

**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, May 18, 2021, 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
Corey Rushton	Trustee - <i>Electronically</i>
Roger Nordgren	Trustee

Staff Members Present:

Jason Helm	General Manager
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 Necaize	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller
Dakota Cambuzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC - <i>Excused</i>

Guests:

Keith Larson	Bowen Collings & Associate
Michael Johnson	West Valley City Resident
Phyl Warnock	Keddington & Christensen, LLC - <i>Electronically</i>
Adam Spackman	System Administrator, GHID – <i>Electronically</i>
Ian Bailey	GIS Specialist, GHID - <i>Electronically</i>
Idanely Orosco	Customer Service Representative, GHID - <i>Electronically</i>
Taylor Gomm	Customer Service Representative, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Nathan Davis	Bowen Collins & Associates – <i>Electronically</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 3:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.

**Swearing in of
New Trustee,
Roger Nordgren**

Roger Nordgren took the Oath of Office and was sworn in by Austin Ballard.

**Approval of the
April 20, 2021
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from April 20, 2021, was made by Roger Nordgren, followed by a second from Debra Armstrong.

The motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

Conflicts of interest

There were none.

PUBLIC HEARING

At 3:04 P.M., Debra Armstrong opened the Public Hearing to consider approval of Joint Resolution of Taylorsville-Bennion Improvement District (Resolution No. 20-09) and Granger-Hunter Improvement District (Resolution 5-18-21.1) Approving and Adjustment of the District’s Common Boundary. Jason Helm discussed the resolution and provided a list of properties that will be impacted. Corey Rushton discussed the impact on voting districts and the importance of following up with the county clerk’s office.

At 3:16 P.M., Corey Rushton made a motion to enter into a public comment session, followed by a second from Roger Nordgren.

The motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

There were no public comments.

At 3:21 P.M., Roger Nordgren made a motion to close the public comment session, followed by a second from Debra Armstrong.

The motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

**Consider Approval of
Join Resolution
5-18-21.1**

Roger Nordgren made a motion to approve Resolution No. 5-18-21.1, adopting the Joint Resolution of the Taylorsville-Bennion Improvement District (Resolution No. 20-09) and Granger-Hunter Improvement District (Resolution 5-18-21.1) approving and adjustment of the District’s common boundary. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

At 3:21 P.M., Debra Armstrong made a motion to close the Public Hearing, followed by a second from Roger Nordgren.

The motion passed as follows;

Armstrong – aye

Rushton – aye

Nordgren – aye

OUR TEAM
**Consider Approval of
the 2020 Audit and
Supplementary Reports**

Phyl Warnock of Keddington & Christensen, LLC, presented the 2020 audit report to the Board. Phyl highlighted the findings which included the following: there were no significant difficulties, there were no disagreements with management, the financial statements are free of material misstatement, and to the best of his knowledge, there was no opinion shopping that took place. Corey Rushton suggested the development of a District audit review committee. After a brief overview and discussion, Debra Armstrong made a motion to approve the 2020 audit and supplementary reports as noted. Following a second from Roger Nordgren, the motion passed as follows;

Armstrong - aye

Rushton - aye.

Nordgren - aye

OUR COMMUNITY
**Drought Mitigation
Planning and Master
Plan Update**

Todd Marti presented the drought mitigation planning report and the impact it will have on the master plan. – See Drought Response Actions Planning attached to these minutes for details.

Keith Larson of Bowen Collins & Associates presented the Capital Improvement and Infrastructure Management Plans Update. Mr. Larson mentioned density and conservation as two areas of focus and discussed projections for each area. A brief discussion took place regarding District boundaries and city planning. – See Capital Improvement and Infrastructure Management Plans Update attached to these minutes for details.

**Jordan Valley Water
Conservancy District
Review**

Jason Helm reviewed the Jordan Valley Water Conservancy District (JVWCD) Board update. - See Jordan Valley Water Conservancy District Report attached to these minutes for details.

**Central Valley Water
Reclamation Facility
Review**

Mr. Helm reviewed the Central Valley Water Reclamation Facility (CVWRF) Board update. - See Central Valley Water Conservancy District Report attached to these minutes for details.

West Valley City Update

Mr. Helm presented some updates from West Valley City regarding the city's conservation efforts.

OUR OPERATIONS
**Review & Discuss
Financial Report for
April 2021**

Austin Ballard presented the year end 2020 report, highlighting the changes from the original, January report. Mr. Ballard summarized the April 2021 Financial Report.

**Review & Discuss Paid
Invoice Report for
April 2021**

Mr. Ballard discussed the April check report. The April check report totaled \$1,770,709.20 coming from five categories; Central Valley (39%), taxes, payroll and benefits (17%), Jordan Valley (14%), infrastructure (13%), and other (17%).

**Water Maintenance
Update**

Troy Stout presented the water maintenance report. – See Water Maintenance Board Report attached to these minutes for details.

**Wastewater
Maintenance Update**

Mr. Stout presented the wastewater maintenance report. – See Wastewater Maintenance Report attached to these minutes for details.

Water Supply Review

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

**Consider Approval of
Design Contract with
Bowen Collins &
Associates for the 20A:
3100 South to 4100
South Redwood Road
Sewer Project and 20I:
3100 South to 4100
South Redwood Road
Water Project**

Mr. Marti asked the Board to consider approval of Design Contract with Bowen Collins & Associates in the amount of \$133,000.00 for the 20A: 3100 South to 4100 South Redwood Road Sewer Project. After a short discussion, Debra Armstrong made a motion to approve the contract as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Mr. Marti asked the Board to consider approval of Design Contract with Bowen Collins & Associates in the amount of \$257,000.00 for the 20I: 3100 South to 4100 South Redwood Road Water Project. Roger Nordgren made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

**Capital Projects &
Engineering Update**

Mr. Marti presented the capital projects and engineering reports. – See Capital Projects and Engineering Reports attached to these minutes for details.

CLOSED SESSION

At 5:11 P.M., Roger Nordgren made a motion to enter into a closed session to discuss certain matters regarding acquisition or sale of real property. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

** The Board members remained present along with Jason Helm, Todd Marti and Troy Stout, during the closed session.*

At 5:33 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;

Armstrong – aye Rushton – aye Nordgren – aye

Consider Approval of Purchase of East 5 MG Steel Reservoir and Real Property/Easements at 4408 South 4800 West

Mr. Marti asked the Board to consider approval of purchase of East 5 MG Steel Reservoir and Real Property/Easements at 4408 South 4800 West (Tank Farm) from Jordan Valley Water Conservancy District in the amount of \$1,524,574.00. Roger Nordgren made a motion to approve the contract as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

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

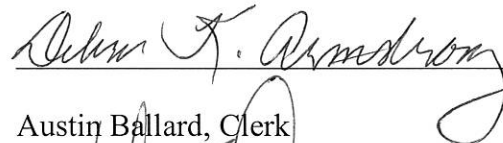
Roger Nordgren inquired about current District controls in place to prevent cyber attacks. A brief discussion took place regarding some of the safeguards and up-to-date staff training.

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 5:49 P.M.

Armstrong – aye Rushton – aye Nordgren – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk
