# 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, August 18, 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:**

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| Wayne Watts | Chair |
| Debra Armstrong | Trustee |
| Roger Nordgren | Trustee |

**Staff Members Present:**

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| Jason Helm | General Manager/Treasurer |
| Todd Marti | Assistant General Manager/District Engineer |
| Troy Stout | Assistant General Manager/Chief Operating Officer |
| Ricky Necaise | 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 - *Excused* |
| Austin Ballard | Controller/Clerk |
| Kristy Johnson | Executive Assistant |
| Brent Rose | Legal Counsel – Clyde Snow & Sessions PC – *Arrived at 3:17 pm* |
| Adam Spackman | System Admin – *Electronically* |
| Ian Bailey | GIS – *Electronically* |
| Justin Gallegos | *Electronically* |
| Teresa Higgs | Customer Service Representative – *Electronically* |
| Darcy Brantly | Accounting - *Electronically* |

**Also Present:**

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|---|---|
| Rachel Valek | Bowen Collins & Associates – Left after item B.2 |
| Nathan Davis | Bowen Collins & Associates – Left after item B.2 |
| Lee Evans | Customer of the District – Left before the closed session |
| Stockton Denos | AE2S - *Electronically* |

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**

A public comment was received through the District's website.

Lee A. Evans – 3175 S 4760 W, West Valley City
See public comment attached to these minutes for details.

**Approval of the July 28, 2026, Board Meeting Minutes**

A motion to approve the July 28, 2026, Board Meeting Minutes was made by Debra Armstrong. Following a second from Roger Nordgren, the motion passed as follows:

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|---|---|---|
| Watts – aye | Armstrong – aye | Nordgren – aye |

**Conflicts of interest**

There were none.

**OUR COMMUNITY**
**Water & System Master Plan Project Discussion**

Rachel Valek and Nathan Davis with Bowen Collins and Todd Marti, presented the Water and System Master Plan Project Discussion. A discussion took place regarding the water system and sewer system in relation to The Hive project including storage analysis, model results and capital projects in association with the project. – Water and System Master Plan Project Discussion attached to these minutes for details.

**Review & Discuss 2027 Budget Parameters Document**

Jason Helm and Austin Ballard reviewed the 2027 Budget Parameters Document. A discussion took place summarizing some of the major assumptions used in developing the budget. Some of the categories include payroll wages and benefits, maintenance and tools, water purchases, Central Valley Water Reclamation Facility, utilities, general and administrative, vehicles and equipment and capital projects. Recommended water rate increase is 10% and wastewater rate increase is 7%. – See 2027 Budget Parameters Document attached to these minutes for details.

**OUR TEAM**
**Proposed Updates to Administrative Policy & Procedures Manual – Section 8.3 Claims Against the District Not Covered by Insurance**

Troy Stout asked the Board to consider approval of updates to Administrative Policy and Procedures Manual. – Section 8.3 Claims Against the District Not Covered by Insurance. Roger Nordgren made a motion to approve the updates as noted. Following a second from Debra Armstrong, the motion passed as follows:

| | | |
|---|---|---|
| Watts – aye | Armstrong – aye | Nordgren – aye |

**OUR OPERATIONS**
**Administrative Services Department Highlight**

Michelle Ketchum presented an administrative services department highlight. Ms. Ketchum noted the new water usage portal launch information. – See Administrative Services Highlight attached to these minutes for details.

**Consider Approval Authorizing General Manager to Sign 2026/2027 Jordan Valley Water Conservancy District Member Agency Water Conservation Funding Agreement**

Michelle Ketchum asked the Board to consider approval authorizing the General Manager to sign the 2026/2027 Jordan Valley Water Conservancy District Member Agency Water Conservation Funding Agreement. Debra Armstrong made a motion to approve the authorization as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

**Consider Approval to Grant Rocky Mountain Power a Utility Easement at Watts Well No. 18 Site to Provide Electric Service for 23L: Watts Well No. 18 Equipping Project**

Victor Narteh asked the Board to consider approval to grant Rocky Mountain Power a utility easement at the Watts Well No. 18 site to provide electric service for the 23L: Watts Well No. 18 Equipping Project. Roger Nordgren made a motion to approve the easement as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

**Consider Approval of Quitclaim Deed at the Watts Well No. 18 Site to Salt Lake County in Connection with 23L: Watts Well No. 18 Equipping Project**

Mr. Narteh asked the Board to consider approval of a quitclaim deed at the Watts Well No. 18 site to Salt Lake County in connections with the 23L: Watts Well No. 18 Equipping Project. Roger Nordgren made a motion to approve the quitclaim deed as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

**<u>CLOSED SESSION</u>**

At 4:39 P.M., Debra Armstrong made a motion to enter into a closed strategy 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; Brent Rose, District legal counsel; Austin Ballard, Controller/Clerk; Victor Narteh, Director of Engineering; Ricky Necaise, Director of Wastewater and Kristy Johnson, Executive Assistant were present during the closed session to discuss the pending or reasonably imminent litigation.

At 5:11 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

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

**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 5:14 P.M.

Watts – aye Armstrong – aye Nordgren – aye

Wayne D. Watts, Chair

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Austin Ballard, Clerk

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