

**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 21, 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
Shawn Ellis	Water Systems Division Supervisor
Michelle Ketchum	Director of Administration
Justin Gallegos	Director of Information Technology
Dakota Cambruzzi	Human Resource Manager
Austin Ballard	Controller/Clerk
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC
Adam Spackman	System Admin – <i>Electronically</i>
Darcy Brantly	Accountant – <i>Electronically</i>
Michael Wear	Fleet Division Supervisor – <i>Electronically</i>
Ian Bailey	GIS - <i>Electronically</i>

Also Present:

Tara Behunin	Director, Salt Lake County Emergency Management – Left after introduction
John Evans	Chief, West Valley Fire Department – Left after introduction
Keith Larson	Bowen Collins & Associates – Left after “Our Community” section
Rachel Valek	Bowen Collins & Associates - Left after “Our Community” section

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
March 24, 2026,
Board Meeting Minutes**

A motion to approve the March 24, 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
Salt Lake County
Emergency
Management & West
Valley City Fire
Introductions**

Troy Stout introduced some of the District’s emergency response partnerships who were present including Salt Lake County Emergency Management’s Tara Behunin and West Valley City Fire Chief John Evans.

**2026 Master Plan
Supply & Demand
Update**

Keith Larson and Rachel Valek of Bowen Collins & Associates presented the 2026 Master Plan Supply and Demand Update. Mr. Larsen discussed the growth of the District with the recommendation to use high density for planning purposes but continue to track development patterns. A brief discussion took place regarding the development phases of “The Hive,” a development project with portions in the District; Mr. Larsen recommended to plan for 1.65 acre-feet/acre of water consumption relating to the Hive for phases one and two. Ms. Valek presented the conclusions including meeting state conservation goals being vital to the District projections. The Board recommended Bowen Collins & Associates moves forward with the projections discussed. – See 2026 Master Plan Supply and Demand Update attached to these minutes for details.

**Jordan Valley Water
Conservancy District
Update**

Jason Helm presented the Jordan Valley Water Conservancy District (JVWCD) update. Mr. Helm discussed the JVWCD Drought Monitoring Plan and noted that the Board adopted a Water Availability Level 2. Mr. Helm discussed how this will impact the District which includes a 10% reduction from the overall 2025 usage. - See Jordan Valley Water Conservancy District Update attached to these minutes for details.

**Review & Adopt
Granger-Hunter
Improvement District’s
Drought Response Level**

Mr. Helm reviewed the District’s drought response actions and levels according to the District’s current Drought Contingency Plan. The Board agreed that drought level 2 is appropriate for the District which follows JVWCD’s decision and messaging to the public.

Central Valley Water Reclamation Facility Update

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

Emergency Response & Safety Programs Update

Troy Stout presented the Emergency Response and Safety Programs Update. – See Emergency Response and Safety Programs Update attached to these minutes for details.

2025 Consumption Trends & 2026 Projections

Mr. Stout presented the 2025 Consumption Trends and 2026 Projections. – See 2025 Consumption Trends and 2026 Projections attached to these minutes for details.

**OUR TEAM
Review & Consider Approval of Employee Handbook**

Mr. Helm asked the Board to review and consider approval of the Employee Handbook. A brief discussion took place regarding some of the language in the Employee Handbook. *The adoption of the Employee Handbook took place after the financial reporting.* Roger Nordgren made a motion to approve updates as noted. Following a second from Debra Armstrong, the motion passed as follows:

Watts – aye

Armstrong – aye

Nordgren – aye

**OUR OPERATIONS
Review & Discuss Financial Report for March 2026**

Austin Ballard summarized the March Financial Reports. – See March 2026 Financial Report attached to these minutes for details.

Review & Discuss Paid Invoice Report for March 2026

Mr. Ballard discussed the March 2026 check report. The March check report totaled \$3,245,899.17 coming from five categories: Central Valley Water (37%), infrastructure (28%), payroll taxes and employee benefits (12%), Jordan Valley Water (10%), and other (13%). – See March 2026 Paid Invoice Report attached to these minutes for details.

Administrative Services Update

Michelle Ketchum presented the Administrative Services Update. Ms. Ketchum noted the upcoming West Valley City SpringFest that GHID will participate in on April 25, 2026. A discussion took place regarding ideas for conservation messaging to customers. – See Administrative Services Update attached to these minutes for details.

Water Maintenance Update

Shawn Ellis 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, safety and fleet report. – See the Wastewater Maintenance and Fleet Update report attached to these minutes for details.

Operations Update

Justin Gallegos presented the Operations report. – See Operations Update attached to these minutes for details.

At 6:56 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 6:56 P.M.

Watts – aye

Armstrong – aye

Nordgren – aye

Wayne D. Watts, Chair

Austin Ballard, Clerk