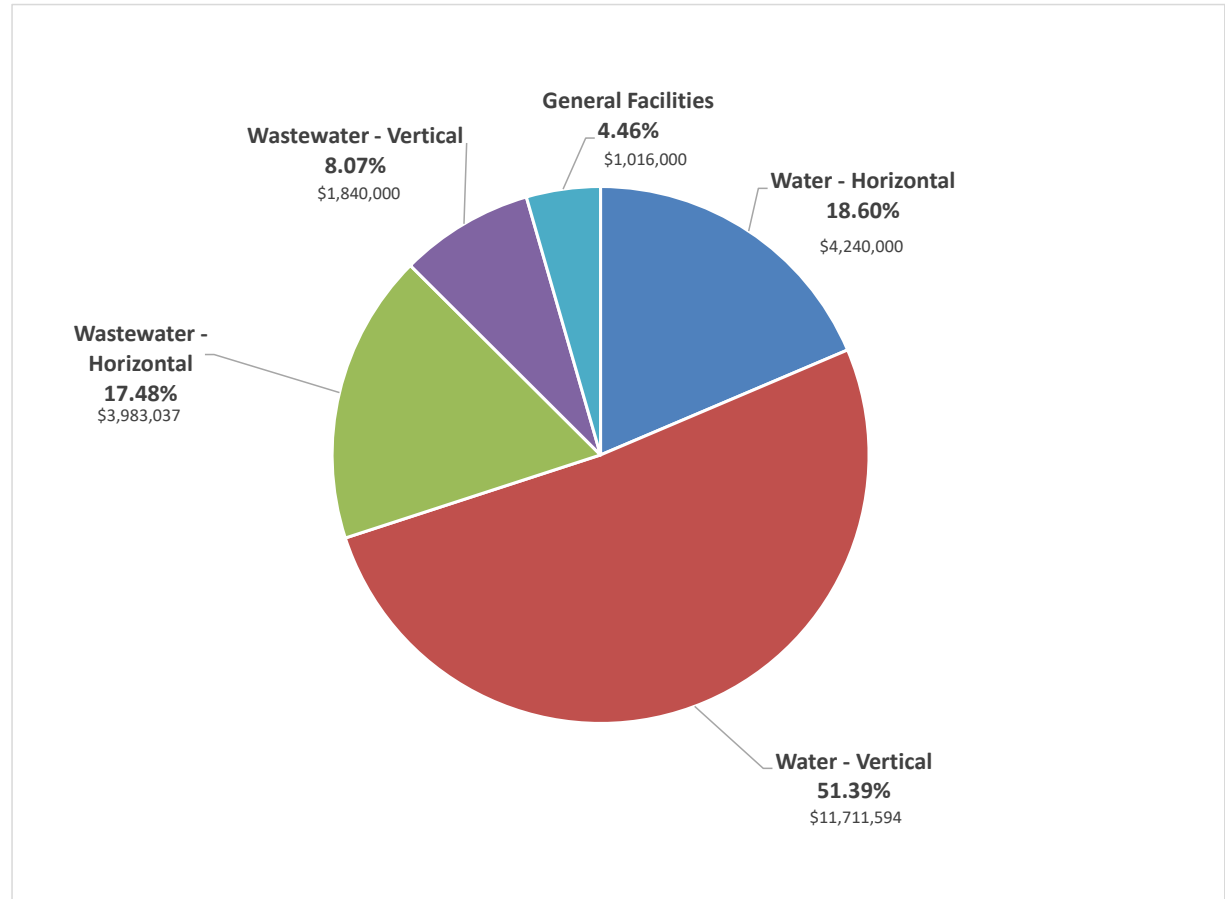
## USES OF FUNDS (Expenses)



## GHID Infrastructure - 2025 Budget

Source	% of Total	Expense Amount
Water - Horizontal	18.60%	\$4,240,000
Water - Vertical	51.39%	\$11,711,594
Wastewater - Horizontal	17.48%	\$3,983,037
Wastewater - Vertical	8.07%	\$1,840,000
General Facilities	4.46%	\$1,016,000
<b>Total All Sources</b>	<b>100.00%</b>	<b>\$22,790,631</b>

## INFRASTRUCTURE





GRANGER-HUNTER  
IMPROVEMENT DISTRICT

### Capital Sources and Outlays Budget Summary

**BUDGET SUMMARY**

**Estimated Funding Available at 12/31/2024**  
(as of 10/21/2024)

**Purchases**

Carryover projects  
Proposed New Projects for 2025

<u>Increases</u>	<u>Decreases</u>	<u>Balance</u>
<i>(estimated)</i>		<b>\$ 22,070,000</b>

<i>(estimated)</i>	\$5,778,631	
	<u>\$17,012,000</u>	

*Subtotal Purchases*

**\$22,790,631**

**Funding Sources**

BOR/SRF Funding  
Series 2023B Bonding Proceeds  
Estimated 2025 Budget Surplus

\$5,731,000
\$5,000,000
<u>\$12,881,446</u>

*Subtotal Revenue*

**\$23,612,446**

**Estimated Ending Funding Balance 2025**

**\$ 22,891,815**



**GRANGER-HUNTER**  
IMPROVEMENT DISTRICT

**Capital Project Detail - 2025**

* Priority
1=Needed next year
2=Needed 1-3 years
3=Needed 3-5+ years

\* Priority is based on the average of the rankings by the District Engineer

Project Description	2025 Amount	2024 Amount	Priority	Comments
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<b>Water - Horizontal Projects</b>
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Cherrywood Village Waterline Replacement Project (Internal)	\$800,000	\$100,000	1	And associated subdivisions, GHID crews to install. Estimated contractor cost \$2.1M.
5400 West Waterline Replacement	\$100,000	\$0	1	1 mile of cast iron replacement; contingent on receiving community grant
3900 South Waterline Replacement	\$100,000	\$0	1	WVC Widening Project
20I: Redwood Road Water Pipeline Replacement	\$0	\$520,000	1	SRF Project
Cost Share on Overlay, Loop Projects (West Valley City)	\$250,000	\$0	1	
Westward Terrace/Sundown Waterline Replacements	\$100,000	\$0	2	Design Only, Construction begins in 2026
4800 West Waterline	\$200,000	\$0	1	WVC/UDOT road project, Contractor construction
6400 West 3100 South Anderson Pipeline	\$0	\$420,000	1	
Large Meter Vault Replacement/Replumbs	\$120,000	\$530,000	1	3-5 vault replacements, 5-8 vault replumbs
Fire Hydrant Replacements	\$500,000	\$500,000	2	Contractor installed

**Page Totals** **\$2,170,000** **\$2,070,000**



**Capital Project Detail - 2025**

* Priority
1=Needed next year
2=Needed 1-3 years
3=Needed 3-5+ years

\* Priority is based on the average of the rankings by the District Engineer

Project Description	2025 Amount	2024 Amount	Priority	Comments
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Water - Vertical Projects				
23I: Anderson Treatment Plant	\$5,900,000	\$700,000	1	BOR/Emerging contaminant grant
23L: Watts Well No. 18	\$2,400,000	\$250,000	1	BOR grant
23T: Zone 1 Reservoir	\$650,000	\$0	1	Postpone if grant is not awarded
24N: Well No. 16 Redevelopment	\$0	\$280,750	1	
23D: Acord Reservoir Coating and Repairs	\$0	\$904,844	1	
Well No. 15 Generator Replacement	\$500,000	\$0	2	
Breeze A/C Replacement	\$68,000	\$0	1	
Well No. 16 A/C Rehabilitation	\$58,000	\$0	1	

<b>Page Totals</b>	<b>\$9,576,000</b>	<b>\$2,135,594</b>
<b>Capital Totals-C2&amp;C3</b>	<b>\$11,746,000</b>	<b>\$4,205,594</b>



### Capital Project Detail - 2025

* Priority
1=Needed next year
2=Needed 1-3 years
3=Needed 3-5+ years

\* Priority is based on the average of the rankings by the District Engineer

Project Description	2025 Amount	2024 Amount	Priority	Comments
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Wastewater - Horizontal Projects				
2025 Sewer Lining & Manhole Rehabilitation	\$1,210,000	\$0	1	
Redwood Road	\$0	\$823,037		
Inflow and Infiltration	\$100,000	\$0	2	
Parliament Avenue	\$1,850,000	\$0	1	

Wastewater - Vertical Projects				
Pleasant Valley Lift Station	\$100,000	\$600,000	1	Property acquisition and design
Decker North WWPS Rehabilitation	\$270,000	\$0	1	Wet well lining and exhaust fan
Armstrong WWPS Gate Replacement	\$50,000	\$0	1	Upgrade to motorized gate
East Rec Dry Well Rehabilitation	\$175,000	\$0	1	Rehab corroding sections of WWPS
Decker Main Header Replacement	\$400,000	\$0	1	
Channel Grinders	\$90,000	\$0	1	3 replacements
Lift Station Pump Replacements	\$155,000	\$0		Armstrong, Warner and East Rec

<b>Page Totals</b>	<b>\$4,400,000</b>	<b>\$1,423,037</b>
<b>Capital Totals- C2, C3 &amp; C4</b>	<b>\$16,146,000</b>	<b>\$5,628,631</b>





**Capital Project Detail - 2025**

* Priority
1=Needed next year
2=Needed 1-3 years
3=Needed 3-5+ years

\* Priority is based on the average of the rankings by the District Engineer

Project Description	2025 Amount	2024 Amount	Priority	Comments
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General Facilities				
Plant Easement Purchase & Fence Replacement	\$70,000	\$0	1	
Lock Replacement	\$15,000	\$0	1	
Building A & B Sewer Pipe Rehabilitation	\$50,000	\$0	2	
Building D Lighting Replacement	\$8,500	\$0	2	
Building C Floor Recoating	\$55,000	\$0	2	
Building B Shop Oil System Rehabilitation	\$35,000	\$0	1	
Building B Floor Lift Replacement	\$120,000	\$0	2	
SCADA Modifications/Upgrades	\$250,000	\$0	1	RTU/PLC Replacement
Utility Network GIS Implementation and Cloud Hosting	\$210,000	\$0	1	
Chlorine Analyzers	\$17,500	\$0	1	
Customer Water Portal & Database aggregation	\$0	\$150,000	1	
Leica GPS Equipment	\$35,000	\$0	1	

<b>Page Totals</b>	<b>\$866,000</b>	<b>\$150,000</b>
<b>Total All Capital Infrastructure Projects...</b>	<b>\$17,012,000</b>	<b>\$5,778,631</b>

# Rates and Fees – Effective 1/1/2025

(Water & Wastewater fees are effective beginning with all bills sent in January.)

Water Rates - Billed Monthly	2024 Rate	2025 Rate
<b>Usage Rates</b>		
Water Rate per 1,000 gallons – Residential/Multi-unit 3/4" & 1":		
0 - 7,000 gallons per month (Tier 1)	\$1.59	\$1.70
7,001 - 15,000 gallons per month (Tier 2)	\$2.23	\$2.39
15,001 - 45,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 45,000 gallons per month (Tier 4)	\$4.24	\$4.54
Mobile Home Water Rate per 1,000 gallons	\$1.59	\$1.70
Water Rate per 1,000 gallons – Residential/Multi-unit 1 1/2":		
0 - 35,000 gallons per month (Tier 1)	\$1.59	\$1.70
35,001 - 75,000 gallons per month (Tier 2)	\$2.23	\$2.39
75,001 - 225,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 225,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons – Residential/Multi-unit 2":		
0 - 56,000 gallons per month (Tier 1)	\$1.59	\$1.70
56,001 - 120,000 gallons per month (Tier 2)	\$2.23	\$2.39
120,001 - 360,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 360,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons – Residential/Multi-unit 3":		
0 - 112,000 gallons per month (Tier 1)	\$1.59	\$1.70
112,001 - 240,000 gallons per month (Tier 2)	\$2.23	\$2.39
240,001 - 720,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 720,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons – Residential/Multi-unit 4":		
0 - 175,000 gallons per month (Tier 1)	\$1.59	\$1.70
175,001 - 375,000 gallons per month (Tier 2)	\$2.23	\$2.39
375,001 - 1,125,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 1,125,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons – Residential/Multi-unit 6":		
0 - 350,000 gallons per month (Tier 1)	\$1.59	\$1.70
350,001 - 750,000 gallons per month (Tier 2)	\$2.23	\$2.39
751,001 - 2,250,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 2,250,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons – Residential/Multi-unit 8":		
0 - 560,000 gallons per month (Tier 1)	\$1.59	\$1.70
560,001 - 1,200,000 gallons per month (Tier 2)	\$2.23	\$2.39
1,200,001 - 3,600,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 3,600,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons – Residential/Multi-unit 10":		
0 - 805,000 gallons per month (Tier 1)	\$1.59	\$1.70
805,001 - 1,725,000 gallons per month (Tier 2)	\$2.23	\$2.39
1,725,001 - 5,175,000 gallons per month (Tier 3)	\$3.18	\$3.40
All > 5,175,000 gallons per month (Tier 4)	\$4.24	\$4.54
Water Rate per 1,000 gallons - Commercial, Industrial, Institutional	\$2.44	\$2.61
<b>Drought Contingency Rates</b>		
Level 3: As defined by Jordan Valley Water/Board of Trustee		
Tier 3 Rates	\$4.77	\$5.10
Tier 4 Rates	\$8.48	\$9.08
Level 4: As defined by Jordan Valley Water/Board of Trustee		
Tier 3 Rates - 22% volume reduction in top-end range	\$4.77	\$5.10
Tier 4 Rates - 22% volume reduction	\$8.48	\$9.08

**Rates and Fees – Effective 1/1/2025**

*(Water & Wastewater fees are effective beginning with all bills sent in January.)*

<b>Water Rates - Billed Monthly</b>	<b>2024 Rate</b>	<b>2025 Rate</b>
<b>Availability Fees</b>		
¾" meter	\$17.49	\$18.59
1" meter (2X)	\$17.49	\$18.59
1 ½" meter (5X)	\$87.45	\$93.57
2" meter (8X)	\$139.92	\$149.71
3" meter (16X)	\$279.84	\$299.43
4" meter (25X)	\$437.25	\$467.86
6" meter (50X)	\$874.50	\$935.72
8" meter (80X)	\$1,399.20	\$1,497.14
10" meter (115X)	\$2,011.35	\$2,152.14
Fireline – 4" (monthly)	\$21.90	\$23.40
Fireline – 6" (monthly)	\$43.70	\$46.80
Fireline – 8" (monthly)	\$70.00	\$74.90
Fireline – 10" (monthly)	\$100.60	\$107.60
Fireline – 12" (monthly)	\$96.00	\$150.90
Fireline – 14" (monthly)	\$109.00	\$226.35

<b>Wastewater Rates - Billed Monthly</b>	<b>Rate</b>	<b>Rate</b>
<b>Availability Fees</b>		
Residential	\$16.43	\$17.58
Multi-Unit Residential (per unit)	\$14.80	\$15.80
1 ½" meter (minimum charge)	\$82.15	\$87.90
2" meter (minimum charge)	\$131.44	\$140.64
3" meter (minimum charge)	\$246.45	\$263.70
4" meter (minimum charge)	\$410.75	\$439.50
6" meter (minimum charge)	\$821.50	\$879.00
8" meter (minimum charge)	\$1,314.40	\$1,406.40
10-12" meter (minimum charge)	\$1,889.45	\$2,021.70

**Usage Rate - Indoor Water Use**

\*Indoor water use is defined by water consumptions billed December - April

Wastewater Rate per 1,000 gallons	\$1.59	\$1.70
Sewer only customers - Billed a standard usage of 6,000 gallons	\$1.59	\$1.70

**Surcharge Tables: Based on Contaminants**

Wastewater surcharge rate #1 per 1,000 gallons	\$3.71	\$3.97
Wastewater surcharge rate #2 per 1,000 gallons	\$4.24	\$4.54
Wastewater surcharge rate #3 per 1,000 gallons	\$4.88	\$5.22
Wastewater surcharge rate #4 per 1,000 gallons	\$5.46	\$5.84
Wastewater surcharge rate #5 per 1,000 gallons	\$6.10	\$6.53
Wastewater surcharge rate #6 per 1,000 gallons	\$6.73	\$7.20
Wastewater surcharge rate #7 per 1,000 gallons	\$7.37	\$7.89
Wastewater surcharge rate #8 per 1,000 gallons	\$8.00	\$8.56
Wastewater surcharge rate #9 per 1,000 gallons	\$8.80	\$9.42
Wastewater surcharge rate #10 per 1,000 gallons	\$9.54	\$10.21
Wastewater surcharge rate #11 per 1,000 gallons	\$10.34	\$11.06
Wastewater surcharge rate #12 per 1,000 gallons	\$11.08	\$11.86
Wastewater surcharge rate #13 per 1,000 gallons	\$11.98	\$12.82
Wastewater surcharge rate #14 per 1,000 gallons	\$12.99	\$13.90
Wastewater surcharge rate #15 per 1,000 gallons	\$14.52	\$15.54
Wastewater surcharge rate #16 per 1,000 gallons	\$17.81	\$19.06
Wastewater surcharge rate #17 per 1,000 gallons	\$21.62	\$23.13
Wastewater surcharge rate #18 per 1,000 gallons	\$27.98	\$29.94

Central Valley Water Rehab/Upgrade Charge (per unit for all Residential & MU, per REU for Commercial)	\$11.50	\$14.50
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**\*Any exceptions to standard rates will be submitted to the District in writing and reviewed by an arbitration committee for approval.**

**Rates and Fees – Effective 1/1/2025**

(Water & Wastewater fees are effective beginning with all bills sent in January.)

<b>Impact Fees</b>	<b>2024 Rate</b>	<b>2025 Rate</b>
Water (2023 rate was effective 9/19/2022)	\$3,772.61	\$3,772.61
Wastewater (2023 rate was effective 9/19/2022)	\$2,604.34	\$2,604.34

<b>Customer Fees</b>	<b>Rate</b>	<b>Rate</b>
IVR Fees - per transaction (New)	N/A	Pass through cost
Returned check fee/credit card chargeback fee	\$20.00	\$20.00
Late fee – Amount based on statutory maximum	\$20.00	\$20.00
Delinquent Turn Off Fee	\$50.00	\$50.00
Tamper fee – Statutory maximum is \$100	\$75.00	\$75.00
Pre-litigation collection letter	\$50.00	\$50.00
Interest on Unpaid Balance per Month	1.50%	1.50%
Collection Administrative Charge	\$20.00	\$20.00
Meter Testing Fee	\$150.00	\$150.00
Live Agent Payment Processing Fee	\$2.50	\$2.50
Broken Lock Fee (includes trip charge)	\$80.00	\$80.00
Broken Lock Box Fee (includes trip charge)	\$125.00	\$125.00
Certification Charge	\$20.00	\$20.00
Trip Charge	\$75.00	\$75.00
New Construction Tamper/Unauthorized Connection Fee	\$500.00	\$500.00
Meter/MXU Damage Fee	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge

<b>Engineering Review Fees</b>	<b>Rate</b>	<b>Rate</b>
Plan Review (Residential, Single Lot)	\$75.00	\$75.00
Plan Review (Residential, Multiple Lot)	\$100 + \$50 per lot	\$100 + \$50 per lot
Plan Review (Residential, Medium to High Density (<=20 units per acre))	\$100 + \$25 per unit	\$100 + \$25 per unit
Plan Review (Residential, Very High Density (>20 units per acre))	\$100 + \$10 per unit	\$100 + \$10 per unit
Plan Review (Commercial/Industrial/Institutional)	\$250.00	\$250.00
Plan Review (Tenant Improvement)	\$75.00	\$75.00
Plan Review (with Grease Trap)	\$250.00	\$250.00
Plan Review (Utility Relocate/Realignment)	\$100 + \$10 per foot	\$100 + \$10 per foot
Plan Review (Municipal/County/State Projects)	\$100 + \$10 per foot	\$100 + \$10 per foot
Pre-Construction Meeting	\$200.00	\$200.00
Availability Letter/Hydraulic Modeling	\$300.00	\$300.00
Easement Review (each)	\$150.00	\$150.00
Easement Preparation	\$2,500.00	\$2,500.00
Plat Review	\$150.00	\$150.00

<b>Engineering Inspection Fees</b>	<b>Rate</b>	<b>Rate</b>
Water Line Inspection (up to 100 feet)	\$75 + \$75 Trip Charge	\$75 + \$75 Trip Charge
Water Line Inspection Per Unit (Medium to High Density)	\$75 Trip Charge per Unit	\$75 Trip Charge per Unit
Water Line Additional Inspection (> 100 feet)	\$1.00/foot	\$1.00/foot
Wastewater Line Inspection (up to 100 feet)	\$75 + \$75 Trip Charge	\$75 + \$75 Trip Charge
Wastewater Line Inspection per Unit (Medium to High Density)	\$75 Trip Charge per Unit	\$75 Trip Charge per Unit
Wastewater Line Additional Inspection (> 100 feet)	\$1.00/foot	\$1.00/foot
Fire Line Inspection (up to 100 feet)	\$75 + \$75 Trip Charge	\$75 + \$75 Trip Charge
Fire Line Additional Inspection (> 100 feet)	\$1.00/foot	\$1.00/foot
Grease Trap Inspection	\$75 + \$75 Trip Charge	\$75 + \$75 Trip Charge
Dye Test	\$75 + \$75 Trip Charge	\$75 + \$75 Trip Charge
Rescheduled Inspection (less than 24 hours notice)	\$75 + \$75 Trip Charge	\$75 + \$75 Trip Charge
As-Built (Data Input for GHID)	\$250.00	\$250.00
As-Built Deposit (Refunded back to contractor if completed, GHID keeps if not)	\$1,250.00	\$1,250.00

<b>Connection (Meter) Fees</b>	<b>Rate</b>	<b>Rate</b>
3/4" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
1" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
1 1/2" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
2" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
4" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
6" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
8" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
10" Connection	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge
Backout Meter (provided by Developer, GHID provides and programs MXU)	Meter & MXU Cost+\$75 Trip Charge	Meter & MXU Cost+\$75 Trip Charge

<b>Other Fees/Charges</b>	<b>Rate</b>	<b>Rate</b>
Hydrant Meter security deposit	\$1,750.00	\$1,750.00
Hydrant Meter daily rental (in addition to actual water consumed)	\$5.00	\$5.00
Hydrant Meter Inspection monthly charge	\$75.00	\$75.00
Hydrant Meter Water Use Charge per 1,000 gal (at lowest tier rate)	\$2.44	\$2.44
Cross-Connection Penalty - 1st Offense	\$500.00	\$500.00
Cross-Connection Penalty - 2nd Offense (may lose hydrant use permit)	\$1,000.00	\$1,000.00
Cross-Connection Penalty - 3rd Offense (may lose hydrant use permit)	\$2,000.00	\$2,000.00



GRANGER-HUNTER  
IMPROVEMENT DISTRICT

2888 South 3600 West • P.O. Box 701110 • West Valley City, Utah 84170-1110 • Phone (801) 968-3551 • Fax (801) 968-5467 • www.ghid.gov

## Resolution of the Board of Trustees

Resolution No. 11-12-24

### ADOPTING THE GRANGER-HUNTER IMPROVEMENT DISTRICT'S FINANCIAL PLAN, BUDGET AND OTHER FEES FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2025

WHEREAS, the Board of Trustees of the Granger-Hunter Improvement District ("the District") has reviewed, considered and adopted a Tentative Budget for 2025;

WHEREAS, the Tentative 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 2025 Budget;

NOW THEREFORE, BE IT RESOLVED as follows:

1. The Granger-Hunter Improvement District's 2025 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, 2025, and water and wastewater fee/rate changes becoming effective with all bills sent after January 1, 2025.
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 12<sup>th</sup> day of November, 2024.

\_\_\_\_\_  
Debra K. Armstrong, Chair of the Board of Trustees

ATTEST:

\_\_\_\_\_  
Austin Ballard, District Clerk