

**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, December 12, 2023, 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
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
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 - <i>Excused</i>

Guests:

Wayne Watts	Community Member & Future Trustee
Braden Saunders	YESCO Outdoor Media
Marie Owens	AE2S
Adam Spackman	System Administrator, GHID - <i>Electronically</i>
Ian Bailey	GIS, GHID - <i>Electronically</i>
Darcy Brantly	Accountant, GHID – <i>Electronically</i>
Michael Wear	Fleet Manager, GHID – <i>Electronically</i>
Mollie Adams	Community Member – <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.

**Approval of the
November 14, 2023
Board Meeting Minutes
& Public Hearing
Minutes**

A motion to approve the Board Meeting Minutes and the Public Hearing Minutes from November 14, 2023, was made by Debra Armstrong. Followed a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Conflicts of interest

There were none.

**OUR COMMUNITY
Board Service
Appreciation Award –
Corey Rushton**

Debra Armstrong presented Corey Rushton with a Board Service Appreciation Award for his years of service as a Trustee with Granger-Hunter Improvement District.

**Discuss Potential
Billboard Along
Bangerter Highway**

Todd Marti and Jason Helm discussed the potential of the placement of a billboard along Bangerter Highway on the District’s property. Some discussion took place regarding advertisement content, driver safety, sign placement and lease agreement details. The staff will finalize more of the details and agreements to present for approval in a future board meeting. - See Bangerter Highway Billboard attached to these minutes for details.

**Jordan Valley Water
Conservancy District
Update**

Mr. Helm presented the Jordan Valley Water Conservancy District update. Corey Rushton mentioned that he has been reappointed to Jordan Valley Water Conservancy District (JVWCD) along with Mayor Lang. Mr. Rushton noted that there will be two new JVWCD trustees as well. - See Jordan Valley Water Conservancy District Update attached to these minutes for details.

**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.

OUR TEAM

**OUR OPERATIONS
Approval of Emerging
Contaminant Principal
Forgiveness Agreement
with Utah Division of
Drinking Water
Relating to Construction
of the Anderson
Treatment Plant**

Austin Ballard asked the Board to consider approval of emerging contaminant principal forgiveness agreement with Utah Division of Drinking Water relating to the construction of the Anderson Treatment Plant. Corey Rushton made a motion to approve the agreement as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Approval of Escrow Agreement with Utah State Treasure’s Office to Facilitate the Payments of Emerging Contaminant Principal Forgiveness Agreement

Mr. Ballard asked the Board to consider approval of escrow agreement with Utah State Treasure’s Office to facilitate the payments of the emerging contaminant principal forgiveness agreement. Roger Nordgren made a motion to approve the agreement as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Approval to Establish Multiple Restricted Funds for Sale and Purchase of Real Property, Sale and Purchase of Vehicles, Annual Underspent Capital Dollars Savings from Annual Budgets, and an Employee Payroll and Benefits Reserve

Mr. Ballard asked the Board to consider approval to establish multiple Restricted Funds for the sale and purchase of real property, sale and purchase of vehicles, annual underspent capital dollars savings from annual budgets, and an employee payroll and benefits. After a brief discussion regarding the flexibility of the restricted funds, Corey Rushton made a motion to approve the restricted funds as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Review & Discuss Financial Report for November 2023

Mr. Ballard summarized the November 2023 Financial Report. – See November 2023 Financial Report attached to these minutes for details.

Review & Discuss Paid Invoice Report for November 2023

Mr. Ballard discussed the November check report. The November check report totaled \$9,549,091.35 coming from five categories: infrastructure (67%), Central Valley (12%), Jordan Valley Water (8%), payroll taxes and employee benefits (7%), and other (6%). – See November 2023 Paid Invoice Report attached to these minutes for details.

Administrative Services Update

Michelle Ketchum presented the administrative services update. – See the Administrative Services Update attached to these minutes for details.

Consider Approval of Purchase of Meters and Meter Parts to Mountainland Supply

Ms. Ketchum asked the Board to consider approval of purchase of meters and meter parts in the amount of \$55,442.43 to Mountainland Supply. Corey Rushton made a motion to approve the purchase as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Water Maintenance Update

Troy Stout presented the water maintenance update. – See Water Maintenance Update attached to these minutes for details.

Wastewater Maintenance Update

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

Water Supply Review

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

Corey Rushton left the meeting at 4:00 pm and noted his agreement with the remaining three action items.

Consider Approval of Construction Change Order for 22C: Lake Park and Merry Lane Subdivision Waterline Replacements Project with Lyndon Jones Construction

Victor Narteh asked the Board to consider approval of a construction change order for the 22C: Lake Park and Merry Lane Subdivision Waterline Replacements project with Lyndon Jones Construction, in the amount of \$97,460.43. Debra Armstrong made a motion to approve the change order as noted. Following a second from Roger Nordgren, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Consider Approval of Emergency Repair Purchase for Two 24-inch Valves, Two 16-inch Gate Valves, a Flange Coupling Adapter and Associated Appurtenances from Ferguson Waterworks

Todd Marti asked the Board to consider approval of an emergency repair purchase for two 24-inch valves, two 16-inch gate valves, a flange coupling adapter and associated appurtenances from Ferguson Waterworks for \$108,155.00.

Mr. Marti also asked the Board to consider approval of emergency repair for two 24-inch line stops for the Decker Main Pump Station to Utah Tap Master for \$86,631.00. Roger Nordgren made a motion to approve both emergency repair purchases as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye Rushton – aye Nordgren – aye

Consider Approval of Emergency Repair for Two 24-inch Line Stops for Decker Main Pump Station to Utah Tap Master

Capital Projects Update

Mr. Marti and Victor Narteh presented the capital projects update. – See Capital Projects Update attached to these minutes for details.

Engineering Department Update

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

CLOSED SESSION

A closed session was not needed.

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

There were none.

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 4:23 P.M.

Armstrong – aye

Rushton – aye

Nordgren – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk


