

**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, October 15, 2024, 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 Necaize	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology - <i>Excused</i>
Austin Ballard	Controller/Clerk
Dakota Cambuzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC - <i>Excused</i>

**Guests:**

Andrew Ovard	Operations Division Manager, GHID
Stockton Denos	AE2S
Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Ian Bailey	GIS, GHID – <i>Electronically</i>
Michael Wear	Fleet Division Supervisor, GHID – <i>Electronically</i>
Darcy Brantly	Accountant, 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. Debra Armstrong called the meeting to order and recognized all those present.

**Approval of the  
September 24, 2024,  
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from September 24, 2024, was made by Wayne Watts. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Conflicts of interest**

There were none.

**OUR COMMUNITY  
Review, Discuss and  
Consider Adoption of  
2025 Tentative Budget  
  
Consider Date for Public  
Hearing Regarding Rate  
& Fee Increase & 2025  
Budget**

Jason Helm presented the 2025 Tentative Budget. Mr. Helm discussed eight Strategic Objectives: Fund the Future, Workforce Evolution, Modern Utility, Support the Community, Promote Environmental Stewardship, Build Financial Strength, Focus on Our Patrons, and Utilize Best Practices. Mr. Helm discussed some of the budget considerations for 2025 and presented the proposed 2025 rate increase. A brief discussion took place regarding the District’s current water loss numbers. – See 2025 Budget Presentation and 2024 Tentative Budget attached to these minutes for details.

Mr. Helm asked the Board to consider adoption of the 2025 Tentative Budget and consider date for Public Hearing regarding rate and fee increase and 2025 Budget. Roger Nordgren made a motion to approve the 2025 Tentative Budget as noted and set the Public Hearing date for November 12, 2025, at 6:00 pm. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Public Comments**

Mr. Helm shared an online public comment that the District received

Joan Tadd  
4930 W Hellas Dr.  
West Valley City

- See Board Meeting Public Comment Form attached to these minutes for details.

**Jordan Valley Water  
Conservancy District  
Update**

Mr. Helm presented the Jordan Valley Water Conservancy District (JVWCD) update. Mr. Helm mentioned a federal ruling regarding ordering EPA to take further regulatory action regarding addition of fluoridation in drinking water. – See JVWCD update attached to these minutes for details.

**Central Valley Water  
Reclamation Facility  
Update**

Mr. Helm presented the Central Valley Water Reclamation Facility (CVWRF) update. – See CVWRF update attached to these minutes for details.

**OUR TEAM**

**OUR OPERATIONS**

**Discuss Fraud Risk Assessment**

Austin Ballard presented the Fraud Risk Assessment. Mr. Ballard noted that the District scored a total of 375 out of 395 points available. – See Fraud Risk Assessment attached to these minutes for details.

**Discuss & Approve 2024 Audit Engagement with K&C**

Mr. Ballard asked the Board to consider approval of 2024 Audit Engagement with Keddington & Christensen. Wayne Watts made a motion to approve the audit engagement as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Discuss Additional Items During October 1<sup>st</sup> Meeting as Needed**

Mr. Ballard presented the October 1, 2024, Audit Committee meeting minutes. – See October 1<sup>st</sup> Audit Committee Meeting Minutes attached to these minutes for details.

**Review & Discuss Financial Report for September 2024**

Austin Ballard summarized the September 2024 Financial Report. Mr. Ballard noted that revenues are on track and most of the expenditures are under budget. - See September 2024 Financial Report attached to these minutes for details.

**Review & Discuss Paid Invoice Report for September 2024**

Mr. Ballard discussed the September check report. The September check report totaled \$6,300,446.23 coming from five categories: infrastructure (44%), Jordan Valley Water (28%), Central Valley (14%), payroll taxes and employee benefits (4%), and other (10%). – See September 2024 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.

**Consider Approval for Purchase of 3/4” iperl Meters from MountainLand Supply**

Ms. Ketchum as the Board to consider approval for the purchase of ¾” iperl meters in the amount of \$79,909.44. 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

**Water Maintenance Update**

Dustin Martindale presented the water maintenance update. Mr. Martindale noted that the water main breaks are trending down currently. Mr. Martindale discussed the current valve maintenance plan that will be launched in January 2025. – See Water Maintenance Update report attached to these minutes for details.

**Wastewater Maintenance & Fleet Update**

Ricky Necaise presented the wastewater maintenance and fleet report. – See the Wastewater Maintenance and Fleet Update report attached to these minutes for details.

**Water Supply Report**

Todd Marti and Drew Ovard presented the water supply and sewer report. – See Water Supply Report 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  
Change Order to Viking  
Industrial Painting,  
LLC for 23D: Acord  
Reservoir Repairs &  
Recoating Project**

Mr. Marti asked the Board to consider approval of a change order to Viking Industrial Painting, LLC in the amount of \$138,000.00 for the 23D: Acord Reservoir Repairs & Recoating Project. 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

**Engineering Department  
Update**

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

**CLOSED SESSION**

At 5:13 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; Jason Helm, General Manager; Todd Marti, Assistant General Manager/District Engineer; Troy Stout, Assistant General Manager/Chief Operating Officer and Dakota Cambuzzi, Human Resource Manager were present during the closed session.

At 5: 52 P.M., Wayne Watts made a motion to end the closed session and enter back into an open session. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong – aye                      Nordgren – aye                      Watts – aye

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

**ADJOURNED**

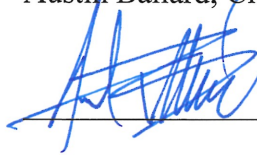
Inasmuch as all agenda items have been satisfied, Roger Nordgren made a motion to adjourn the meeting. Following a second from Wayne Watts, the motion passed as follows and the meeting adjourned at 5:54 P.M.

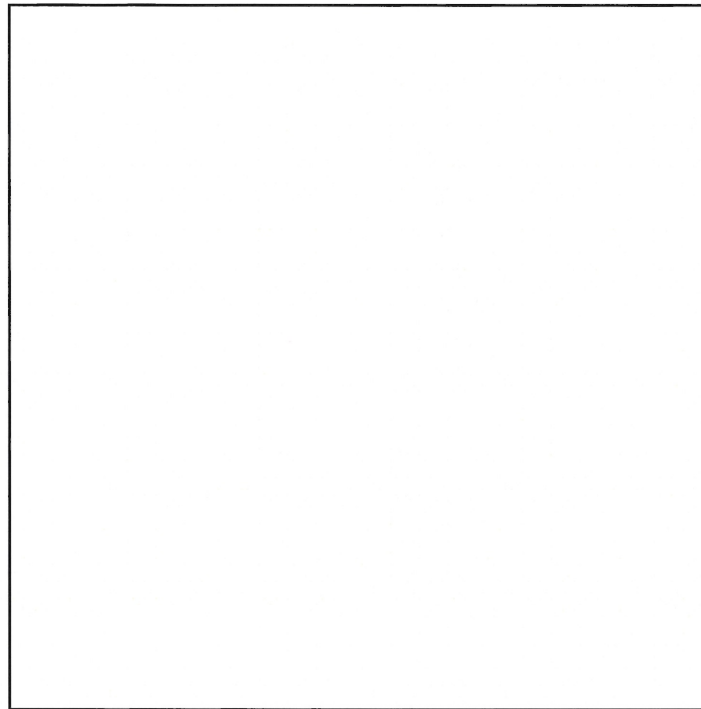
Armstrong – aye                      Nordgren – aye                      Watts – aye

Debra K. Armstrong, Chair

  
\_\_\_\_\_

Austin Ballard, Clerk

  
\_\_\_\_\_



## Contact Us Form

<b>Name:</b>	joan tadd
<b>Email:</b>	<a href="mailto:ms.joanie48@hotmail.com">ms.joanie48@hotmail.com</a>
<b>Phone:</b>	8019554869
<b>Address:</b>	4930 W HELLAS DR
<b>Subject:</b>	granger-hunter proposed 2025 rates and fees increases
<b>Message:</b>	<p>i don't know why i am sending this e-mail as your mind is already made up to increase the cvwrf assessment fee from \$11.50 to \$14.50 as that is just a small amount of money extra each month, but when you live on a budget and things are not getting any cheaper thats alot of money. i look forward to each year of yard activity, watching my plants come alive with the beauty of nature.. but this year in 24 my yard went downhill as i couldn't afford to give my yard the tlc it needed due to the cost in water rates. i could only water two times and spot water the rest of the times my plants needed a drink. i lost so many of my plants that it depressed me. and the money i have spent on plants are gone. i thought that you landscaped your yard for others to enjoy.. but it seems that won't happen if the ghid keeps wanting more money, i am so depressed now as it is , as yard is a dead zone and ugly as it sits now ad you want more money, like i said ghid has already made up our minds</p>

and we will be billed the extra dollars no matter what. it saddends me that ghid has to be so greedy and all they can come up with is taking money from the poor to meet the need of water. our water year has been good and in 2025 we will have another good water year, our resevoirs are full. and i know people have been good as water saving. but here ghid wants more only it in the form of money. if ghid has too raise this fee then why don't you reduce the cost of water rates in exchange for dollar for dollar reduce the water rate back to where it was last year and then i personally can get my yard back in shape. and then the city code ordinance people won't bug me about my ugly yard again. and leave me alone. west valley always wants something somewhere from the people, how about west valley given something to the people for a change, quit raising rates and deal with what you have. and budget and make it work like we budget our food stamps each month. i personally hate to get anything in billing from west alley as surely its another rate increase somewhere

**Attachment:**

[Reply / Manage](#)

Powered by [Streamline](#).

