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 20, 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:

Wayne Watts	Chair
Debra Armstrong	Trustee
Roger Nordgren	Trustee

Staff Members Present:

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 - *Excused*
Drew Ovard	Director of Water Systems
Michelle Ketchum	Director of Administration
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC – *Left at 5:40 pm*
Ian Bailey	GIS – *Electronically*
Aaron Perry	Engineering Division Manager - *Electronically*
Darcy Brantly	Accounting - *Electronically*

Also Present:

Wade Skinner	Rocky Mountain Power – *Left after presentation*

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

There were none.

Approval of the September 8, 2026, Board Meeting Minutes

A motion to approve the September 8, 2026, Board Meeting Minutes was made by Debra Armstrong. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Conflicts of interest

There were none.

OUR COMMUNITY

Rocky Mountain Power Emergency Management Introductions

Troy Stout introduced Wade Skinner, Rocky Mountain Power's Emergency Management Program Manager. – See Rocky Mountain Power Emergency Management Introductions attached to these minutes for details.

Review, Discuss & Consider Adoption of 2027 Tentative Budget

Jason Helm presented the 2027 Tentative Budget. Mr. Helm discussed several areas of the tentative budget including operating costs, major capital projects, how water and sewer revenue is collected and the 3-year financial projection. A discussion took place regarding the proposed water and wastewater rates. A suggestion to adjust the proposed rates to keep Tier 1 rates the same as the current rate while adjusting the rest to keep the revenue neutral for the tentative budget. Mr. Helm reviewed the budget changes since September. – See 2027 Budget Presentation attached to these minutes for details.

Mr. Helm asked the Board to consider adoption of the 2027 Tentative Budget subject to the modifications discussed. Roger Nordgren made a motion to approve the 2027 Tentative Budget as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Consider Date for Public Hearing Regarding Rate & Fee Increase & 2027 Budget

Mr. Helm asked the Board to consider the date for a Public Hearing regarding rate and fee increase and 2027 Budget. Roger Nordgren made a motion to approve November 17, 2026, at 6:00 p.m. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Discussion of Responsibilities & Activity of Appointed Central Valley Water Reclamation Board Member & Approval of Receiving Compensation Per Utah Code 11-13-403

Mr. Helm discussed the responsibilities and activity of the District's appointed Central Valley Water Reclamation Facility Board member. Brent Rose noted Utah Code 11-13-403 and discussed the responsibilities with the District's appointed CVWRF board member, Debra Armstrong, in order for the board member to receive compensation. A suggestion to add language and discussion of responsibilities to the annual January agenda item to meet the requirements for the appointed board member to receive compensation.

OUR TEAM

Jordan Valley Conservancy District Water Contract Discussion

Mr. Helm discussed the 2026 Jordan Valley Conservancy District water contract. Mr. Helm noted that GHID is projecting to use 91% of the contract which is under the contracted amount. A discussion took place regarding some of the approaches to resolving the underusage of the contract. – See JVWCD Water Contract attached to these minutes for details.

OUR OPERATIONS

October 1st, 2026, Audit Committee Review Discuss Fraud Risk Assessment

Austin Ballard presented the October 1st, 2026 Audit Committee review and discussed the Fraud Risk Assessment. Mr. Ballard noted that the District scored a total of 375 out of 395 points available. – See Audit Committee Minutes and Fraud Risk Assessment attached to these minutes for details.

Discuss & Approve 2026 Audit Engagement with K&C, CPAs

Mr. Ballard asked the Board to consider the approval of 2026 audit engagement with K&C, CPAs. Debra Armstrong made a motion to approve the audit engagement as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Review & Discuss Financial Report for September 2026

Mr. Ballard reviewed and discussed the September 2026 Financial Report. A brief discussion took place regarding water conservation, snowpack predictions and estimated revenue impacts. Mr. Ballard presented an explanation of arbitrage liability and included the 2026 Reserve Balances. – See September 2026 Financial Report attached to these minutes for more details.

Department Highlights

Water Maintenance

Drew Ovard presented some water maintenance department highlights. Mr. Ovard discussed the 2026 Plant Project that has hauled and moved material providing clean fill at 25% of the cost. Mr. Ovard also highlighted the fire hydrant asset management 2026 inspection findings and replacement strategy. – See Water Maintenance Department Highlight attached to these minutes for more details.

Wastewater Maintenance

Ricky Necaise presented some wastewater maintenance department highlights. Mr. Necaise discussed pipe cleaning, CCTV inspections and manhole inspections and noted the above average annual projections with manhole inspections being on schedule by the end of the year. – See Wastewater Maintenance Department Highlight attached to these minutes for more details.

Consider Approval for Renewal of Sensus Analytics to Mountainland Supply

Jason Helm asked the Board to consider approval for a renewal of Sensus Analytics to Mountainland Supply in the amount of $68,911.38. Roger Nordgren made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Consider Approval of Property Dedication at Watts Well No. 18 Site for Public Right-of-Way Associated with 23L: Watts Well No. 18 Equipping Project

Todd Marti asked the Board to consider approval of a property dedication at the Watts Well No. 18 site for public right-of-way associated with the 23L: Watts Well No. 18 Equipping Project. Debra Armstrong made a motion to approve the property dedication as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Consider Approval of Change Order to VanCon Inc. for 25H: East Rec & Decker North Improvements Project

Mr. Marti asked the Board to consider approval of a change order to VanCon Inc. for the 25H: East Rec & Decker North Improvements Project in the amount of $85,416.12. Roger Nordgren made a motion to approve the change order as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Consider Approval of 5400 West Waterline Betterment Agreement with UDOT

Mr. Marti asked the Board to consider approval of the 5400 West Waterline betterment agreement with UDOT in the amount of $121,560.00 and authorize the General Manager to revise the agreement, subject to Legal Counsel review. Debra Armstrong made a motion to approve the betterment agreement as noted. Following a second from Roger Nordgren, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

Consider Approval of Amendment to Water System Cost Contribution Agreement with Arcadia SP, Inc.

Mr. Marti asked the Board to consider approval of an amendment to the Water System Cost Contribution Agreement with Arcadia SP, Inc. in the amount of $210,302.00. Roger Nordgren made a motion to approve the agreement as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye Armstrong – aye Nordgren – aye

CLOSED SESSION

A closed session was not needed for this meeting.

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

Michelle Ketchum mentioned the District Truck or Treat event being held at the GHID offices on October 27, 2026 from 4:00-6:30 pm.

ADJOURNED

Inasmuch as all agenda items have been satisfied, Roger Nordgren made a motion to adjourn the meeting. Following a second from Debra Armstrong, the motion passed as follows and the meeting adjourned at 5:38 P.M.

Watts – aye Armstrong – aye Nordgren – aye

Wayne D. Watts, Chair

Wayne D. Watts

Austin Ballard, Clerk