

**MINUTES OF THE
GRANGER-HUNTER IMPROVEMENT DISTRICT
PUBLIC HEARING**

The Public Hearing of the Board of Trustees of the Granger-Hunter Improvement District (GHID) was held Tuesday, November 22, 2022, 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:

Debra Armstrong	Chair
Corey Rushton	Trustee
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 - <i>Excused</i>
Ricky Necaie	Director of Wastewater
Victor Narteh	Director of Engineering
Justin Gallegos	Director of Information Technology
Austin Ballard	Controller
Dakota Cambruzzi	Human Resource Manager
Kristy Johnson	Executive Assistant
Brent Rose	Legal Counsel – Clyde Snow & Sessions PC - <i>Excused</i>

Guests:

Bonnie Cardenas	Member of the Community
Francis Prentice	Member of the Community
Carl Andra	Member of the Community
Ed Kluber	Member of the Community
Marcus Keller	Zions Bank – <i>left after presentation</i>
Darcy Brantly	Accountant, GHID - <i>Electronically</i>
Idanely Avalos	Customer Service, GHID – <i>Electronically</i>
Michael Wear	Fleet Manager, GHID - <i>Electronically</i>
Derrick McMichael	Water Maintenance, GHID - <i>Electronically</i>
Ian Bailey	GIS, GHID - <i>Electronically</i>
Jeremy Gregory	Staff Engineer, GHID – <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 6:05 P.M. Debra Armstrong called the meeting to order and recognized all those present.

**Verification of Legal
Notification
Requirements**

Austin Ballard noted the verification of legal notification requirements.

Staff Presentation

Jason Helm explained the purpose of the Public Hearing is to allow public input regarding (A) the issuance and sale by the Granger-Hunter, District, Utah of not more than \$14,000,000 aggregate principal amount of water and sewer revenue bonds, series 2022; and (B) any potential economic impact that the project to be financed with the proceeds of the series 2022 bonds issued under the act may have on the private sector; and related matters.

**Motion to Open Public
Hearing**

At 6:09 P.M., Roger Nordgren made a motion to open the Public Hearing. Following a second from Corey Rushton, the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

**Invitation for
Public Comments**

Debra Armstrong invited public comments. Ms. Armstrong reminded the members of the public to direct comments and questions to her, the Chair, and comments were to last no longer than three minutes.

Bonnie Cardenas – 4240 W Midway Dr., West Valley City, UT
Ms. Cardenas asked what projects the bond would be used to fund and how will it affect customers’ bills.

Carl Andra – 5530 W Paulette Ave., West Valley City, UT
Mr. Andra is a former member of the Board of Trustees. Mr. Andra explained some of the processes that were used when he served on the Board, to acquire financial assistance for the District as the projects were happening. He explained that once projects were finished, those charges were removed from customer’s bills.

Corey Rushton noted that a public comment was received at the District’s offices prior to the Public Hearing that was specific to the bond and a copy of the letter was given to each member of the Board.

Richard Gamonal – 3327 W 3540 S, West Valley City, UT
See Public Comments attached to these minutes for details.

Mr. Rushton went on to explain this bond is a great opportunity for the District and that some responses might be better directed to the Public Budget Hearing that will follow.

Austin Ballard noted the two projects that this bond will help fund. The first one is the Redwood Road Water Project to help mitigate some of the costs associated with the challenges that come with a UDOT road project. The other is to improve the infrastructure for a pump station that has reached the end of its lifespan and needs to be replaced.

**Motion to Close Public
Comment Session**

At 6:17 P.M., Corey Rushton made a motion to close the public comment session. Following a second from Roger Nordgren, the motion passed as follows;


Armstrong – aye Rushton – aye Nordgren – aye

**Motion to Close Public
Hearing**

At 6:18 P.M., Roger Nordgren made a motion to close the Public Hearing. After noting that there is no action item for this Public Hearing, Corey Rushton gave a second and the motion passed as follows;

Armstrong – aye Rushton – aye Nordgren – aye

Debra K. Armstrong, Chair



Austin Ballard, Clerk



To:
Granger-Hunter District
2888 South 3600 West
West Valley City, UT 84119

10/27/2022

Drinking Water Board
195 North 1950 West
Salt Lake City, UT 84114

Reference:

"Application to the State of Utah Drinking Water Board (the "Board") for the purchase of approximately \$14,000,000 Granger-Hunter District, non-voted water revenue bonds. The bonds would be paid back with interest at a rate of not to exceed 2.5% over a period of approximately 32 years. It is estimated that the impact to water rates will be an increase of approximately \$4.01 per month. The funding is contemplated for the construction of improvements to the Granger-Hunter District's water system, water line replacement project, pump station project and all related improvements."

To wit:

The improvements, water line replacement, pump station and related improvements will all require a Request for Proposal (RFP) or similar, submitted to the governing body or committee. As a citizen being asked to finance the \$14MM endeavor, what kind of citizen oversight can be executed and expected on a go-forward basis? To guarantee this is not simply a cash grab for over-priced government contracting but a tangible service provided at a reasonable cost, what assurances are in place to avoid collusion or corruption? What can citizens expect when the projects exceed time and cost? What collateral or insurance can GHID have if a winning contractor goes out of business or can't otherwise finish what is promised? What measures will be in place if product delivered isn't the product desired and who will hold all parties accountable?

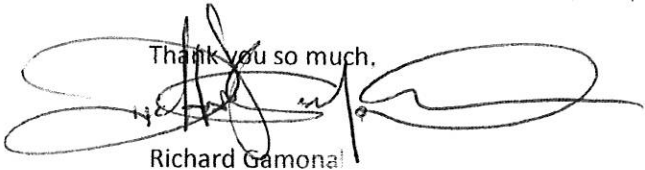
With the rising costs everywhere, an exponentially growing population and Utah experiencing a severe drought, the management of water, its supplies and delivery is of the utmost importance and cannot be short sighted as generations to come will be relying on and paying on, this decision today.

A plan of financial responsibility and conservation would be to incentivize citizens and businesses to xeriscaping yards, park strips and other areas that have drought intolerant lawn. This could diminish water usage greatly – easily offsetting the projected rise in cost due to this revenue bond. Pay citizens to rip out lawn, inefficient irrigation and plant zone appropriate flora.

Initial upfront costs but the long term or generational impact would be prudent.

We are stewards of our environment, not parasites.

Thank you so much.



Richard Gamona
3327 W 3540
WVC. UT. 84111