

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

At 8:00 A.M. a Management/Trustee Workshop began with a facility tour, followed by topics regarding updates to Capital Projects, Bonding, and policy. The workshop concluded at 2:15 P.M. The Meeting of the Board of Trustees of the Granger-Hunter Improvement District was held Tuesday, June 25, 2019, at 2:35 P.M. at the District office located at 2888 S. 3600 W., West Valley City, Utah.

Trustees Present:

Debra Armstrong	Chair
Corey Rushton	Trustee
Russell Sanderson	Trustee

Staff Members Present:

Clint Jensen	General Manager, Treasurer
Louie Fuell	Asst. General Manager
Jason Helm	Asst. General Manager
Kim Coleman	Chief Financial Officer, Clerk
Brad Paxman	District Engineer
Kristy Johnson	Executive Assistant
Dustin Martindale	Director of Water Systems
Brad Jeppson	Director of Administration
Rick Necaie	Director of Wastewater
Todd Marti	Director of Engineering
Justin Gallegos	Director of Information Technology

Guests:

Roger Nordgren – Former Board Member, Darrell Casteel – AE2S, Lisa Nelson – Utah Division of Drinking Water (left meeting following Public Hearing), Heather Pattee – Utah Division of Drinking Water (left meeting following Public Hearing), Robert Smith – WVC Resident, Jason Broome – Forsgren Association, Kim and Ramona Sherman – WVC Residents

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 2:35 P.M. Debra Armstrong called the meeting to order and recognized all those present. The invocation was offered by Debra Armstrong.

**Approval of the
May 14, 2019 Board
Meeting Minutes**

A motion to approve the Board Meeting Minutes from May 14, 2019, was made by Russell Sanderson, followed by a second from Corey Rushton.

The motion passed as follows;

Armstrong – aye Rushton - aye Sanderson – aye

Conflicts of interest

There were none.

PUBLIC HEARING

At 2:38 P.M., Debra Armstrong opened the Public Hearing to allow public input regarding (a) the issuance and sale of not more than \$20,000,000 aggregate principal amount of taxable water and sewer revenue bonds, series 2019 and (b) any potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and all related matters.

Clint Jensen explained the application and approval process for the \$20,000,000 bond from the Utah State Division of Drinking Water. He discussed projects that would be funded by the bond to help supplement some of the District's aging infrastructure. Some of those projects include a storage tank project to increase the water storage for the District, the 4100 S. waterline replacement project, Printer's Row (3600 W. and Redwood Rd.) pipeline replacement project, and the Ridgeland booster station replacement project.

At 2:40 P.M., Corey Rushton made a motion to enter into a public comment session, followed by a second from Russell Sanderson.

The motion passed as follows;

Armstrong – aye Rushton – aye Sanderson - aye

Kim Sherman commented that he is concerned about the elaborate use of money that he feels the District exercises. He is concerned about the customer service lobby updates and use of customer service personnel. He is also concerned about the newer model vehicles that the District uses for District business. He would like to see more efficiency with the money the District already has, instead of seeking more funding.

Robert Smith commented about the lack of water pressure that he is experiencing in the evenings while watering his yard. He would like to assist in water conservancy, but isn't able to get very much water pressure during the recommended watering times. Robert's information was given to the Water and Operations departments to follow-up.

After all public comments were voiced, Debra Armstrong moved to close the public comment section of the public hearing at 2:43 P.M. Following a second from Russell Sanderson, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

Corey Rushton asked if there were any phone calls, emails or other comments that we should add to the record. Kim Coleman received a voicemail from a resident who was seeking more information about the bond, but his main inquiry was about the 2:30 p.m. meeting time. Kim returned his phone call, leaving a voicemail with some information about the bond and the appointed meeting time that is decided by the Board. Kim received another voicemail from the resident after hours, stating that he didn't have any other concerns and he appreciated the information. Corey also stated that every resident in the District's service area, received a letter explaining details about the bond and GHID contact information if they did have any questions or concerns.

**CAPITAL PROJECTS
REPORT**

Brad Paxman reported on the construction and engineering projects currently underway – See District Capital Projects Status Summary attached to these minutes for details.

**Consider Award of
Construction Contract
to Nelson Brothers
Construction Company**

Brad asked the Board to consider an award of a Construction Contract to Nelson Brothers Construction Company in the amount of \$207,385.44 for the construction of the 18J: GHID Headquarters Landscaping Project. After a brief discussion regarding city ordinances and any further phases of this landscaping project, Russell Sanderson made a motion to approve the agreement as noted. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

**Consider Award of
Consulting Contract to
Forsgren Associates, Inc.**

Brad asked the Board to consider an award of Consulting Contract to Forsgren Associates, Inc. in the amount of \$59,400.00 for the 19D: PRV Upgrades & Large Meter Replacement Project. Russell Sanderson made a motion to approve the agreement as noted. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

**OPERATIONS & IT
REPORT**

Jason Helm discussed the Engineering/Operations Summary, highlighting the water quality report and water usage totals for May. Jason explained that the increase in usage during the summer months requires us to increase usage from our wells and may possibly increase water quality complaints due to the change in the source.

FINANCIAL REPORT

**Consider Approval of
Resolution 06-25-19
Adopting the 2019
Certified Property Tax
Rate**

Kim Coleman asked the Board to consider approval of Resolution 06-25-19 adopting the 2019 Certified Property Tax Rate of .000485. A brief discussion took place regarding the current tax rate. A future discussion will take place regarding the history of the tax rate and any possibilities of a rate increase to balance out the costs. Russell Sanderson made a motion to approve the resolution as noted. Following a second from Corey Rushton, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

**Review & discuss the
May 2019 Financial
Reports**

Kim summarized the May 2019 Financial Report. He explained that the revenues are tracking close to the expected level for this time of year.

**Review & Discuss Paid
Invoice Report for May
2019**

Kim discussed the May check report which totaled \$2.28 million. 87.3% of that total (\$1.99 million) comes from four categories; benefits and taxes (17.9%), capital improvement and infrastructure (26.5%), water purchases (22.6%) and payments to Central Valley (20.3%).

HR & MAINTENANCE
REPORT
Human Resource
Director Report

Louie Fuell reported on District employee changes. The Board met our new Large Meter Technician employee, Jace Bush, prior to the start of Board meeting. The District has three full-time positions open. Louie pointed out trainings that recently occurred and noted the anniversaries that take place in June.

Consider Approval of
Expenditures to
Mountainland Supply

Louie asked the Board to consider approval of an expenditure to Mountainland Supply in the amount of \$257,822.13 for meters of various sizes, registers and programming devices. Corey Rushton made a motion to approve the expenditure as noted. Following a second from Russell Sanderson, the motion passed as follows;

Armstrong – aye Rushton – aye Sanderson – aye

Maintenance
Department Director
Report

Louie discussed the Maintenance Report, updating the Board on wastewater procedures and water report summaries.

GM'S REPORT

Clint Jensen presented some potential future updates to the Strategic Plan as highlighted in the attached board packet.

ADJOURNED

Inasmuch as all agenda items have been satisfied, Russell Sanderson made a motion to close the meeting. Following a second from Debra Armstrong, the motion passed as follows and the meeting adjourned at 3:26 P.M.

Armstrong – aye Rushton – aye Sanderson – aye

Debra K. Armstrong, Chair

Kim J. Coleman, Clerk
