

**MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON NOVEMBER 17th, 2025 AT THE GRANTSVILLE CITY HALL, LOCATED AT
429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA
ZOOM. THE MEETING BEGAN AT 7:00 P.M.**

Mayor and Council Members Present:

Mayor Critchlow
Rhett Butler
Heidi Hammond

Jolene Jenkins
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Shelby Moore, Planning and
Zoning Administrator

Robert Sager, Police Chief
Bill Cobabe, Comm. Development Director
Derek Dalton, Planning Commissioner

Citizens and Guests Present: Sarah Moore, Stephanie Pack, Lynne Mayer, Win Rasband, Kelley Rasband, Shaun Johnson, Rick Barchers, and others who may not have signed in.

Mayor Critchlow called the meeting to order at 7:00 p.m. and asked Councilmember Jenkins to lead the Pledge of Allegiance.

AGENDA:

1. Public Comment

Mayor Critchlow opened the floor for public comment at 7:02 p.m.

Rick Barchers addressed the Council and stated that he had watched the previous City Council meeting and wished to reiterate concerns regarding the proposed sale of City-held water credits. He noted that water shares were an appreciating asset and remained difficult for developers to obtain. He questioned why the City would sell such assets without identifying a specific municipal purpose for the revenue and asked whether the City had completed a long-term assessment of future water needs. Mr. Barchers also referenced that the City had recently advertised interest in purchasing water shares and questioned why the City would now sell them. He urged the Council not to enter into an agreement without fully understanding the implications and asked for clarity as a citizen as to the reasoning behind the sale and the City's long-term planning considerations.

Derek Dalton addressed the Council and stated that the concerns raised during the earlier work session made the matter even more significant. He asserted that the project had been framed as a financial windfall but believed it came at the cost of the City's long-term water security. He stated that Grantsville had approximately 2,280 acre-feet of uncommitted water and that the developer was requesting 1,466 acre-feet of that supply. He argued that once these water resources were committed, they could not be recovered, and that no amount of anticipated revenue could compensate for the loss of a finite asset.

Mr. Dalton stated that the financial benefit of the proposal appeared to be one-sided. He noted that the developer had publicly stated that they had secured water and that it would cost them approximately \$80 million, and he asserted that the agreement would allow them to avoid that investment while shifting the risk to the City. He described the proposal as unfair, irresponsible, and inconsistent with good policy. He urged the Council to consider the long-term implications, including impacts to water security, City services, and future residents. He encouraged the Council to reject the agreement, stating that the decision represented a test of judgment and priorities for the community.

Karly Hill submitted an emailed public comment, which was read by City Attorney Tysen Barker. Ms. Hill stated that the proposed Deseret/Highlands development, which could include up to 7,000 homes, would significantly impact traffic, utilities, public safety, and schools. She noted that no verified documentation of the developer's claimed water rights or related impact studies had been made public. She also referenced state referendum provisions and requested disclosure of any withdrawal clauses in the development or water service agreements. Ms. Hill requested public verification of water rights, release of all impact studies, and greater transparency in the review process. She also expressed concern that the meeting had been rescheduled with little notice and stated she supported responsible and sustainable growth.

Sarah Moore addressed the Council regarding the Deseret development water agreement. She stated that the developer could not develop a third of the project due to an easement the property owner had publicly stated they would never grant. She cautioned that issuing water credits for the entire project under those circumstances would be an error. She also questioned the disparity between the developer's stated \$80 million water cost and the City's estimated \$12 million benefit, and expressed concern that selling City credits would remove opportunities for local water-share owners to sell their own shares. Ms. Moore stated that the City's water resources belonged to the community and urged the Council not to transfer them without a clear public benefit.

Krista McFarlane addressed the Council and stated that she was not opposed to growth but was concerned that the developer had not secured water resources for a project of this size. She noted Utah's longstanding drought and described the City's water supply as a limited and valuable resource that should not be given to a developer whose primary interest was financial. She urged the Council to closely review what the developer was contributing in terms of infrastructure and resources, stating that those costs should not be shifted to current or future residents. Ms. McFarlane encouraged the Council to require developers to provide their own resources and to protect the character and livability of the community.

There being no further public comments, Mayor Critchlow closed the floor at 7:16 p.m.

2. Summary Action Items:

a. Approval of Minutes from the November 5, 2025 City Council Meeting and November 12, 2025 Board of Canvassers Meeting.

Council Member Thomas noted a correction to the November 5th City Council Meeting minutes, stating that he had voted nay on item number six, although the draft minutes reflected a vote of aye.

Motion: Councilmember Butler moved to approve the Meeting Minutes from the November 5, 2025 City Council Meeting with the aforementioned correction.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

Motion: Councilmember Butler moved to approve the Meeting Minutes from the November 12, 2025 Board of Canvassers Meeting.

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

b. Approval of Bills

During discussion on the approval of bills, Council Member Jenkins asked for clarification on an invoice related to Tooele Valley pumping. She stated that she had not seen the portable restroom at the fire station during the Veterans Day event and asked the Fire Chief to confirm its placement. The Chief responded that it had been located on the south side of the building.

Council Member Jenkins then asked about the fire extinguisher inspection item and whether the City had personnel certified to perform the required annual inspections. The Fire Chief explained that while staff could perform monthly checks, the annual inspections required certified servicing. No further questions were raised.

Motion: Councilmember Butler moved to approve the invoices.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

3. Appointment of Alicia Fairbourne as the City Recorder for Grantsville, Utah.

Mayor Critchlow introduced the appointment of Alicia Fairbourne as City Recorder. City Manager Michael Resare stated that the City was excited to have her join the team and noted that she came from Hideout with 19 years of experience as a recorder in various locations. Ms. Fairbourne thanked the Council and stated she was happy to be here.

Motion: Councilmember Hammond moved to approve the Appointment of Alicia Fairbourne as the Grantsville City Recorder.

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

4. Consideration of Ordinance 2025-41 Amending the Expiration Date for Kennel/Sportsman permits to align with Dog Licensing

The Council considered Ordinance 2025-41, which amended the expiration date for kennel and sportsman permits to align with dog licensing. Staff explained that permit holders currently renewed one license in December and another in March, and the ordinance would consolidate the

renewals for consistency and convenience. Council Member Hammond noted a minor typo in the draft ordinance, and staff acknowledged the correction.

Motion: Councilmember Jenkins moved to approve Ordinance 2025-41 amending the expiration date for the kennel / sportsman permits to align with dog licensing.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

5. Consideration of Resolution 2025-81 Approving the Master Water Service Agreement for the Deseret Development

Staff and the City’s water attorney, Jeff Gittons, reviewed revisions made to the Water Service Agreement since the prior meeting, including updated timelines for exercising water-credit takedowns, clarifications on extension limits, adjustments to dates and fee amounts, correction of terminology, addition of cost-sharing language for drafting fees, and cosmetic updates to exhibits.

Mr. Gittons confirmed the agreement restricted water credits to use within the development and prohibited assignment outside it. Council members asked follow-up questions regarding water-allocation limits, obligations during drought or contamination, reimbursement provisions, and whether the City retained sufficient water for its own future needs. Staff explained the distinctions between municipal water rights, water dedicated through development, and water acquired using impact fees, clarifying that impact-fee-acquired water was not included in the credits available under the agreement.

Council members discussed aquifer conditions, long-term water-planning needs, and the need for a more comprehensive water element in the general plan. Several members noted that future policy work would be needed to address water-planning, infrastructure requirements, and development thresholds.

Further discussion addressed the expected revenue from the initial 733 water credits, the role of PID financing, and the distinction between developer costs and costs ultimately borne by end users. The applicant, Sean Johnson, clarified that the specific PID bonds associated with the water credits would be paid prior to occupancy and would not create a tax levy on homeowners.

Council members also discussed public concerns, water-banking records, and the need for updated information on banked and allocated water credits. Staff explained that the prior city recorder had maintained a list and that the new recorder would update it as part of the transition.

Motion: Councilmember Butler moved to approve Resolution 2025-81 approving the Master Water Service Agreement for the Deseret Development.

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Nay”; Councilmember Thomas “Aye”; Councilmember Williams, “Nay”. The motion carried 3-2.

6. Consideration of Ordinance 2025-42 Amending Chapter 6 of Grantsville City Municipal Code regarding Cemetery Regulations

The Council next considered Ordinance 2025-42 amending Chapter 6 regarding cemetery regulations. Staff and the Council reviewed the proposed changes, which were shown in red and green in the draft. The Council discussed clarifying the definition of “infant,” ultimately agreeing to define it as a child under three years of age. Council members also discussed the definition of “resident” and agreed to add “current citizen or former citizen of Grantsville City” for clarity.

The Council reviewed language assigning administrative responsibility to the City Manager and determined that the Sexton should be designated by the City Manager, removing references to “designee” elsewhere in the chapter. Council members further discussed temporary grave markers, cleanup timelines, and the need for clear, consistent communication to families.

The Council agreed to remove the term “unsightly” from the list of conditions for removal of items, keeping objective terms such as faded, worn, weathered, or broken. Additional discussion addressed holiday and seasonal decoration timing, access by minors, and ensuring safety for cemetery visitors and maintenance staff.

Motion: Councilmember Jenkins moved to approve Ordinance 2025-42, an Ordinance amending Chapter 6 of the Grantsville City Municipal Code regarding cemetery regulations as presented with the following additional edits: 1) Under 6-1-1(I), change the definition of the sexton to be a person designated by the City Manager, 2) Under 6-1-1(J), add “current resident or former resident of Grantsville City, 3) In 6-1-4(H) remove “or designee” after City Manager, 4) remove the word “unsightly” from 6-1-14(C).

Second: Councilmember Hammond seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

7. Council Reports

During Council reports, Council Member Williams stated he had no updates since the prior meeting but commented on improving communication with residents. He noted that recent meetings had been especially productive and suggested exploring the use of AI-generated meeting summaries as an additional transparency tool, separate from the official minutes. Council Member Thomas agreed that improved search and summary tools could help the public more easily locate information. Council Member Jenkins noted that the upcoming City website would include a curated search feature and referenced another municipality that successfully used AI summaries. Council Member Butler described the Read AI assistant program and how it could generate post-meeting summaries, while Mr. Barker noted that staff would review any legal considerations before adopting such a tool.

Council Member Hammond reported that preparations were underway to place the City’s Christmas trees back in their pots for the season and stated that the Veterans Breakfast had been very successful due to strong volunteer support. Council Member Thomas echoed his appreciation for the event and those who organized it.

Council Member Jenkins complimented staff for significant improvements to the City’s social media presence and reported that the new website was nearly complete. She also provided updates from the Youth Council, including their book drive and participation in the Festival of Trees and

Festival of Wreaths. She acknowledged recent community efforts to operate small food pantries and suggested that the City consider future options for providing a mobile or permanent resource center to serve residents in need.

Council Member Butler reported on the Library Board meeting and upcoming Historic Preservation Commission meeting. He reminded the Council of the joint work session with the Planning Commission and the scheduled training with the State Ombudsman.

Mayor Critchlow noted the upcoming Light Parade and encouraged participation. He provided an update on Matthews Lane, which was expected to open Thursday, and described the work completed, including striping, signage, and drainage considerations. He also reported on curb and gutter responsibilities and funding constraints. The Mayor concluded by wishing everyone a happy Thanksgiving and clarified that the meeting date had been adjusted due to a statewide conference.

8. Adjourn

Motion: Councilmember Butler moved to adjourn.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Hammond, “Aye”; Councilmember Jenkins, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

The meeting adjourned at 9:13 p.m.