

**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 25, 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 Necaie	Director of Wastewater – <i>Left at 4:13 pm</i>
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology - <i>Excused</i>
Austin Ballard	Controller/Clerk
Dakota Cambruzzi	Human Resource Manager - <i>Excused</i>
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC – <i>Excused</i>

Guests:

Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Ian Bailey	GIS, GHID – <i>Electronically</i>
Zak Bedard	Engineering Project Manager, GHID – <i>Electronically</i>
Nathaniel Corry	Keddington & Christensen, LLC – <i>left after presentation</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 3:02 P.M. Debra Armstrong called the meeting to order and recognized all those present. Troy Stout shared an opening thought.

Public Comments

There were none.

**Approval of the
May 21, 2024
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from May 21, 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 OPERATIONS
Consider acceptance of
2023 Audit and
Supplementary Reports**

Nathaniel Corry of Keddington & Christensen, LLC, presented the 2023 audit report to the Board. Mr. Corry highlighted the findings which included the following: the financial statements for the year ended December 31, 2023, present fairly, in all material respects, the financial position of Granger-Hunter Improvement District and the respective change in financial position, and cash flows for the year that ended in accordance with accounting principles generally accepted in the United State of America. The minutes from the first Audit Committee were presented.

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

Mr. Helm presented the Jordan Valley Water Conservancy District (JVWCD) review. – See JVWCD Review attached to these minutes for details.

**Central Valley Water
Reclamation Facility
Review**

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

OUR TEAM

**OUR OPERATIONS
Consider Approval of
RESOLUTION 06-25-24
ADOPTING
CERTIFIED
PROPERTY TAX
RATE FOR TAX YEAR
2024**

Austin Ballard asked the Board to consider approval of RESOLUTION 06-25-24 ADOPTING CERTIFIED PROPERTY TAX RATE FOR TAX YEAR 2024. Roger Nordgren made a motion to approve the resolution as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

**Review & Discuss
Financial Report for
Year-End 2023 &
May 2024**

Mr. Ballard summarized the year-end 2023 and May 2024 Financial Reports. Mr. Ballard briefly discussed the year-end 2023 statements and noted the increased revenues from interest income and impact fees. - See Year-End 2023 and May 2024 Financial Reports attached to these minutes for details.

Review & Discuss Paid Invoice Report for May 2024

Mr. Ballard discussed the May check report. The May check report totaled \$4,112,626.47 coming from five categories: infrastructure (39%), Central Valley (29%), Jordan Valley Water (12%), payroll taxes and employee benefits (10%), and other (10%). – See May 2024 Paid Invoice Report attached to these minutes for details.

Consider Approval of District’s Property, Liability and Auto Insurance Policy to Utah Local Governments Trust

Troy Stout asked the Board to consider approval of the District’s property, liability and auto insurance with Utah Local Governments Trust in the amount \$231,602.00. Wayne Watts made a motion to approve the policy as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Administrative Services Update

Michelle Ketchum presented the Administrative Services Update. – See Administrative Services Update attached to these minutes for details.

Consider Approval of Member Agency Water Conservation Funding Agreement

Ms. Ketchum asked the Board to consider approval of the Member Agency Water Conservation Funding Agreement. Roger Nordgren made a motion to approve the policy as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye Nordgren – aye Watts – aye

Water Maintenance Update

Troy Stout 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 and fleet report. – See the Wastewater Maintenance and Fleet Update report attached to these minutes for details.

Water Supply Report

Todd Marti presented the water supply and sewer report. – See Water Supply Report attached to these minutes for details.

Capital Projects Update

Mr. Marti and Victor Narteh presented the Capital Projects update. – See Capital Projects Update attached to these minutes for details.

Engineering Department Update

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

CLOSED SESSION

A closed session was not needed for this meeting.

**PROPERTY SALES &
PURCHASE**

**Consider Approval to
Declare Surplus and Sell
Parcel at 1302 West
3100 South**

Todd Marti asked the Board to consider declaration of surplus and sale of the parcel at 1302 West 3100 South to Salt Lake County for \$850,000.00 and authorize the General Manager to prepare, revise and execute the Real Estate Purchase Agreement, subject to legal counsel final review and approval. Wayne Watts made a motion to approve the agreement as noted. 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 4:22 P.M.

Armstrong – aye

Nordgren – aye

Watts – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk


