

**MINUTES OF THE
GRANGER-HUNTER IMPROVEMENT DISTRICT
BOARD MEETING**

The Meeting of the Board of Trustees of the Granger-Hunter Improvement District was held Tuesday, December 15, 2020, at 5:00 P.M. and a Public Hearing at 6:00 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 (electronically):

Debra Armstrong	Chair
Corey Rushton	Trustee
Russell Sanderson	Trustee

Staff Members Present (electronically):

Jason Helm	General Manager
Todd Marti	Assistant General Manager/District Engineer
Troy Stout	Assistant General Manager/Chief Operating Officer
Kristy Johnson	Executive Assistant
Michelle Ketchum	Director of Administration
Dustin Martindale	Director of Water Systems
Ricky Necaise	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller
Dakota Cambruzzi	Human Resource Manager
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC – <i>Excused</i>

Guests (electronically):

Adam Spackman	System Administrator, Granger-Hunter Improvement District
Ian Bailey	GIS Specialist/IT Specialist, Granger-Hunter Improvement District
Brooke Petersen	Customer Service Representative, Granger-Hunter Improvement District
Idanely Orosco	Customer Service Representative, Granger-Hunter Improvement District
Debra Harvey	Customer Service Representative, Granger-Hunter Improvement District
Roger Nordgren	Former GHID Board Member/West Valley City Resident
Darci Stephens	Gillmore Bell Public Finance Counsel
Christina Osborn	J-U-B Engineers
Mike Charnholm	Goble Sampson Associates, Inc.

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 5:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.

**Approval of the
November 17, 2020
Board Meeting Minutes**

A motion to approve the Board Meeting Minutes from November 17, 2020, was made by Debra Armstrong, followed by a second from Russell Sanderson.

The motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

Conflicts of interest

There were none.

**MANAGEMENT
TEAM REPORTS
Consider Adoption of
Resolution 12-15-20.2**

Darci Stephens with Gillmore Bell Public Finance Counsel, presented Resolution 12-15-20.2 which, she explained, is an amendment to the first supplemental indenture to remove the requirement to fund a debt service fund and related matters. A brief discussion took place regarding the removal of the debt service fund and whether or not it would affect the District’s credit for future transactions. Ms. Stephens clarified that removing the debt service fund would not affect the District’s ability to borrow funds in the future. Russell Sanderson made a motion to adopt Resolution No. 12-15-20.2, authorizing modification of the first supplemental indenture to remove the requirement to fund a debt service fund and related matters. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

**Consider Adoption of
Resolution 12-15-20.3**

Ms. Stephens presented Resolution 12-15-20.3 which authorizes the issuance and sale of not more than \$4,250,000 aggregate principal amount of water and sewer revenue refunding bonds, series 2021 and related matters. Russell Sanderson made a motion to adopt Resolution No. 12-15-20.3, authorizing the issuance and sale of not more than \$4,250,000 aggregate principal amount of water and sewer revenue refunding bonds, series 2021; fixing the maximum aggregate principal amount of the bonds, the maximum number of years over which the bonds may bear, and the maximum discount from par at which the bonds may be sold; providing for the running of a contest period; authorizing the execution by the issuer of a general indenture and a supplemental indenture, and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters.. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

**Consider Adoption of
the 2024 Strategic Plan**

Jason Helm presented the 2024 Strategic Plan. Mr. Helm discussed some of the minor changes that were made and the addition of Appendix A. Mr. Helm asked the Board to consider approval of 2024 Strategic Plan. Debra Armstrong made a motion to approve the adoption of the 2024 Strategic Plan as outlined. Following a second from Corey Rushton, the motion passed as follows:

Armstrong – aye Rushton – aye Sanderson – aye

Consider Approval of a Contract with Bowen, Collins & Associates for the 2021 Master Plan, Capital Improvement and Infrastructure Management Plan, Rate Study and Impact Fee Analysis

Todd Marti asked the Board to consider approval of a contract to begin January 1, 2021 with Bowen, Collins & Associates for the 2021 Master Plan, Capital Improvement and Infrastructure Management Plan, Rate Study and Impact Fee Analysis in the amount of \$284,388.00 contingent on final approval of the Granger-Hunter Improvement District tentative 2021 budget. Russell Sanderson asked that the Board get monthly updates as the study progresses. Corey Rushton made a motion to approve the contract as noted. Following a second from Russell Sanderson, the motion passed as follows:

Armstrong – aye Rushton – aye Sanderson – aye

**Capital Projects Update
Engineering Department Updates**

Mr. Marti presented and discussed the Capital Projects and Engineering Department reports. – See Engineering Summary attached to these minutes for details.

**MAINTENANCE REPORT
Water Maintenance Update**

Troy Stout presented the water maintenance report. Mr. Stout discussed the water maintenance update report and noted the spike in breaks and leaks during December 2020 with some discussion regarding possible earthquake related leaks. – 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.

ADJOURNED

Inasmuch as all agenda items have been satisfied, Debra Armstrong made a motion to adjourn the meeting. Following a second from Russell Sanderson, the motion passed as follows and the meeting adjourned at 7:00 P.M.

Armstrong – aye Rushton – aye Sanderson – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk


