

**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, December 14, 2021, 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
Ricky Ncaise	Director of Wastewater - <i>Excused</i>
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

**Guests:**

Don Lee Sheffer	Member of the Community
Wayne Guymon	Member of the Community
Kenneth Burke	Member of the Community
Brittany Baggott	Member of the Community
Samuel Miedke	Member of the Community
Cuauhtemoc Magana	Member of the Community
Eugene Sorensen	Member of the Community
Jarrad Markel	Member of the Community
Taylor Gomm	Customer Service, GHID – <i>Electronically</i>
Teresa Higgs	Customer Service, GHID – <i>Electronically</i>
Idanely Orosco	Customer Service, GHID – <i>Electronically</i>
Brooke Petersen	Administrative Assistant, GHID - <i>Electronically</i>
Derrick McMichael	Water Maintenance, GHID - <i>Electronically</i>
Adam Spackman	Information Technology, GHID - <i>Electronically</i>
William Snellmer	Member of the Community – <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 6:00 P.M. Debra Armstrong called the meeting to order and recognized all those present.

**Verification of Legal  
Notification  
Requirements**

Ms. Armstrong noted the verification of legal notification requirements.

**Motion to Open Public  
Hearing**

At 6:02 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

**Staff Presentation**

Jason Helm presented an overview of the District. Mr. Helm discussed the rate study, Truth in Taxation process and presented the 2022 Tentative Budget. – See the December Public Hearing report attached to these minutes for details.

**Questions by the  
Trustees**

Roger Nordgren asked Mr. Helm to further explain the Central Valley Water Reclamation Facility (CVWRF) costs and the District’s portion. Mr. Helm explained that the District is one of seven districts who contribute to CVWRF and one of the highest contributors. Mr. Helm noted the estimates of approximately \$400 million to upgrade the Central Valley Water Reclamation Facility to comply with state and federal regulations. The District being responsible for 25-27% of those costs. Mr. Nordgren noted the future use of bonds that will finance capital projects and District costs to spread future rate increases over many years rather than significant rate increases up front.

Corey Rushton noted the rate study process. Mr. Helm further explained the options that Bowen, Collins and Associates provided to the staff and Board from the extensive rate study that was conducted throughout 2021. Mr. Rushton discussed the property tax rates for the District. Troy Stout explained that the rate has not been raised since 2006. Mr. Rushton and Mr. Helm discussed the impact that inflation is having on construction supplies for the District.

**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.

Don Lee Sheffer – 7132 Kings Estate Dr., West Valley City, UT  
Mr. Sheffer arrived early to listen to the Board Meeting. He is concerned about the property tax increase. He explained that his home value has increased over the last year and that if the District’s property tax rate stays the same, the property value increases will cause the District to collect additional revenue such that the rate increase in 2022 is not necessary.

Kenneth Burke – 4214 Richardson Cir., West Valley City, UT

Mr. Burke asked why the District doesn't respond to question submissions. He stated that this was his first Board Meeting that he has been able to attend. Mr. Burke explained that when he was employed at the District, it was frowned upon to attend Board Meetings. He asked why Board Meetings are scheduled at 3:30 p.m. when most of the public works and are unable or allowed to attend. He explained that the December meeting is the only meeting that's at 6:00 p.m. and it's a busy time of the year for the public to attend. Mr. Burke feels that it's suspicious that the District has their Board Meetings scheduled at times that the public are not able to attend.

Cuauhtemoc Magana – 6342 W Terrace Ridge Dr., West Valley City, UT

Mr. Magana feels that the taxes in West Valley City are outrageous compared to a property that he owns in California. He is wondering why the property value is so high in West Valley City and feels it's not good to increase the property taxes.

Jason Helm noted that the District has not received any online comments or phone calls from the public regarding the Public Hearing.

Debra Armstrong explained that several comments were submitted through the District's website for the November 16, 2021 Board Meeting and noted that each comment was recognized and responded to. Ms. Armstrong encouraged members of the public to submit questions and comments through the District's website and that each one will be answered. Mr. Helm explained that all comments are received by him and forwarded to all members of the Board of Trustees. Ms. Armstrong explained the access to Board Meeting materials, zoom links, and minutes from past meetings are available through the District's website. Mr. Helm explained the process of notifying members of the public about the changes in property tax rates. Mr. Helm noted the flyers that are sent out by Salt Lake County and the other ways in which the District notified the public regarding information about the Public Hearing. A member of the public asked if rates would increase every year. Mr. Helm explained that each year, the District's budget is re-evaluated and an approval process takes place to decide any changes to District rates. Members of the Board discussed the time of the monthly Board Meetings in order to accommodate other city meetings. Justin Gallegos noted that public comments must have correct name, address and contact information in order for the District staff to properly respond to comments and questions.

**Motion to Close Public  
Comment Session**

At 6:57 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

**Staff Response &  
Summary**

**Motion to Close Public  
Hearing**

Corey Rushton reiterated the year long process of the District’s rate study and the involvement of the Trustees and staff to cut the budget where necessary.

At 6:59 P.M., Roger Nordgren made a motion to close the Public Hearing. Following a second from Debra Armstrong, the motion passed as follows;

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**FINANCIAL  
MATTERS**

**Consider Approval of  
Resolution 12-14-21.1  
Adopting 2022 Final Tax  
Rates & Budgets**

Austin Ballard asked the Board to consider approval of Resolution 12-14-21.1 adopting 2022 Final Tax Rates and Budgets. Corey Rushton made a motion to approve the resolution as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**Consider Approval of  
Resolution 12-14-21.2  
Adopting the District’s  
Financial Plan, Budget  
& Other Fees for  
Calendar Year Ending  
December 31, 2022**

Mr. Ballard asked the Board to consider approval of Resolution 12-14-21.2 adopting District’s Financial Plan, Budget and Other Fees for the Calendar Year Ending December 31, 2022. Roger Nordgren made a motion to approve the resolution as noted. Following a second from Debra Armstrong, the motion passed as follows:

Armstrong – aye                      Rushton – aye                      Nordgren – aye

**ADJOURNED**

Inasmuch as all agenda items have been satisfied, Roger Nordgren made a motion to adjourn the meeting. Following a second from Corey Rushton, the motion passed as follows and the meeting adjourned at 7:02 P.M.

Armstrong – aye                      Rushton – aye                      Nordgren – aye

Debra K. Armstrong, Chair

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Austin Ballard, Clerk

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