

**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, April 16, 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
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller/Clerk
Dakota Cambuzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC

**Guests:**

Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Ian Bailey	GIS, GHID – <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Zak Bedard	Engineering Project Manager, GHID – <i>Electronically</i>
Brooke Petersen	Administrative Assistant, GHID – <i>Electronically</i>
Derrick Sorensen	SLCO Real Estate – <i>arrived at 4:07 pm</i>
Walt Gilmore	SLCO Parks and Recreation – <i>arrived at 4:07 pm</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 3:03 P.M. Debra Armstrong called the meeting to order and recognized all those present. Wayne Watts shared an opening thought.

**Public Comments**

Jason 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.

**Approval of the  
March 19, 2024  
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from March 19, 2024, was made by Debra Armstrong. 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  
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.

**2024 Strategic Plan  
Initiatives Update**

Mr. Helm presented the 2024 Strategic Plan Initiatives update. – See 2024 Strategic Plan Initiatives update attached to these minutes for details.

**OUR TEAM  
Review & Consider  
Approval of Revised  
Employee Handbook  
(Personnel Policy)  
Chapter Thirteen –  
Travel Policy**

Mr. Helm presented the revised Employee Handbook (Personnel Policy) Chapter Thirteen – Travel Policy for review and approval. Wayne Watts made a motion to approve the revision as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**OUR OPERATIONS  
Review & Discuss  
Financial Report for  
March 2024**

Austin Ballard summarized the March 2024 Financial Report. - See March 2024 Financial Report attached to these minutes for details.

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

Mr. Ballard discussed the March check report. The March check report totaled \$5,135,886.54 coming from six categories: infrastructure (24%), series 2019 bond P&I payment (23%), Central Valley (23%), payroll taxes and employee benefits (11%), Jordan Valley Water (6%), and other (13%). – See March 2024 Paid Invoice Report attached to these minutes for details.

**Administrative Services Update**

Michelle Ketchum presented the Administrative Services Update. Ms. Ketchum discussed the JVVCD Conservation Grant Funding proposal recommendations and the success of the past grant funding. – See Administrative Services Update attached to these minutes for details.

**Water Maintenance Update**

Dustin Martindale presented the water maintenance update. Mr. Martindale discussed the annual system flushing program. – See Water Maintenance Update report attached to these minutes for details.

**Consider Approval of Purchase of New Compact Track Loader from Wheeler Machinery Company**

Mr. Martindale asked the Board to consider approval of the purchase of a new compact track loader from Wheeler Machinery Company in the amount of \$81,675.00. Wayne Watts made a motion to approve the purchase as noted and authorize the General Manager to approve the purchase of the 2024 model if the other model is no longer available. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Consider Approval for District 2017 CAT Track Loader Deemed Surplus & Posted on State of Utah Public Surplus Auction Site or Trade-in with Wheeler Machinery Company**

Mr. Martindale asked the Board to consider approval for District 2017 CAT track loader to be deemed as surplus and posted on the State of Utah Public Surplus Auction site with a minimum sale price of \$51,000.00. If the track loader fails to sell at or above \$51,000.00, consider concurrent approval for the District to trade in the compact track loader at a quoted market value of \$50,000.00 to Wheeler Machinery Company. Roger Nordgren made a motion to approve the surplus or trade-in as noted and authorize the General Manager to finalize the details of the sale. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**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 Justin Gallegos presented the water supply report and noted the addition of the 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.

**Consider Approval of Contract Amendment for 21F: SCADA Upgrades for APCO, Inc. for Communication Upgrades and Maintenance Support**

Mr. Marti asked the Board to consider approval of a contract amendment for 21F: SCADA Upgrades for APCO, Inc. for communication upgrades and maintenance support in the amount of \$148,200.00. Roger Nordgren made a motion to approve the contract amendment as noted. Following a second from Wayne Watts, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Consider Approval of Sole Source Purchase of One Wastewater Lift Station Pump for 24G: Armstrong Pump Replacement**

Mr. Marti asked the Board to consider approval of sole source purchase of one wastewater lift station pump for the 24G: Armstrong Pump Replacement in the amount of \$51,580.00. Wayne Watts made a motion to approve the purchase as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Nordgren – aye                      Watts – aye

**Engineering Department Update**

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

**CLOSED SESSION**

At 4:32 P.M., Roger Nordgren made a motion to enter into a closed session for a strategy session to discuss purchase, sale, exchange, or lease of real property. 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; Dustin Martindale, Director of Water Systems; Victor Narteh, Director of Engineering; Justin Gallegos, Director of Information Technology; Austin Ballard, Controller/Clerk; Kristy Johnson, Executive Assistant; Brent Rose, District legal counsel; Derrick Sorensen, SLCO Real Estate, and Walt Gilmore, SLCO Park and Recreation were present for the closed session.

At 4:54 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

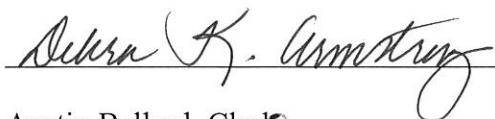
**BOARD MEMBERS INPUT, REPORTS, FOLLOW-UP ITEMS OR QUESTIONS**

**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 4:55 P.M.

Armstrong – aye                      Nordgren – aye                      Watts – aye

Debra K. Armstrong, Chair

  
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Austin Ballard, Clerk

  
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## Board Meeting Public Comment Form

<b>Name:</b>	joan tadd
<b>Address:</b>	4930 W HELLAS DR
<b>Email or Phone:</b>	<a href="mailto:ms.joanie48@hotmail.com">ms.joanie48@hotmail.com</a>
<b>Representing:</b>	self
<b>Comment or Question:</b>	<p>i don't know if i have the right dept. but i must write to the granger hunter associates board members.. i know that this is a bit early, but i must ask. IS THE PROPERTY TAXES GOING TO BE RAISED AGAIN IN2024? you have already raised the property taxes two years in a row aren't you getting enough monies from the wv citizens yet? i personally can,t afford another tx raise as i have read this to be a possibility. how many ev cars did you buy, that wasn't necessary? and why do you wv keep sending money of the citizens property money to the kingston charter school? all your doing is feeding the fire and lining the kingstons clan pockets of daniel and paul kingston. i know that children need an education whether in a private or public school, but to give money to the kingstons is totally absurd an so very wrong. have anyone of you ever watched the programs about the kingstons on tv and their way of life style and control they have on their people? i have watched and learned so much i want to throw up, it makes me sick that their are such people in the world such as the kingstons let alone the warren jeffs pologymists, they are just as bad. i detest that you are giving money of my property tax to the kingstons. in 2022 i was charged \$13.00 FOR THE CHARTER SCHOOL. and in 2023 i was charged \$25.00 for the charters school. NOW, thats a chunk of money from the wv citizens that go the the kingston charter school, that you/we are supporting the kingston clan.this is so wrong. what will you/we be giving to the charter school in 2024? the kingstons have plenty of monies in their bank to support this school, with state tax funding and the money that the government gives each school each year for operations for education of the children. i feel that the monev that the state gives and the gov gives to the charter school is sufficient for operations. we the citizens should not have to pay our tax money for the kingston charter school. that money that goes to the kingston charter school could be used for more important things that has been sitting on the books for years and hasn't been enough money in the budget to even start the project. west valley you are short changing yourself and the citizens of west valley. i say no more money is to go the the kingstons charter school, they get enough gov. money sufficient for operations yearly.. as i said before I DETEST THE THE KINGSTONS GET ONE RED CENT OF MY TAX MONEY, and enough with raises property taxes for 2024. we the citizens are barely making it now. so please i ask do not raise our property taxes in 2024. even though it is a political year, as true to par every year when theirs a political voting usually taxes are raise why i don't know just does. so curb the spending and cut the charter school property taxes allotment and let the kingstons use all their money they have sitting in their bank that over the years we have given to them, and i;m sure that they have a nest egg just like the mormon church has. NO MORE TAX RAISE FOR 2024, ENOUGH IS ENOUGH i feel that my 1/4 acre of land is a pot of gold but i can't figure out how to make the grass grow gold as i feel that my land is a treasure of gold due to raising of property tax, because every time you raise taxes my mortgage payment goes up and i can barely make the monthly now and still have a meal to eat. lets not greed take over and do the right thing don't raise property taxes we citizens will thank you.</p>