



April 1, 2026

**City Council Meeting
Information Packet**

Agenda Item # 1

Public Comment

Agenda Item # 2

Summary Action Items

a. Approval of Minutes from
03/25/2026 City Council Regular
Meeting

b. Approval of the bills

Agenda Item #3

Presentation of a Community

Enhancement grant for the Grantsville

Fire Department

Agenda Item # 4

Consideration of approving Resolution 2026-17 awarding the contract for professional landscape and memorial design services for the Veterans Memorial Park to Fritz Custom Concrete

2026-1 Veteran's Memorial Park Scoresheet Summary

Signatures:

Date:

Evaluator 1	3/23/2026
Evaluator 2	3/26/2026
Evaluator 3	3/26/2026

	Minimum Mandatory Requirements	Offeror A	Offeror B	Offeror C	Offeror D	Offeror E	Offeror F	Offeror G
1	Company Information	Pass	Pass	Pass	Pass	Fail	Pass	Pass
2	Statement of Qualifications	Pass	Pass	Pass	Pass	Fail	Pass	Pass
3	Three examples of similar projects.	Pass	Pass	Pass	Pass	Fail	Pass	Pass
4	List of subconsultants/subcontractors	Pass	Pass	Pass	Pass	Fail	Pass	Pass
5	Any current and applicable staff certifications.	Pass	Pass	Pass	Pass	Fail	Pass	Pass

Weight	Technical Scores	Offeror A	Offeror B	Offeror C	Offeror D	Offeror E	Offeror F	Offeror G
	Criteria #1 - Experience							
	Evaluator 1	15.0	15.0	15.0	9.0	0.0	15.0	15.0
	Evaluator 2	15.0	15.0	15.0	12.0	0.0	15.0	15.0
	Evaluator 3	15.0	15.0	15.0	15.0	0.0	15.0	15.0
	Total Average Score	15.00	15.00	15.00	12.00	0.00	15.00	15.00
1.0	Criteria #1 - Total Points (Total Possible Points = XX)	15.00	15.00	15.00	12.00	0.00	15.00	15.00
	Criteria #2 - Schedule							
	Evaluator 1	15.0	15.0	15.0	15.0	0.0	15.0	0.0
	Evaluator 2	15.0	15.0	15.0	15.0	0.0	15.0	0.0
	Evaluator 3	15.0	15.0	15.0	15.0	0.0	15.0	0.0
	Total Average Score	15.00	15.00	15.00	15.00	0.00	15.00	0.00
1.0	Criteria #2 - Total Points (Total Possible Points = XX)	15.00	15.00	15.00	15.00	0.00	15.00	0.00
	Total Technical Points (Total Possible Points = XX) Minimum Threshold = XX	30.00	30.00	30.00	27.00	0.00	30.00	15.00
Total Cost Points	Cost Scores	Offeror A	Offeror B	Offeror C	Offeror D	Offeror E	Offeror F	Offeror G
	Cost	\$344,107.30	\$416,821.00	\$288,257.00	\$131,376.00		\$366,189.08	\$342,774.00
70.0	Cost Points	26.73	22.06	31.90	70.00	0.00	25.11	26.83
	Score Summary	Offeror A	Offeror B	Offeror C	Offeror D	Offeror E	Offeror F	Offeror G
	Total Technical Points (Total Possible = XX)	30.00	30.00	30.00	27.00	0.00	30.00	15.00
	Total Cost Points (Total Possible = XX)	26.73	22.06	31.90	70.00	0.00	25.11	26.83
	Grand Total Points (Total Possible = XX)	56.73	52.06	61.90	97.00	0.00	55.11	41.83



**GRANTSVILLE CITY
RESOLUTION NO. 2026-17**

**A RESOLUTION AWARDING THE CONTRACT FOR PROFESSIONAL
LANDSCAPE AND MEMORIAL DESIGN SERVICES FOR THE VETERAN'S
MEMORIAL PARK TO FRITZ CUSTOM CONCRETE**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, the City of Grantsville is dedicated to honoring its veterans through the establishment of a dedicated "Veteran's Memorial Park," which will serve as a place of reflection and commemoration for the community and its heroes; and

WHEREAS, in pursuit of this objective, the City of Grantsville, with consideration and proposal developed by the Veterans Memorial Committee, published a "Request for Proposals" (RFP) to identify a qualified firm to provide professional landscape and memorial design services for the said park; and

WHEREAS, the RFP process was conducted in an open and competitive manner, ensuring transparency and equal opportunity for all interested parties; and

WHEREAS, Fritz Custom Concrete responded to the RFP with a submission that demonstrated expertise and a profound understanding of the project's significance and requirements; and

WHEREAS, based on the evaluation of all submissions, Fritz Custom Concrete has been selected by Grantsville City to undertake the design services for the "Veteran's Memorial Park.";

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Contract Award: The contract for professional landscape and memorial design services for the "Veteran's Memorial Park" is hereby awarded to Fritz Custom Concrete.

Section 2. Authorization to Negotiate: The City Manager is hereby authorized to enter into and conduct negotiations with Fritz Custom Concrete to finalize the terms and conditions of the contract.

Section 3. Contract Execution: Upon successful negotiation, the City Manager is further authorized to execute the contract with Fritz Custom Concrete, ensuring that all terms are in the best interests of the City of Grantsville and its residents.

Section 4. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.



Section 5. Severability clause. If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 1ST DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Fritz's Custom Crete, LLC
2586 W Deer Run Rd
Stockton, Utah 84071
fritzcustomcrete@gmail.com
385-272-8563

March 20, 2026

Grantsville City
20 N Center St,
Grantsville, Utah 84029

RE: Proposal Submission – Veteran's Memorial Park

Dear Grantsville City,

Fritz's Custom Crete, LLC is an LLC specializing in concrete flat work and design. Our firm focuses on delivering high-quality, durable, and community-centered projects that enhance public spaces and serve long-term community needs.

We have experience in municipal projects], including projects that require coordination, attention to detail, and adherence to project timelines and budgets. Our team is committed to producing work that reflects both functionality and meaningful design, particularly for projects that serve the community and honor important causes.

We take pride in our ability to deliver reliable results, maintain clear communication with stakeholders, and complete projects efficiently while meeting all required standards.

We are particularly interested in this project because of its significance in honoring veterans and enhancing community spaces. We are committed to contributing meaningful work that reflects the purpose and vision of Grantsville City.

We acknowledge receipt of all addendums issued for this RFP and have incorporated them into our proposal.

Thank you for the opportunity to submit our proposal. We look forward to the possibility of working with Grantsville City.

Sincerely,
Taylor Fritz
Owner
Fritz's Custom Crete, LLC

Project Manager:

Name: Taylor Fritz

Email: fritzcustomcrete@gmail.com

Phone: 385-272-8563

Team Members:

- Jose Iniguez Camacho - Laborer
- Cody Pederson – Laborer
- Bobbie Peterson – Office Manager

Roles & Responsibilities:

- Taylor Fritz: Overall coordination, communication with city, schedule oversight
- Bobbie Peterson: Responsible for all communications and documentation.

Company Information:

Company Name: Fritz's Custom Crete, LLC

Project Manager Contact: Taylor Fritz, fritzcustomcrete@gmail.com, 385-272-8563

Statement of Qualifications:

Fritz's Custom Crete, LLC has extensive experience in concrete flatwork and design. Our team holds the following qualifications:

- Contractor with LRF license #14225000-5501
- 18 years of concrete flatwork and design experience.

Project Experience (3 Examples):

1. **Project Name:** Tooele City Schools
Description: Demo and reconstruction of sidewalks and mow strips
Scope: Remove old concrete, replace with new concrete
Outcome: Successful completion of all required requirements.
2. **Project Name:** Dodge Building, Tooele
Description: Semi accident caused extensive damage to front of building
Scope: Removed and replaced 4050 sq ft of concrete in showroom of dodge building.
Outcome: Successful completion of all required requirements.
3. **Project Name:** Grantsville City Sidewalk project
Description: Grantsville city set up a project that incentivized homeowners to replace damage sidewalk.
Scope: Worked with homeowners and Grantsville city to get damaged sidewalk replaced.
Outcome: Successful completion of all required requirements.

Schedule:

Proposed Start Date: June 1, 2026

Estimated Completion Date: June 29, 2026

We anticipate completing the project within this timeframe while maintaining quality and efficiency.

These contributions reflect our commitment to supporting the community and honoring veterans.

Attachment A

CERTIFICATION OF PROPOSAL

The undersigned hereby certifies, represents, and warrants that:

1. **Authority to Bind.** The individual signing this Certification of Proposal is duly authorized to act on behalf of the proposing firm/team and has full legal authority to bind the proposer to the terms, conditions, and commitments contained in the proposal submitted in response to this solicitation.
2. **Validity of Proposal.** The proposal submitted shall remain valid and binding upon the proposer and may be accepted by the City at any time until the City Council formally awards the contract.
3. **Qualifications.** The proposer is fully qualified, experienced, and properly licensed (if required) to provide the services described in the solicitation and to perform the work in accordance with all applicable federal, state, and local laws, regulations, and requirements.
4. **Accuracy of Information.** All information, statements, representations, and documents submitted as part of the proposal are true, complete, and accurate to the best of the proposer's knowledge and belief. The proposer acknowledges that the City may rely upon the submitted information in evaluating the proposal.
5. **No Misrepresentation.** The proposer understands that any false, incomplete, or misleading statements may be grounds for disqualification of the proposal, rejection of the submission, or termination of any resulting contract.

IN WITNESS WHEREOF, the undersigned has executed this Certification of Proposal on behalf of the proposer.

Proposer Name: Fritz's Custom Crete, LLC
Authorized Representative Name: Bobbie Peterson
Title: Office Manager
Signature: Bobbie Peterson
Date: March 20, 2026

Attachment B

NON-COLLUSION AFFIDAVIT

The undersigned bidder or agent, being duly sworn on oath, says that he/she has not, nor has any other member, representative, or agent of the firm, company, corporation or partnership represented by him, entered into any combination, collusion or agreement with any person relative to the price to be bid by anyone at such letting nor to prevent any person from bidding nor to include anyone to refrain from bidding, and that this bid is made without reference to any other bid and without any agreement, understanding or combination with any other person in reference to such bidding.

He/She further says that no person or persons, firms, or corporation has, have or will receive directly or indirectly, any rebate, fee gift, commission or thing of value on account of such sale.

OATH AND AFFIRMATION

I HEREBY AFFIRM UNDER THE PENALTIES FOR PERJURY THAT THE FACTS AND INFORMATION CONTAINED IN THE FOREGOING BID FOR PUBLIC WORKS ARE TRUE AND CORRECT.

Dated this 20 day of March, 2026

Fritz's Custom Crete, LLC
(Name of Organization)

Office Manager
(Title of Person Signing)

[Signature]
(Signature)

ACKNOWLEDGEMENT

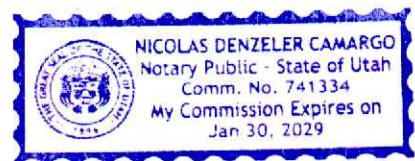
STATE OF Utah)
COUNTY OF Tooele) ss

Before me, a Notary Public, personally appeared the above named and swore that the statements contained in the foregoing document are true and correct.

Subscribed and sworn to me this 20th day of March, 2026.

[Signature]
Notary Public Signature

My Commission Expires: 01-30-29



Agenda Item # 5

Public Hearing: Public hearing to receive input on the issuance of sewer revenue bonds to finance wastewater treatment plant improvements



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Public input

1 message

dusty and angie smith <[REDACTED]>
To: "afairbourne@grantsvilleut.gov" <afairbourne@grantsvilleut.gov>

Thu, Mar 19, 2026 at 10:16 AM

First off, I would like to say that my family has called Grantsville our home our entire lives. We chose to raise our son here as well, and we are now hoping this trend stops with him. What an embarrassment that the citizens have to go do the city job of taking care of our cemetery grounds. These people get paid to do city work. I cannot imagine telling my boss that "we just can't get it done ". HIRE MORE PEOPLE THEN, OR WORK 6 DAYS A WEEK! What next, when people can't clean their yards, should we call on all citizens of Tooele county to do that? You bring all of these people in (which then bring problems of their own), new businesses and all sorts of other things (except things for kids, unless they play some sort of sports), then want US to pay for all of their bullshit?! NOOO! The more you bring in, the more the city makes, and that should be the less we pay. Let developers and new project management pay the sewer system upgrade and everything that goes with it! We (lifetime inhabitants) are not benefiting from these city agendas, regardless of what you say. Keep bringing all of this garbage in, and you will start losing people due to such inflation. Maybe that is the goal of this place anyway, "out with the old, in with the new ". What a joke!



AFAIRBORNE@GRANTSVILLEUT.GOV

(THIS ADDRESS WOULD NOT RECEIVE MY TEXT)

I GREW UP IN TOOELE AND MOVED TO GRANTSVILLE
26 YEARS AGO. I'M 74 YEARS OLD AND LIVING
ON A FIXED INCOME. IF THE CITY BUILDS A
NEW SCHOOL FOR THE NEW HOMES / GROWTH
THEY (SCHOOL BOARD) GO OUT FOR COMMENT
THEN RAISE MY TAXES ANYWAY. IF THE CITY
NEED TO UPGRADE THE WATER TREATMENT
PLANT DUE TO GROWTH, THEN YOU'RE NOT
CHARGING ENOUGH IMPACT FEES! SSN
WAS RAISED THIS YEAR BUT DIDN'T EVEN
COVER THE INCREASED COST OF MEDICARE
INSURANCE. I SEE NOW HOW OLDER PEOPLE
GET TAXED OUT OF THEIR HOMES.

THANK YOU,

MICHAEL FAIT
358 SHELLEY LN.



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Fwd: Sewer Cost Increases

1 message

Alicia Fairbourne <afairbourne@grantsvilleut.gov>
To: Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Mon, Mar 23, 2026 at 1:18 PM

----- Forwarded message -----

From: **Jeff Gosling** <[REDACTED]>
Date: Tue, Mar 10, 2026 at 6:27 PM
Subject: Sewer Cost Increases
To: <grantsvillepw@grantsvilleut.gov>
Cc: Jeff Gosling <[REDACTED]>

Dear Ms. Montierth,

I am probably sending this to the wrong person, but I am sure that you can transfer it to where it needs to go.

There are a lot of us older retired folks in the town that live on very small fixed incomes. This increase in the sewage rate and your plan to keep increasing it on a yearly basis, is just too much for us to absorb. We are already having an extremely hard time purchasing the food and medications that we need to survive, with today's inflation. Now if you are going to continually raise our sewer rates like you have been doing, we will not be able to afford the very necessities of life.

Do you realize that after you up the sewer rate this year, our city utility bill will be higher than our electric bill? As a person that spent the last 35 years as an accountant, including cost accountant, I call your department to task. You are apparently not good at planning for the future nor at cost cutting. Since this problem that State found was to be fixed in five years, you should have, at that time, looked at all of the city's costs and started to tighten your belts to see how much of the money required for the construction, needed to comply with the state, could have been made through cost reduction, rather than through rate increases.

Also, with inflation and other factors, if this problem had been taken care of at the beginning of the five year period, instead of the end, you would have saved substantially on the cost of the project. Was the construction put out for bid with lowest bid chosen? Or was the construction given to someone's relative or friend, as is usually the case in our fair city?

I think that it is incumbent of you to take another look at the predicted increases with the elderly in mind, and see if there isn't something that can be done to decrease the burden carried by your parents and grandparents before we join forces and run you all out of town. You know, you sure look like a bunch of Democrats, in the way that you increase what you want from the public, without looking at what costs can be reduced.

A very upset Grantsville citizen,

Jeffery F. Gosling
Accountant (Retired)



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

sewer project

1 message

KAY SMITH <[REDACTED]>
To: "afairbourne@grantsvilleut.gov" <afairbourne@grantsvilleut.gov>

Fri, Mar 20, 2026 at 10:15 AM

as a senior citizen on a fixed income, already burdened by a rather high utility bill, i absolutely am against another rate hike involved with the proposed new sewer project. the new project and supposed rate hike would definitely put a large burden on my finances. again i am opposed to the new sewer project.

thank you k.l smith



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Ref: NOTICE OF PUBLIC HEARING - 'fine bubble diffuser biological nutrient removal treatment facility' debt...

1 message

Wayne C. Lewis <[REDACTED]>
To: afairbourne@grantsvilleut.gov

Mon, Mar 30, 2026 at 10:44 AM

To Whom it May Concern,

I am a senior citizen living on Social Security. My wife and I moved to Grantsville after 45 years to be by family in Salt Lake because this was the only place we could afford.

From the notice you sent, I can come to only one conclusion. One of two things will happen over the next 10 years:

- My water bill will more than double just in the minimum due
- My wife and I will die because the current water is unacceptably unhealthy

Based solely on my financial situation, I have to oppose the debt. If the city could have had the self-control to save in preparation for this day, I would fully support the project but even your notice indicates that the debt being asked for will NOT cover the total costs. With that in mind, my expenses will significantly increase.... Maybe the second option might not be so bad.

Wayne C Lewis

814 W Cherry Orchard Ln

Grantsville, UT 84029





Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Sewer Revenue Bonds

1 message

Scott Roskelley <[REDACTED]>
To: "afairbourne@grantsvilleut.gov" <afairbourne@grantsvilleut.gov>

Thu, Mar 19, 2026 at 7:58 AM

This is to publicly respond to the notice of public hearing concerning the issuance of sewer revenue bonds.

Knowing that improvements are not only needed, but necessary, we fully support the bond issuance. We are glad the city is considering this fantastic improvement to the sewer system, which is needed now and will benefit sewers in the future.

Sincerely,
Scott and Linda Roskelley
[775 Cedar Rd, Grantsville, UT 84029](#)



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

WQB

1 message

Kerri Smith <[REDACTED]>
To: afairbourne@grantsvilleut.gov

Wed, Mar 18, 2026 at 4:13 PM

Good evening,

I receive the letter notice for the "loan" that is needed for the new water treatment. Looking at exhibit A, I have a few questions.

What is considered a non resident and why do they pay less than residents?

As a community out for Grantsville, everyone has been paying a base fee on top on water usage. Where is that base fee money going?? All the new builds? All the people moving here or into politicians pockets.

We accept the base fee because we know that maintenance is necessary as time goes by. This is considered maintenance. That base fee money should have been getting stored away especially considering the city knew that they would need to be doing that update since they were already warned to get it done years ago to avoid a penalty.

Most of the community that have lived here their whole lives or pretty much their whole lives cannot afford to pay such increases. We have already had secret little increases over the last year we were not made aware of, we had to find out on our own.

Maybe instead of going after the community who has already been paying into what we thought was a savings account for these such things, make some cuts to your work force. Use that money to pay back the loan.

Grantsville is slowly squeezing out their community to accommodate all these people moving in from out of state. If they are so important, let them pay for the loan while the rest of us are trying to survive and simply be able to feed our kids or our elderly.

Those are my thoughts that I know will no matter in the end.

Thank you for your time.

-Kerri Smith



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Notice of Public Hearing: New Fine Bubbler Diffuser

jacob wichman <[REDACTED]>
To: "afairbourne@grantsvilleut.gov" <afairbourne@grantsvilleut.gov>

Wed, Mar 18, 2026 at 4:56 PM

Good afternoon,

I am writing to formally oppose the proposed sewer base rate increases outlined in the recent public hearing notice.

The magnitude of this proposal is deeply concerning. A cumulative increase of 106% over nine years—beginning with two consecutive 33% increases—places an unreasonable and disproportionate burden on current residents. By comparison, average cost-of-living adjustments typically hover around 3.5% annually, equating to approximately 31.5% over the same nine-year period. This proposal far outpaces wage growth and places households in a position where a basic utility cost is rising more than three times faster than income.

While I understand the need to invest in infrastructure, including the installation of a new fine bubble diffuser system, the funding approach appears fundamentally imbalanced. The city is experiencing rapid growth, largely driven by large national homebuilders who are developing at an aggressive pace. These developments are increasing demand on existing infrastructure and are a primary driver behind the need for system expansion and upgrades.

Given this, it is both reasonable and necessary that a significantly larger share of the financial burden be allocated to new development. These builders are generating substantial profits while contributing to the strain on public systems. Current residents—who have already paid into and supported the existing infrastructure—should not be expected to subsidize the cost of accommodating rapid growth at this scale.

A more equitable approach would:

- Require higher impact fees or infrastructure contributions from new developments
- Phase growth-related infrastructure costs directly to those creating the demand
- Protect existing residents from disproportionate rate increases

Public utilities are essential services, not optional expenses. Increases of this scale risk placing undue financial pressure on families, particularly those on fixed or limited incomes.

I strongly urge the City to reconsider this rate structure and pursue a more balanced, growth-responsible funding strategy.

Thank you for your time and consideration.

Sincerely,

Jacob Wichman

Agenda Item # 6

Consideration of approving Resolution 2026-18 awarding the contract for construction of the Grantsville City Wastewater Treatment Plant to VanCon, Inc.



**GRANTSVILLE CITY
RESOLUTION NO. 2026-18**

**A RESOLUTION AWARDING THE CONTRACT FOR CONSTRUCTION OF THE
GRANTSVILLE CITY WASTEWATER TREATMENT PLANT TO VANCON, INC.**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City is committed to providing its residents with reliable, state-compliant infrastructure, including a Wastewater Treatment Plant (WWTP) to serve residential and commercial needs in accordance with the laws and regulations of the State of Utah; and

WHEREAS, in furtherance of this objective, Grantsville City, with the assistance of Aqua Engineering, conducted a competitive bid process to solicit proposals from qualified contractors for the construction of the WWTP; and

WHEREAS, the bid process was conducted in an open and competitive manner, limited to contractors pre-qualified by Aqua Engineering to ensure the necessary workforce, expertise, and experience to complete a project of this scope and complexity; and

WHEREAS, the results of the bid process are documented in the bid tabulation and related materials attached hereto as Exhibit "A"; and

WHEREAS, VanCon, Inc. submitted a responsive bid representing the lowest responsible bid and demonstrated the qualifications, expertise, and understanding necessary to successfully complete the project, as further supported by the bid bond and related documents attached hereto as Exhibit "B"; and

WHEREAS, following the public bid opening held on Wednesday, March 25, 2026, VanCon, Inc. was determined to be the lowest bidder for the construction of the Grantsville City Wastewater Treatment Plant in the amount of \$43,700,000.00 (Forty-Three Million Seven Hundred Thousand Dollars);

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Contract Award: The contract for the construction of the Grantsville City Wastewater Treatment Plant is hereby awarded to VanCon, Inc.

Section 2. Authorization to Negotiate: The City Manager is hereby authorized to enter into negotiations with VanCon, Inc. to finalize the terms and conditions of the contract.

Section 3. Contract Execution: Upon successful negotiation, the City Manager and/or the Mayor are authorized to execute the contract on behalf of Grantsville City, subject to all terms being in the best interest of the City.



Section 4. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 5. Severability clause: If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 1ST DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Bid Results

Grantsville City - Wastewater Treatment Plant
Closed - March 24, 2026 @ 3PM

Public Bid Opening - Wednesday, March 25, 2026 @ 10AM

Contractor	Cost	Cost + Equipment	Bid Form - Signed	Bid Security	Contractor License #	Cert. of Non-Segregated Facilities	Sub-Contractors	GoodFaith Efforts
Vancon	\$39,133,419.96	\$ 43,700,000.00	x	x	x	x	x	x
██████████	\$46,426,813.00	\$ 50,993,393.04						
██████████	\$46,752,530.64	\$ 51,319,110.68						
████████████████████	\$51,993,419.96	\$ 56,560,000.00						
██████████	\$57,735,205.30	\$ 62,301,785.34						
██████████	\$58,924,612.19	\$ 63,491,192.23						



EXHIBIT “B”

Bond Documents

AIA[®] Document A310[™] – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

VanCon, Inc.
2335 South State Street, #200
Provo, UT 84663

SURETY:

(Name, legal status and principal place of business)

Employers Mutual Casualty Company
717 Mulberry
Des Moines, IA 50309

OWNER:

(Name, legal status and address)

Grantsville City
429 East Main Street
Grantsville, UT 84029

BOND AMOUNT: Five Percent of Amount of Bid (5%)

PROJECT:

(Name, location or address, and Project number, if any)

Grantsville City Wastewater Treatment Plant

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

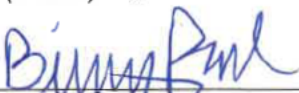
If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 24th day of March, 2026



(Witness)



(Witness)



VanCon, Inc.
(Principal) Vice President (Seal)
(Title)

Employers Mutual Casualty Company
(Surety) (Seal)



(Title) Andrew P. Rendon, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.

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POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation

- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

Andrew P. Rendon

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Bid Bond

Any and All Bonds

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

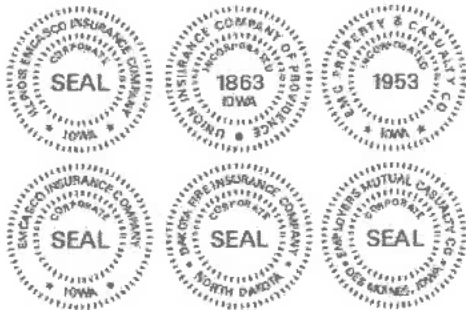
Scott R. Jean

Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Stroth

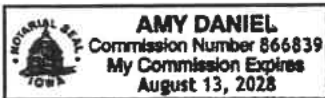
Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

Seals



On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.



Amy Daniel

Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025, are true and correct and are still in full force and effect. In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 24th day of March, 2026.

Ryan J. Springer

Vice President



February 13, 2026
Grantsville WWTP – Addendum #1

REVISED BID FORM
SECTION 00410

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REVISION 1

ARTICLE 1 – BID RECIPIENT

1.01 This Bid is submitted to:

**Grantsville City
429 East Main Street
Grantsville, UT 84029**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security (if applicable). This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

<u>Addendum No.</u>	<u>Addendum, Date</u>		
<u>1</u>	<u>2-13-26</u>	<u>5</u>	<u>3-19-26</u>
<u>2</u>	<u>2-24-26</u>		
<u>3</u>	<u>3-4-26</u>		
<u>4</u>	<u>3-13-26</u>		

- B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the design documents.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and any Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder’s safety precautions and programs.

- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this Bid constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

ARTICLE 4 – BIDDER’S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
 - 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID AND BID FORMS

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s). The **BASIS OF AWARD** for the purposes of comparison and determining the apparent

low bidder shall be the total of the Base Bid item(s) as indicated in the **BASE BID** table. Award is contingent on the bidder meeting all other requirements and providing the information and supporting documentation required in the Contract Documents. The total sum

Time of Completion

- 5.02 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 5.03 Bidder accepts the provisions of the Agreement as to liquidated damages.

Bid Schedule

- 5.04 Complete the bid schedule on the following page.

REVISION 1

BID SCHEDULE

Grantsville City Wastewater Treatment Plant

Item No.	Description	Units	Cost
1	<p>Total lump sum cost for all work including south lift station upgrades, headworks building, grit chambers, nutrient/aeration basins, blower building, secondary clarifiers, UV disinfection building, solids handling/dewatering building, solids holding tank, and all equipment, civil, mechanical, structural, electrical, programming, integration, SCADA work, profit/overhead, and other work and improvements as indicated in the contract documents, technical specifications, and design drawings. The Work includes complete installation of all Owner Selected equipment as listed in the contract documents and in this bid form. This item should include all costs (including mobilization, bonding, overhead, profit) to provide a complete and operating wastewater treatment facility.</p> <p>This costs only excludes the pre-selected equipment pricing and scope as listed in Bid Items #2a through 2g on the next page of the Bid Schedule.</p>	L.S.	<u>\$ 39,133,419.96</u>

**** See Owner Selected Equipment Bid Schedule table on following page. Final bid price shall include the sum of Item #1 and all owner-selected equipment (Item #2). ****

Owner Selected Equipment*			
2a	Huber Screens & Washpactors Package	L.S.	\$ <u>594,275.00</u>
2b	Smith & Loveless Grit Removal Mechanisms	L.S.	\$ <u>378,967.00</u>
2c	Smith & Loveless Grit Washer Package	L.S.	\$ <u>132,153.00</u>
2d	TNE Blower Package	L.S.	\$ <u>866,000.00</u>
2e	WesTech Secondary Clarifier Package	L.S.	\$ <u>731,937.08</u>
2f	TrojanUV UV Disinfection Package	L.S.	\$ <u>774,211.00</u>
2g	Fournier Rotary Press Package	L.S.	\$ <u>1,089,036.96</u>
<i>Subtotal of Item #2 – Owner Selected Equipment</i>			<u>4,566,580.04</u>
Total Bid Amount Bid Item #1 and Bid Item #2 (all Items 2a through 2g):			
BASE BID TOTAL (BASIS OF AWARD): \$ <u>43,700,000.00</u>			
and WRITTEN:			
<u>forty three million seven hundred thousand dollars</u>			

* Refer to Owner Selected/Contractor Furnished equipment specification in Volume II for details regarding equipment package scope. Pricing reflects applicable sales tax, BABA compliance, and equipment package pricing.

Attachments to this Bid

5.05 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security;
- B. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
- C. Contractor's License No.: 367938-5501
- D. Certification of Non-Segregated Facilities

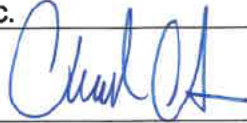
REVISION 1

ARTICLE 6 – BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

VanCon Inc.

By:
[Signature]



[Printed name] Chad Hunsaker

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:
[Signature]



[Printed name] Emily Dunn

Title: Office Manager

Submittal Date: March 24, 2026

Address for giving notices:

2335 S State Street, Provo, UT 84606

Telephone Number: 801-491-8898

Fax Number: _____

Contact Name and e-mail address: Chad Hunsaker

bid@wedigutah.com

Bidder's License No.: 367938-5501

(where applicable)


STATE OF UTAH DEPARTMENT OF COMMERCE ACTIVE LICENSE  VANCON, INC. 2335 S. State Street Provo UT 84606 EFFECTIVE 04/12/1999	REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S) 367938-5501 Contractor With LRF B100, E100, S260 DBAs:
EXPIRATION 11/30/2027	

IMPORTANT LICENSURE REMINDERS:

- Your license is valid until the expiration date listed on this form.
- Please note the address listed below. This is your public address of record for the division, and all future correspondence from the division will be mailed to this address. If you move, it is your responsibility to notify us directly of the change. Maintaining your current address with us is the easiest way to ensure continuous licensure.
- This license has been issued to the business entity. Any change in the license's original entity structure requires a new license (i.e. DBA to a Corporation, etc.). Please contact the division before you make such changes.

VANCON, INC.
 2335 S. STATE STREET
 PROVO UT 84606

Please visit our web site at
www.dopl.utah.gov should you have any
 questions in the future.

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF PROFESSIONAL LICENSING ACTIVE LICENSE		
EFFECTIVE DATE:	04/12/1999	
EXPIRATION DATE:	11/30/2027	
ISSUED TO:	VANCON, INC. 2335 S. State Street Provo UT 84606	
REFERENCE NUMBER(S), CLASSIFICATION(S) & DETAIL(S)		
367938-5501	Contractor With LRF	DBAs:
B100, E100, S260		

00420 - LIST OF SUBCONTRACTORS

Please list the **Electrical, Plumbing, HVAC, and Programming/Integration** subcontractors with whom the **General Contractor** will coordinate the Work.

**** GENERAL AND ELECTRICAL CONTRACTORS** have been pre-approved. Only electrical contractors from the pre-approved list may perform electrical work. **A complete list of pre-approved General and Electrical is provided in Section 00120. ****

Within three days after the completion of the opening of the bids, the Owner may request the general contractors who submitted the three lowest bids must submit a list of the name of other subcontractors who will provide labor or a portion of the work or improvement to the contractor for which he will be paid an amount exceeding 5 percent of the prime contractor's total bid, and the number of the applicable license(s) issued to the subcontractor.

Primary Subcontractors	% of Total Contract	Subcontractors Name, Address & License Number
1. Electrical Subcontractor	10%	S & S Electric # 584 0088-5501 3675 W 1987 S SLC
2. Plumbing Subcontractor	1%	VanCon/ #10149562-5501 Inline Const.
3. HVAC Subcontractor	1.5%	Frank Buhler Const # 4748446-5501 434 N 200 W. American Fork
4. Programmer/Integrator	7%	Atlas Automation # 5840088-5501 4275 N Thanksgiving Way, Lehi

Other Subcontractors Work to be Performed	% of Total Contract	Subcontractors Name, Address & License Number
5.		
6.		
7.		
8.		
9.		

Note: Additional numbered pages may be attached if necessary.

Attachment 1
SRF Required Front-End Specifications
(This form must be completed and signed by Prime Contractor and Submitted with the bid.)

U.S. Environmental Protection Agency
Certification of Non-Segregated Facilities

(Applicable to contracts, subcontracts, and agreements with applicants who are themselves performing Federally assisted construction contracts, exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause.)

By the submission of this bid, the bidder, offeror, applicant, or subcontractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. He certifies further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The bidder, offeror, applicant, or subcontractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national original, because of habit, local custom, or otherwise. He further agrees that (except where he has obtained identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that we will retain such certifications in his files; and that he will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR CERTIFICATION OF NON-SEGREGATED FACILITIES

A Certification of Non-segregated Facilities, as required by the May 9, 1967, order (33 F.R. 7808, May 28, 1968) on Elimination of Segregated Facilities, by the Secretary of Labor must be submitted prior to the award of the subcontract exceeding \$10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).



Signature 3-23-26 Date

Chad Hunsaker, Vice President

Name and Title of Signer (Please Type)

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Agenda Item # 7

Consideration of approval of Ordinance 2026-12 adjusting the sewer rate in connection with wastewater treatment plant improvements and associated sewer revenue bonds



**GRANTSVILLE CITY
ORDINANCE NO. 2026-12**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A SEWER RATE
INCREASE SCHEDULE**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, The City Council of Grantsville City, Utah (the “City”), has determined that it is necessary to adjust sewer rates to ensure the continued financial stability, maintenance, operation, and long-term sustainability of the City’s wastewater utility system; and

WHEREAS, The City Council has authority pursuant to Utah Code § 10-8 and applicable municipal powers to establish and amend sewer service rates and fees by ordinance; and

WHEREAS, The City Council has reviewed the proposed sewer rate increase schedule attached hereto as Exhibit A, which outlines the residential base fees, non-residential base fees, usage fees per 1,000 gallons, and annual increases for Fiscal Years 2025 through 2035; and

WHEREAS, The City Council finds that the proposed sewer rate schedule is reasonable, necessary, and in the best interest of the residents and utility customers of Grantsville City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval of Sewer Rate Schedule: The City Council hereby approves the sewer rate schedule as set forth in Exhibit A, which is attached hereto and incorporated herein by this reference. The rates shall become effective in accordance with the fiscal year schedule outlined in Exhibit A.

Section 2. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 3. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS
1ST DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

Approved as to Form:

Tysen J. Barker, Grantsville City Attorney



EXHIBIT “A”

(Sewage Rate Increase Schedule)



THE STANDARD IN ENGINEERING

PROJECT:

2026 SEWER RATE

STUDY **FINAL DRAFT**

PREPARED FOR:

Grantsville City

429 East Main Street

Grantsville, Utah 84029

DATE:

March 2026

PREPARED BY:

Conor Dunkel, PE and Robert Rousselle, PE

REVIEWED BY:

Robert Rousselle, PE

ENSIGN ENGINEERING & LAND SURVEYING

45 West 10000 South, Suite 500

Sandy, Utah 84070

801.255.0529 Main

801.255.4449 Fax

www.ensigneng.com



ACKNOWLEDGMENTS

A special thanks to all who contributed to the development of this study. Its completion was made possible by the effort, support, and collaboration from each person involved. The participation of the following individuals is greatly appreciated.

GRANTSVILLE CITY COUNCIL

Mayor Heidi Hammond
Rhett Butler
Jake Thomas
Jeff Williams
Derek Dalton
Brittany Skinner

GRANTSVILLE CITY STAFF

Micheal Resare (City Manager)
Bill Cobabe (Community Development Director)
Aspen Clegg (Finance Director)
Christy Montierth (Public Works Director)
Markus Seat (Deputy Public Works Director)
Shelby Moore (Planning and Zoning Administrator)
Alicia Fairbourne (City Recorder)
Tae-Eun Ko (GIS Analyst / City Planner)
Barry Bunderson (City Engineer)

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GLOSSARY OF TECHNICAL TERMS

Average Daily or Day Flow

The average yearly flow volume expressed as a flow rate. Term typically used in wastewater terminology.

Bonds

Fixed-income instrument representing a loan made by an investor to a borrower (typically corporate or governmental). Bonds are used by companies, municipalities, states, and sovereign governments to finance projects and operations.

Capital Contributions

A capital contribution is a contribution to a municipality, State, or County such as a street, water line, or sewer line which is dedicated for public use from a developer, landowner, or other public entity.

Capital Facilities Plan

A plan to assist a jurisdiction to use its funding wisely and efficiently to maximize funding opportunities. A capital facilities plan will assist in determining needs, prioritizing projects, coordinating related projects, and applying for load, bonds, and grant opportunities.

Cash on Hand

End of year cash divided by operating expenses by number of days in a year (365 days).

Collection System

Wastewater system consisting of manholes, gravity pipes, force mains, interceptors, trunk lines, lift stations, and appurtenances.

Cost Estimate

Typically an Engineer's Estimate of Probably Costs for a project improvement based on recently bid projects and current construction climate. A cost estimate may include design fees, permitting, administrative costs, and contingency.

Debt Service

Money required to cover the payment of interest and principal on a loan or other debt for a particular time period.

Debt Service Coverage Ratio

Debt service coverage ratio is measured by comparing the operating cash (revenues less operating expenses) to annual debt service obligations before capital costs.

Demographics

Characteristics of human population and population segments.

Dwelling Unit(s)

Dwelling Unit (DU) is a structure or the part of a structure used as a home, residence, or sleeping place by one person who maintains a household or by two or more persons who maintain a common household.

Equivalent Residential Connection(s), Dwelling Unit(s) or Residential Unit(s)

An ERC, EDU, or ERU is a unit of measurement used to compare water demand from non-residential connections to residential connections. Water use criteria from source (wells and springs) and metered data are established based on average demand or consumption by residential connections. This is compared with non-residential uses.

Expense

A financial burden or cost (example operating expense such as fuel or equipment purchase).

Grant

A grant is a quantity of money, i.e. financial assistance, given by a government, organization, or person for a specific purpose which is typically not paid back, but may have requirements associated with the grant.

Impact Fee

Payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure.

Impact Fee Analysis

The written analysis of each impact fee required by Utah Code Section 11-36a-303.

Impact Fee Facilities Plan

Plan required by Utah Code Section 11-36a-301.

Inflation

Rate at which prices for goods and services increases.

Interceptor Lines

Major sanitary sewer line that receives flow from trunk sanitary sewer lines.

Interest

Amount paid to borrow money or the cost charged to lend money. Interest is most often reflected as an annual percentage of the amount of a loan.

Interest Expense

Interest paid on loans or bonds.

Investment Earnings

Refers to earnings generated from various types of investments.

Level of Service

Defined performance standard or unit of demand for each capital component of a public facility within a service area.

Master Plan

Dynamic long-term planning document providing a conceptual layout to guide future growth and development.

Multi-Unit

Typically a dwelling unit with multiple units such as an apartment building or a duplex.

Non-Residential

A non-residential use such as a warehouse, commercial building, or business.

Other Residential

Encompasses other residential not defined specifically in the plan or study.

Peak Day Flow

Amount of wastewater utilized by a wastewater supplier on the day of highest consumption, generally expressed in gallons per day (gpd) or millions of gallons per day (MGD).

Peaking Factors

Ratio of a peak day or instantaneous flow/demand to the average day or daily flow/demand.

Peak Inflow

Highest inflow of wastewater into a wastewater treatment facility.

Peak Instantaneous Flow

Calculated or estimated highest flowrate which can be expected through any wastewater collection system at any instant in time, generally expressed in gpm or cfs.

Planning Period

The period of time, typically in years, used in a plan. A planning period of 10-years is typically used in Impact Fee Facilities Plans. Master or General Plans may use planning periods from 20 to 50 years.

Professional Expenses

Expenses of a professional consultant. An example is engineering design and construction administrative fees from an engineering company.

Proportionate Share

Cost of public facility improvements which are roughly proportionate and reasonably related to the service demands and needs of any development activity.

Rate

A charge, payment, or price fixed according to a ratio, scale, or standard such as a water rate or sewer rate.

Revenue

The yield of sources of income, such as taxes or user rates, that a political unit, such as a municipality or State, collects and receives into the treasury or a fund for public use.

Service Area

Geographic area designated by an entity which a facility, or a defined set of facilities, provides service within the area.

Sewage Generation

Wastewater generated by various uses such as residential, commercial, and industrial.

Single Family

Residence used by a single private family which serves no other purpose.

Trunk Line

Sewer line which receives wastewater flow from the collector sanitary sewer lines and conveys this wastewater either to an interceptor line or a wastewater treatment or reclamation facility.

ABBREVIATIONS AND UNITS

CFP	Capital Facilities Plan
DSCR	Debt Service Coverage Ratio
DU	Dwelling Unit(s)
EDU	Equivalent Dwelling Unit(s)
Ensign	Ensign Engineering and Land Surveying
ERC	Equivalent Residential Connection(s)
gal	gallons [volume unit of measurement]
gpd	gallons per day [flow rate unit of measurement]
gpm	gallons per minute [flow rate unit of measurement]
IFFP	Impact Fee Facilities Plan
in.	inch [length unit of measurement]
LOS	Level of Service
MG	million gallons [volume unit of measurement]
MGD	millions of gallons per day [flow rate unit of measurement]
min	minute [time unit of measurement]
MP	Master Plan
PF	Peaking Factor
SF	Safety Factor
SR	State Route
UAC	Utah Administrative Code
WW	Wastewater
WWTF	Wastewater Treatment Facility
WWRF	Wastewater Reclamation Facility
yr	year [time unit of measurement]

SECTION 1: INTRODUCTION

This Sewer Rate Study was completed for Grantsville City in order to ensure the City has sufficient revenue to cover the annual expenses associated with the City's wastewater system. A study period of 10 years (2026-2035) was utilized to project growth, expenses, and revenues to determine the rate structure required to meet the following objectives, which were set to allow the City to obtain a strong bond rating:

- Ensure sufficient revenues to cover all operating costs and maintain a debt service coverage ratio of at least 1.25;
- Maintain at least 180 days cash on hand;
- Balance minimizing rates with minimizing new debt obligations when debt obligations are considered; and
- Proposed rates should be easy to implement and administer.

SECTION 2: DEMOGRAPHICS

An analysis of Grantsville’s demographics and sewer system was completed in the Grantsville Capital Facilities Plan (CFP), Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA) 2026 Amendments which will be amended in 2026. The analysis will be utilized in this study to determine existing and future sewage generation of the wastewater system.

2.1 PLANNING UNITS

The Equivalent Residential Connection (ERC) is the recognized standard planning unit when planning for future utility infrastructure needs. One ERC represents a single family dwelling with known demand characteristics or requirements. Other types of uses are typically factored based upon comparison of their demand versus the residential single family unit.

2.2 EXISTING CONDITIONS

The existing number of customers, sewer units, and ERCs at the end of June 2025 or end of fiscal year (FY) 2025 were determined in the Grantsville CFP, IFFP, and IFA and calculated for sewer customers and units only for this study as shown in the following table.

Table 2-1: Existing Conditions (End of June 2025)

Service Connection Type	Number of Customers	Sewer Units	ERC / Unit	ERCs
Single Family	4,251	4,253	1.00	4,253
Multi-Unit	43	298	0.52	155
Trailer	8	206	1.12	231
Commercial	91	123	7.34	903
Church	9	9	4.57	41
School	6	6	5.09	31
Total	4,408	4,895		5,614

2.3 GROWTH PROJECTIONS

Growth projections over the study period as determined in the Grantsville CFP, IFFP, and IFA and calculated for sewer units in this study are given in Table 2-2 below.

Table 2-2: Growth Projections

Year:	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Projected Population:	16,056	16,592	17,148	17,803	18,486	19,193	19,934	20,705	21,501	22,332	23,192	
Residential Growth Rate:	2.93%	3.5%	3.5%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	
Commercial Growth Rate:	0.73%	0.88%	0.88%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Service Connection Type	ERC / Unit	Sewer Units	Sewer Units	Sewer Units	Sewer Units	Sewer Units	Sewer Units	Sewer Units	Sewer Units	Sewer Units	Sewer Units	
Single Family	1.00	4,253	4,402	4,556	4,738	4,928	5,125	5,330	5,543	5,765	5,996	6,236
Multi-Unit	0.52	298	308	319	332	345	359	373	388	404	420	437
Trailer ¹	1.12	206	206	206	206	206	206	206	206	206	206	206
Commercial	7.34	123	124	125	126	127	128	129	130	131	132	133
Church ²	4.57	9	9	9	10	10	11	11	12	12	13	13
School ³	5.09	6	6	6	7	7	8	8	9	10	10	11
Total		4,895	5,055	5,221	5,419	5,623	5,837	6,057	6,288	6,528	6,777	7,036
<i>Increase from 2025</i>		-	160	326	524	728	942	1,162	1,393	1,633	1,882	2,141

¹ Trailer units are not expected to increase.

² Church growth rate is 1 church per 1,460 population.

³ School growth rate is 1 school per 1,340 population.

⁴ City Rate growth rate is based on anticipated City projects.

2.4 LEVEL OF SERVICE

The required levels of service for wastewater facilities were established in the Grantsville CFP, IFFP, and IFA as follows:

Table 2-3: Wastewater Level of Service

Component	Parameter	Level of Service	
	Average Day Flow	150 gpd/ERC	
Collection System	Peaking Factors	<i>Miles From WWTF</i>	<i>Factor</i>
		<1	1.85
		>1 and <1.6	2.25
		>1.6	4
Lift Stations	Peak Inflow	0.35 gpm/ERC	
Wastewater Treatment Facility	Average Day Flow	150 gpd/ERC	
	Peak Day Flow	175 gpd/ERC	
	Peak Instantaneous Flow	0.4 gpm/ERC	

This level of service was calculated to gpd per sewer unit for this study and equates to 200 **gpd/sewer unit** for the average day flow which equates to 6,000 gallons per month. The 6,000 gallons per month is based on actual sewer flow data for Grantsville.

Based on winter water metered water usage from 2019 to 2025 for November through March, single family units use on average 5,345 gallons per month with a range from 4,386 to 8,016 gallons per month, multi-family units use on average 3,032 gallons per month with a range from 2,254 to 4,390 gallons per month, trailer units use on average 7,607 gallons per month with a range from 5,361 to 11,147 gallons per month, and non-residential (commercial) use on average 20,688 gallons per month with a range from 13,759 to 46,423 gallons per month.

2.5 FUTURE SEWAGE GENERATION

The growth projections from Section 2.3 were multiplied by the average day flow level of service requirements to arrive at the projected annual sewage generation for the City as a whole throughout the study period. The results are summarized in the table below.

Table 2-4: Projected Sewage Generation

Service Connection Type	Annual Wastewater Generation (Million Gallons per Year)										
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Single Family	310	321	333	346	360	374	389	405	421	438	455
Multi-Unit	21.75	22.48	23.29	24.2	25.2	26.2	27.2	28.3	29.5	30.7	31.9
Trailer	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
Commercial	9.0	9.1	9.1	9.2	9.3	9.3	9.4	9.5	9.6	9.6	10
Church	0.66	0.66	0.66	0.73	0.73	0.80	0.80	0.88	0.88	0.95	0.95
School	0.44	0.44	0.44	0.51	0.51	0.58	0.58	0.66	0.73	0.73	0.80
Total	357	369	381	396	410	426	442	459	477	495	514

SECTION 3: FINANCIAL ANALYSIS

An evaluation of the Grantsville City Corporation’s Actual Operating Expenses from FY 2016 to FY 2025 including 6 months (July 2025 through December 2025) or half of FY 2026 was provided. The FY 2025 Basic Financial Statements Together with Independent Auditor’s Report was conducted by Gilbert & Stewart for the fiscal year ending in 2025 (See Appendix B). This auditor’s report along with actual operating expenses was used for the financial analysis presented to estimate sewer revenues and expenses.

3.1 OPERATING EXPENSES

3.1.1 Historic

The City’s operating expenses for the wastewater system include salaries and wages, employee benefits, professional services, materials and supplies, depreciation, and utilities. From July 2025 through December 2025 the actual operating expenses for the wastewater system was \$1,277,397.36 with a projection of \$2,554,794.72. The historic, actual sewer operating expenses from fiscal year 2016 to present are shown in the table below along with the percent increase each year.

Table 3-1: Historic Operating Expenses

Fiscal Year Ended	Total Operating Expenses	Percent Increase
2016	\$1,149,372	-
2017	\$1,090,813	-5.09%
2018	\$1,264,873	16.0%
2019	\$1,383,289	9.36%
2020	\$1,307,252	-5.50%
2021	\$1,673,389	28.0%
2022	\$1,803,769	7.79%
2023	\$2,044,319	13.3%
2024	\$2,353,734	15.14%
2025	\$2,347,756	-0.25%
Average		8.75%
3-Year Average (2023-2025)		9.4%

3.1.2 Projected

It can be seen from Table 3-1 the average annual increase in the City’s sewer operating expenses since 2016 is 8.75%. The average increase over the last three years (2023-2025) is

9.4%, and higher rates are expected to continue in the future due to the increasing growth projected for the City as well as higher inflation rates of recent. Therefore, the sewer operating expenses are projected to increase at a rate of 9.5% annually throughout the study period, as shown in Table 3-2.

Table 3-2: Projected Operating Expenses

Fiscal Year	Projected Operating Expenses
2025	\$2,347,756.22
2026	\$2,554,794.72
2027	\$2,797,500.22
2028	\$3,461,262.74
2029	\$3,790,082.70
2030	\$4,150,140.56
2031	\$4,544,403.91
2032	\$4,976,122.28
2033	\$5,448,853.90
2034	\$5,966,495.02
2035	\$6,533,312.04

3.2 CAPITAL IMPROVEMENT PROJECTS

The Grantsville CFP/IFA determined the wastewater capital improvement projects required to meet the demands of anticipated growth over the next 10 years. These projects are shown in Table 3-3 with the estimated project costs which were inflated at a 3.5% rate to the projected construction year, as well as the portion of each project which will be funded by impact fees. Projects that are expected to be constructed by developers were excluded from this analysis, but if it is determined the City will pay for any portion of the project as the development agreements are finalized then this study should be reevaluated.

Table 3-3: Proposed Capital Improvement Projects

Project	Construction Year	Current Year (2025) Cost Estimate	Construction Year Cost Estimate	Proportionate Share	Impact Fee Eligible Cost
SR112 Interceptor	2027	\$2,988,835.56	\$3,201,715.37	0% ²	\$0.00
West Bank Interceptor Segment 1	2027	\$376,287.40	\$403,088.47	8.8% ⁴	\$35,294.63
West Bank Interceptor Segment 2	2027	\$39,832.00	\$42,669.03	13.5% ⁴	\$5,756.82
West Bank Interceptor Segment 3	2027	\$3,927,403.66	\$4,207,132.99	0.0% ⁴	\$0.00
Southeast Sewer Line	2027	\$1,564,982.00	\$1,676,447.84	0.0%	\$0.00
Vegas Street Collector	2035	\$5,790,294.14	\$8,167,781.74	0.0%	\$0.00
Northwest Lift Station - Upsize Force Main	2028	\$194,363.06	\$215,493.80	11%	\$23,988.34
Proposed Wastewater Treatment Facility	2026	\$48,402,175.15 ³	\$48,402,175.15	12.8%	\$6,205,158.85
Public Works Improvements	2035	\$1,318,982.50 ¹	\$1,860,555.08	27.6%	\$512,953.03
Total		\$64,603,155.47	\$68,177,059.48		\$6,783,151.67

¹ The cost shown for the Public Works Improvements project is half of the total cost estimate because this project cost will be split evenly between the wastewater and drinking water utilities.

² The proportionate share is 0% because the project is expected be constructed by developers.

³ Proposed WWTF is 2026 Cost Estimate.

⁴ The proportionate share within the planning period for Segment 1 is calculated by dividing planning period ERCs (1,544 ERCs) by upsize capacity [36-inch capacity (26,682 ERCs) - Deseret minimum diameter (9,050 ERCs)]=17,632 ERCs.

The proportionate share within the planning period for Segment 2 is calculated by dividing planning period ERCs (1,544 ERCs) by upsize capacity [36-inch capacity (15,008 ERCs) - Deseret minimum diameter (3,565 ERCs)]=11,443 ERCs. The costs shown for West Bank Interceptor Segment 1 and 2 in the table are upsize costs only.

3.3 DEBT SERVICE

3.3.1 Outstanding

The City's outstanding debt service associated with wastewater facilities consists of the Sewer Revenue Bond issued in 2018 in order to finance improvements to the sewer collection system.

Table 3-4: Outstanding Debt Service

Date of Issue	Interest Rate	Final Maturity Date	Original Bond, Note Issue	Principal Outstanding at June 30, 2025	Total Interest Payments (2025-2035)
December, 2018	1.75%	August, 2049	\$4,880,000.00	\$4,232,000.00	\$704,462.00

3.3.2 Projected

The projected debt service anticipated for the study period was determined in the Grantsville CFP, IFFP, and IFA as shown in Table 3-5. The City received a \$16,000,000 Utah Water Quality Board 30-year loan with a 0.75% interest rate and \$160,000 loan origination fee. The City is also anticipating obtaining a private bond in the amount of \$25,152,175.15 assumed to be a 30-year bond with a 5.052% interest rate, 1.5% cost of issuance, 0.5% bond insurance, and a \$20,000 surety policy. This study should be updated with the actual terms of the private bond are confirmed. A portion of the interest payments for this bond can be funded through impact fees which is also shown in the following table. Additionally, a portion of the engineering cost of the Wastewater Treatment Facility project will be funded through a \$1 million bond with a 0% interest rate. This is a 20-year bond with a \$10,000 loan origination fee and \$33,000 cost of issuance.

Table 3-5: Projected Debt Service

Project - Loan or Bond	Proceeds	Par Amount ¹	Debt Service (Interest)	Debt Service (Principal + Interest)	Proportionate Share	Impact Fee Eligible Debt Service (Interest)
Proposed WWTF - Private Bond	\$25,152,175.15	\$25,675,218.65	\$15,711,571.94	\$41,386,790.59	12.8%	\$2,014,223.52
Proposed WWTF - Engineering Loan	\$1,000,000.00	\$1,043,000.00	\$0.00	\$1,043,000.00	12.8%	\$0.00
Proposed WWTF - Utah Water Quality Board Loan	\$16,000,000.00	\$16,160,000.00	\$1,946,388.33	\$18,106,388.33	12.8%	\$249,526.98

¹ Includes cost of issuance, bond insurance, loan origination fee, and surety policy (if applicable).

3.4 SUMMARY OF EXPENSES

Table 3-6 totals the sewer expenses projected over the study period as discussed in the sections above.

Table 3-6: Summary of Projected Expenses

Fiscal Year	Operating Expenses	Capital Improvement Projects	Debt Service Payments	Total Expenses
2025	\$2,347,756.22	\$0.00	\$210,405.00	\$2,558,161.22
2026	\$2,554,794.72	\$2,825,898.90	\$260,060.00	\$5,640,753.62
2027	\$2,797,500.22	\$30,008,749.47	\$1,940,803.15	\$34,747,052.84
2028	\$3,461,262.74	\$15,347,726.64	\$2,537,940.72	\$21,346,930.10
2029	\$3,790,082.70	\$0.00	\$2,538,473.72	\$6,328,556.42
2030	\$4,150,140.56	\$0.00	\$2,537,953.72	\$6,688,094.28
2031	\$4,544,403.91	\$0.00	\$2,538,398.72	\$7,082,802.63
2032	\$4,976,122.28	\$0.00	\$2,537,791.72	\$7,513,914.00
2033	\$5,448,853.90	\$0.00	\$2,538,148.72	\$7,987,002.62
2034	\$5,966,495.02	\$0.00	\$2,538,453.72	\$8,504,948.74
2035	\$6,533,312.04	\$1,860,555.08	\$2,537,705.72	\$10,931,572.85

3.5 REVENUES

The City’s sewer revenues include service charges (user rates), capital contributions, grants, investment earnings, and impact fees. For the 2025 fiscal year, the sewer revenues totaled \$1,623,931. In order to determine rates for future sewer service charges, all other revenue sources must be projected over the study period (2026-2035). It is assumed there will be no future capital contributions over the study period because any capital contributions for projects identified in this study would then result in a reduction in the City’s impact fee revenues proportional to the cost of the contribution. It is assumed there will be no other grants received to fund sewer projects in the study period. Future investment earnings and impact fees were projected in the Grantsville CFP, IFFP, and IFA based on proposed impact fee rates and the demographic projections shown in Table 2-2. The projected sewer revenues over the study period, excluding service charges, are shown in the table below.

Table 3-7: Projected Revenues

Fiscal Year	Capital Contributions	Grants	Investment Earnings	Impact Fees	Total Revenues
2026	\$0.00	\$0.00	\$10,568.88	\$1,044,241.25	\$1,054,810.13
2027	\$0.00	\$0.00	\$0.00	\$1,080,249.57	\$1,080,249.57
2028	\$0.00	\$0.00	\$10,115.32	\$1,374,317.50	\$1,384,432.82
2029	\$0.00	\$0.00	\$26,679.74	\$1,368,316.12	\$1,394,995.86
2030	\$0.00	\$0.00	\$44,336.63	\$1,458,336.91	\$1,502,673.55
2031	\$0.00	\$0.00	\$64,229.98	\$1,476,341.07	\$1,540,571.06
2032	\$0.00	\$0.00	\$85,053.13	\$1,590,367.42	\$1,675,420.54
2033	\$0.00	\$0.00	\$108,664.80	\$1,602,370.19	\$1,711,034.99
2034	\$0.00	\$0.00	\$133,202.63	\$1,674,386.83	\$1,807,589.46
2035	\$0.00	\$0.00	\$159,838.52	\$1,734,400.69	\$1,894,239.22

SECTION 4: RATE STRUCTURE ANALYSIS

4.1 EXISTING RATES

The existing sewer rate structure per the City’s utility fee schedule is shown in the table below. The current fee structure proposes a 7% annual increase each July to the utility fees.

Table 4-1: Existing Rates (2026)

Land Use	Base Fee (per month)	Usage Fee (per 1,000 gal) ¹
Residential	\$53.60	N/A
Non-Residential	\$47.87	\$3.31

¹ Usage is based on average actual sewer flow from years 2023 to 2025 into the WWTF.

The existing rate structure was multiplied by the growth projections from Section 2.3 in order to determine projected service charge revenues over the study period if no changes were made to the rates. These service charge revenues along with the projected expenses and revenues discussed in Section 3 were analyzed to determine debt service coverage ratios and days cash on hand, as shown in Table 4-2.

Table 4-2: Existing Rate Analysis

Fiscal Year:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning of Year Cash Balance	\$5,444,513.00	\$29,366,783.12	\$6,523,576.49	(\$443,262.37)	(\$813,321.67)	(\$979,863.90)	(\$1,005,921.83)	(\$920,425.91)	(\$835,239.25)	(\$701,825.95)
Residential Units	4,916	5,081	5,276	5,479	5,690	5,909	6,137	6,375	6,622	6,879
Non-Residential Units ¹	139	140	143	144	147	148	151	153	155	157
Service Charge Revenues	\$3,356,038.46	\$3,705,829.47	\$4,113,425.58	\$4,563,501.27	\$5,018,878.50	\$5,516,173.65	\$5,923,989.38	\$6,361,154.29	\$6,830,772.58	\$7,335,235.85
Other Revenues	\$1,054,810.13	\$1,080,249.57	\$1,384,432.82	\$1,394,995.86	\$1,502,673.55	\$1,540,571.06	\$1,675,420.54	\$1,711,034.99	\$1,807,589.46	\$1,894,239.22
Operating Expenses	(\$2,554,794.72)	(\$2,797,500.22)	(\$3,461,262.74)	(\$3,790,082.70)	(\$4,150,140.56)	(\$4,544,403.91)	(\$4,976,122.28)	(\$5,448,853.90)	(\$5,966,495.02)	(\$6,533,312.04)
Net Revenues Available for Debt Service ²	\$1,856,053.87	\$1,988,578.82	\$2,036,595.67	\$2,168,414.43	\$2,371,411.49	\$2,512,340.80	\$2,623,287.64	\$2,623,335.38	\$2,671,867.03	\$2,696,163.02
Debt Service	(\$260,060.00)	(\$1,940,803.15)	(\$2,537,940.72)	(\$2,538,473.72)	(\$2,537,953.72)	(\$2,538,398.72)	(\$2,537,791.72)	(\$2,538,148.72)	(\$2,538,453.72)	(\$2,537,705.72)
Debt Service Coverage Ratio	7.14	1.02	0.80	0.85	0.93	0.99	1.03	1.03	1.05	1.06
Capital Improvement Projects	(\$2,825,898.90)	(\$30,008,749.47)	(\$15,347,726.64)	-	-	-	-	-	-	(\$1,860,555.08)
Bond Proceeds	\$25,152,175.15	\$7,117,767.16	\$8,882,232.84	-	-	-	-	-	-	-
End of Year Cash Balance	\$29,366,783.12	\$6,523,576.49	(\$443,262.37)	(\$813,321.67)	(\$979,863.90)	(\$1,005,921.83)	(\$920,425.91)	(\$835,239.25)	(\$701,825.95)	(\$2,403,923.73)
Days Cash on Hand ³	4,196	851	0	0	0	0	0	0	0	0

¹ Commercial, non-residential, church, and school sewer flows are estimated at 20,900 gal per month based on actual sewer flows into the WWTF from 2023 to 2025.

² All revenues minus operating expenses.

³ (end of year cash balance) / (operating expenses / 365)

As discussed in Section 1, the goals of the sewer rate are to maintain a debt service coverage ratio of at least 1.25 and at least 180 days cash on hand. It can be seen in Table 4-2 the existing rate structure is insufficient to meet these objectives over the study period due to the increased estimated cost of the new wastewater treatment facility.

4.2 PROPOSED RATES

An increase to the existing rate structure for each year in the study period is proposed as shown in Table 4-3. In addition to the increase in sewer rates, an increase in the assumed indoor water usage to calculate commercial usage fees is also proposed. Winter indoor water metered usage from January 2019 through December 2025 for the winter months of November through March was analyzed and it was determined the average indoor winter usage per unit for development types being charged the commercial rate (commercial, non-residential, church, and school) is 20,688 gallons per month. This assumed indoor winter water usage was utilized to calculate the projected service charge revenues for both the existing and proposed rates (Table 4-2 and Table 4-4).

Table 4-3: Proposed Rates

Fiscal Year	Residential			Non-Residential		
	Base Fee (per month)	Usage Fee (per 1,000 gal) ¹	Residential Annual Increase	Base Fee (per month) ²	Usage Fee (per 1,000 gal) ²	Commercial Annual Increase
2025	\$40.30	N/A	33.0%	\$35.99	\$2.49	33.0%
2026	\$53.60	N/A	33.0%	\$47.87	\$3.31	33.0%
2027	\$40.00	\$5.56	29.66%	\$51.42	\$3.56	7.42%
2028	\$48.00	\$6.67	20.00%	\$61.70	\$4.27	20.00%
2029	\$48.96	\$6.80	2.00%	\$62.93	\$4.36	2.00%
2030	\$49.94	\$6.94	2.00%	\$64.19	\$4.45	2.00%
2031	\$50.94	\$7.08	2.00%	\$65.47	\$4.54	2.00%
2032	\$51.96	\$7.22	2.00%	\$66.78	\$4.63	2.00%
2033	\$53.00	\$7.36	2.00%	\$68.12	\$4.72	2.00%
2034	\$54.06	\$7.51	2.00%	\$69.48	\$4.81	2.00%
2035	\$55.14	\$7.66	2.00%	\$70.87	\$4.91	2.00%

Note: Users served outside of Grantsville City limits are charged 1.5 times the applicable rate.

¹ Residential (Single Family, Multi-Family, and Trailer weighted water usage average is 5,306 gallons per month based on Grantsville City actual November 2019 to December 2025 water usage data for the winter months of November through March. Average Monthly Residential Rate increases 29.66% in FY2027.

² Non-residential (commercial, church, and school) water usage average is 20,688 gallons per month based on Grantsville City actual November 2019 to December 2025 water usage data for the winter months of November through March. Base fee and usage rate increases 7.42% in FY 2027 for Non-Residential, but usage rate increases in 10 year period to match to match residential usage fee in FY2035.

An analysis of the proposed sewer rates over the study period was conducted with the same methodology described in Section 4.1, as shown in Table 4-4. A debt service coverage ratio of at least 1.25 and at least 180 days cash on hand are maintained throughout the entire study period.

Table 4-4: Proposed Rate Analysis

Fiscal Year:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning of Year Cash Balance	\$5,444,513.00	\$29,366,782.54	\$7,265,416.19	\$1,722,164.95	\$2,644,365.07	\$3,658,677.00	\$4,675,222.41	\$5,778,960.66	\$6,849,193.80	\$7,928,318.05
Residential Units	4,916	5,081	5,276	5,479	5,690	5,909	6,137	6,375	6,622	6,879
Non-Residential Units ¹	139	140	143	144	147	148	151	153	155	157
Service Charge Revenues	\$3,356,037.88	\$4,447,669.76	\$5,537,013.20	\$5,855,760.68	\$6,199,732.67	\$6,558,776.99	\$6,942,231.71	\$7,346,200.77	\$7,776,483.53	\$8,231,511.20
Other Revenues	\$1,054,810.13	\$1,080,249.57	\$1,384,432.82	\$1,394,995.86	\$1,502,673.55	\$1,540,571.06	\$1,675,420.54	\$1,711,034.99	\$1,807,589.46	\$1,894,239.22
Operating Expenses	(\$2,554,794.72)	(\$2,797,500.22)	(\$3,461,262.74)	(\$3,790,082.70)	(\$4,150,140.56)	(\$4,544,403.91)	(\$4,976,122.28)	(\$5,448,853.90)	(\$5,966,495.02)	(\$6,533,312.04)
Net Revenues Available for Debt Service ²	\$1,856,053.29	\$2,730,419.11	\$3,460,183.29	\$3,460,673.84	\$3,552,265.66	\$3,554,944.13	\$3,641,529.97	\$3,608,381.86	\$3,617,577.98	\$3,592,438.37
Debt Service	(\$260,060.00)	(\$1,940,803.15)	(\$2,537,940.72)	(\$2,538,473.72)	(\$2,537,953.72)	(\$2,538,398.72)	(\$2,537,791.72)	(\$2,538,148.72)	(\$2,538,453.72)	(\$2,537,705.72)
Debt Service Coverage Ratio	7.14	1.41	1.36	1.36	1.40	1.40	1.43	1.42	1.43	1.42
Capital Improvement Projects	(\$2,825,898.90)	(\$30,008,749.47)	(\$15,347,726.64)	-	-	-	-	-	-	(\$1,860,555.08)
Bond Proceeds	\$25,152,175.15	\$7,117,767.16	\$8,882,232.84	-	-	-	-	-	-	-
End of Year Cash Balance	\$29,366,782.54	\$7,265,416.19	\$1,722,164.95	\$2,644,365.07	\$3,658,677.00	\$4,675,222.41	\$5,778,960.66	\$6,849,193.80	\$7,928,318.05	\$7,122,495.62
Days Cash on Hand ³	4,196	948	182	255	322	376	424	459	485	398

¹ Non-residential (commercial, church, and school) water usage average is 20,688 gallons per month based on Grantsville City actual November 2019 to December 2025 water usage data for the winter months of November through March.

² All revenues minus operating expenses.

³ (end of year cash balance) / (operating expenses / 365)

APPENDIX A: REFERENCES

1. Grantsville City Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis 2026 Amendments. Ensign Engineering and Land Surveying, 2026.
2. Grantsville City Corporation's Basic Financial Statements. Gilbert & Stewart, dated for the fiscal year ending in 2025.

APPENDIX B: PAGES FROM GRANTSVILLE CITY CORPORATION'S BASIC FINANCIAL STATEMENTS – FISCAL YEAR 2025

GRANTSVILLE CITY CORPORATION
STATEMENT OF NET POSITION - PROPRIETARY FUNDS
June 30, 2025

	Business-type Activities - Enterprise Funds			
	Water	Sewer	Garbage	Totals
Assets:				
Current assets:				
Cash and cash equivalents	\$ 7,437,381	\$ 5,444,513	\$ 583,029	\$ 13,464,923
Accounts receivable, net	255,543	207,813	113,024	576,380
Inventory of supplies	128,694	7,664	29,405	165,763
Total current assets	7,821,618	5,659,990	725,458	14,207,066
Noncurrent assets:				
Restricted assets:				
Cash and cash equivalents	1,913,539	533,092	-	2,446,631
Capital assets not being depreciated:				
Water rights	45,707,386	-	-	45,707,386
Rights of way and easements	27,000	-	-	27,000
Construction in progress	1,100,249	1,114,089	-	2,214,338
Capital assets, net of accumulated depreciation:				
Utility distribution and collection systems	19,619,888	22,057,873	5,626	41,683,387
Buildings	201,776	225,014	88,308	515,098
Equipment	773,724	274,665	37,508	1,085,897
Total noncurrent assets	69,343,562	24,204,733	131,442	93,679,737
Total assets	77,165,180	29,864,723	856,900	107,886,803
Deferred outflows of resources				
Deferred outflows of resources relating to pensions	162,610	128,437	29,773	320,820
Total assets and deferred outflows of resources	\$ 77,327,790	\$ 29,993,160	\$ 886,673	\$ 108,207,623
Liabilities:				
Current liabilities:				
Accounts payable	\$ 533,348	\$ 132,483	\$ 90,823	\$ 756,654
Accrued liabilities	85,004	34,610	8,723	128,337
Interest payable	54,323	70,976	-	125,299
Retention payable - from restricted assets	49,426	-	-	49,426
Unearned revenue	352,386	-	-	352,386
Compensated absences	77,920	59,760	7,040	144,720
Lease payable	37,218	37,218	-	74,436
Bonds payable	163,000	186,000	-	349,000
Total current liabilities	1,352,625	521,047	106,586	1,980,258
Noncurrent liabilities:				
Compensated absences	19,480	14,940	1,760	36,180
Bonds payable	5,818,060	4,718,875	-	10,536,935
Net pension liability	134,507	104,166	27,410	266,083
Total noncurrent liabilities	5,972,047	4,837,981	29,170	10,839,198
Total liabilities	7,324,672	5,359,028	135,756	12,819,456
Deferred inflows of resources				
Deferred inflows of resources relating to pensions	-	4,256	-	4,256
Net position:				
Net investment in capital assets	65,139,955	18,729,548	131,442	84,000,945
Restricted for capital projects	1,128,848	311,186	-	1,440,034
Restricted for debt service	735,265	221,906	-	957,171
Unrestricted	2,999,050	5,367,236	619,475	8,985,761
Total net position	70,003,118	24,629,876	750,917	95,383,911
Total liabilities deferred inflows of resources, and net position	\$ 77,327,790	\$ 29,993,160	\$ 886,673	\$ 108,207,623

The accompanying notes are an integral part of the financial statements.

GRANTSVILLE CITY CORPORATION
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION - PROPRIETARY FUNDS
For The Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds			
	Water	Sewer	Garbage	Totals
Operating revenues:				
Charges for services	\$ 2,505,087	\$ 2,379,621	\$ 1,290,931	\$ 6,175,639
Intergovernmental revenue	897,180	-	-	897,180
Connection fees	376,557	-	-	376,557
Other	137,727	-	-	137,727
Total operating revenues	3,916,551	2,379,621	1,290,931	7,587,103
Operating expenses:				
Salaries and wages	666,684	582,391	124,036	1,373,111
Employee benefits	313,650	290,585	52,786	657,021
Professional services	197,426	180,264	27,027	404,717
Materials and supplies	520,166	177,438	45,811	743,415
Depreciation	787,066	863,752	16,047	1,666,865
Utilities	306,625	169,315	9,608	485,548
Waste collection and disposal	-	-	963,869	963,869
Other operating expenses	9,809	-	-	9,809
Total operating expenses	2,801,426	2,263,745	1,239,184	6,304,355
Operating income (loss)	1,115,125	115,876	51,747	1,282,748
Other nonoperating revenues (expenses):				
Capital contributions	8,870,898	1,396,731	-	10,267,629
Grants	-	249,275	-	249,275
Investment earnings	328,876	211,268	17,262	557,406
Impact fees	529,670	489,537	-	1,019,207
Interest expense	(56,593)	(76,012)	-	(132,605)
Total other nonoperating revenues (expenses)	9,672,851	2,270,799	17,262	11,960,912
Increase (decrease) in fund net position	10,787,976	2,386,675	69,009	13,243,660
Fund net position - beginning of period	59,237,342	22,264,601	684,208	82,186,151
Adjustment for GASB 101 (note 15)	(22,200)	(21,400)	(2,300)	(45,900)
Fund net position - end of period	\$ 70,003,118	\$ 24,629,876	\$ 750,917	\$ 95,383,911

The accompanying notes are an integral part of the financial statements.

GRANTSVILLE CITY CORPORATION
STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
For The Year Ended June 30, 2025

	Business-type Activities - Enterprise Funds			
	Water	Sewer	Garbage	Totals
Cash flows from operating activities:				
Receipts from customers and users	\$ 3,886,358	\$ 2,323,911	\$ 1,283,744	\$ 7,494,013
Payments to suppliers	(587,207)	(770,277)	(1,097,055)	(2,454,539)
Payments to employees and related benefits	(923,210)	(852,670)	(168,010)	(1,943,890)
Net cash flows from operating activities	2,375,941	700,964	18,679	3,095,584
Cash flows from capital and related Financing activities:				
Grants	(449,643)	-	-	(449,643)
Impact fees	529,670	489,537	-	1,019,207
Bond proceeds	3,261,060	422,875	-	3,683,935
Principal paid on bonds	(161,000)	(134,000)	-	(295,000)
Principal paid on leases	(31,618)	(31,616)	-	(63,234)
Interest paid	(42,537)	(75,727)	-	(118,264)
Purchases of capital assets	(2,858,956)	(1,682,147)	-	(4,541,103)
Net cash flows from (used by) capital and related financing activities	246,976	(1,011,078)	-	(764,102)
Cash flows from investing activities:				
Interest on investments	328,876	211,268	17,262	557,406
Net cash flows from investing activities	328,876	211,268	17,262	557,406
Net increase (decrease) in cash	2,951,793	(98,846)	35,941	2,888,888
Cash at beginning of year	6,399,127	6,076,451	547,088	13,022,666
Cash at end of year	\$ 9,350,920	\$ 5,977,605	\$ 583,029	\$ 15,911,554
As reported on the statement of net position				
Cash and cash equivalents	\$ 7,437,381	\$ 5,444,513	\$ 583,029	\$ 13,464,923
Restricted cash and cash equivalents	1,913,539	533,092	-	2,446,631
	\$ 9,350,920	\$ 5,977,605	\$ 583,029	\$ 15,911,554
Reconciliation of operating income to net cash flows from operating activities:				
Operating income (loss)	\$ 1,115,125	\$ 115,876	\$ 51,747	\$ 1,282,748
Adjustments to reconcile operating income to net cash flows from operating activities:				
Depreciation expense	787,066	863,752	16,047	1,666,865
Pension expense adjustment	29,282	21,298	6,894	57,474
(Increase) Decrease in assets and deferred outflows				
Accounts receivable	(30,193)	(55,710)	(7,187)	(93,090)
Inventory	(21,295)	420	(5,281)	(26,156)
Increase (Decrease) in liabilities and deferred inflows				
Accounts payable	418,688	(172,614)	(45,459)	200,615
Accrued liabilities	13,042	4,108	1,718	18,868
Retention payable	49,426	(71,066)	-	(21,640)
Compensated absences	14,800	(5,100)	200	9,900
Net cash flows from operating activities	\$ 2,375,941	\$ 700,964	\$ 18,679	\$ 3,095,584
Value of assets contributed from developers or gov't funds	\$ 8,870,898	\$ 1,396,731	-	\$ 10,267,629

The accompanying notes are an integral part of the financial statements.

Agenda Item # 8

Consideration of approving Resolution 2026-20 awarding a contract for rodeo stock services to Broken Heart Rodeo Company, LLC



**GRANTSVILLE CITY
RESOLUTION NO. 2026-20**

**A RESOLUTION APPROVING THE AWARD OF A CONTRACT FOR RODEO
STOCK SERVICES TO BROKEN HEART RODEO COMPANY, LLC**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City received quotes for a stock contractor to provide rodeo stock and related services for the Grantsville City Rodeo; and

WHEREAS, Broken Heart Rodeo Company, LLC submitted a quote, attached hereto as Exhibit A, to provide such services; and

WHEREAS, City staff has reviewed the quote and determined that Broken Heart Rodeo Company, LLC is qualified and capable of providing the required services; and

WHEREAS, the City Council finds it to be in the best interest of Grantsville City to accept the quote submitted by Broken Heart Rodeo Company, LLC;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval: The quote submitted by Broken Heart Rodeo Company, LLC, attached hereto as Exhibit A, for rodeo stock contractor services is hereby approved.

Section 2. Authorization: The Mayor is hereby authorized to execute any agreements or documents necessary to formalize the award and carry out the intent of this Resolution.

Section 3. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause: If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 1ST DAY OF APRIL, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond



ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Broken Heart Rodeo Company, LLC Quote



Ben German
3685 SO 3750 W
West Haven, Ut. 84401

March 24, 2026

Broken Heart

Rodeo Company

Attn: GRANTSVILLE CITY
429 E MAIN STREET
GRANTSVILLE, UT 84029

Dear Shelby,

Thank you for the opportunity to bid your Grantsville City Rodeo, May 22nd and 23rd 2026. Following is my bid proposal:

- 16 Bulls each day.
- 6-8 Barebacks each day.
- 6-8 Saddle Broncs each day.
- 8 Calves.
- 8 Team roping steers.
- 6 Bulldogging steers.
- 8 Breakaway calves.
- All timed event cattle for slack.
- 1 Announcer
- 2 Bullfighters.
- 1 Secretary.
- 2 Pick up men.
- 2 Judges.
- 2 Timers.
- 1 Flank man.

Total cost:

\$18,550.00

In addition to the above said cost:

3/24/2026

- Grantsville Rodeo will provide feed for the livestock for 2 days beginning the day prior to the Rodeo.
- Grantsville Rodeo will provide added money.
- RMPRA will supply Grantsville City with 2,000,000.00 spectator liability insurance for each occurrence and \$4,000,000.00 aggregate limit.

If you have any questions or concerns, please feel free to contact Ben German, anytime, @ Cell (801) 540-6233.

Sincerely,



Ben German
Broken Heart Rodeo

 3/24/26

Ben German

Date

Mayor Heidi Hammond

Date

Agenda Item # 9

Discussion and possible approval of an additional \$10,000 in funding for the Scenic Slopes Bike Track for installation of timing equipment

Agenda Item #10

Consideration of approving Resolution
2026-19 authorizing the dissolution of
the Desert Edge Public Infrastructure
District Nos. 2-3

GRANTSVILLE CITY

RESOLUTION NO.

2026-19

A RESOLUTION OF THE GRANTSVILLE CITY COUNCIL (THE “COUNCIL”) OF GRANTSVILLE CITY, UTAH (THE “CITY”), AUTHORIZING THE DISSOLUTION OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICTS NOS. 2-3 (THE “DISTRICTS”); AND RELATED MATTERS.

PREAMBLE

WHEREAS, on May 1, 2024, the Council adopted a resolution (the “Creation Resolution”) authorizing the creation of the Districts and on February 5, 2025, the Council adopted a resolution (the “First Amendment to the Governing Documents”), pursuant to the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953, as amended (the “PID Act”) and relevant portions of the Limited Purpose Local Government Entities – Local Districts, Title 17B (together with PID Act, the “Act”) and approving the District’s governing document (the “Governing Document”) and Interlocal Agreement (the “Interlocal Agreement”); and

WHEREAS, pursuant to the Act, the Districts are no longer needed for the purposes for which they were created; and

WHEREAS, since creation, Desert Edge Public Infrastructure District Nos. 2-3 have not provided any services or otherwise operated or received any bond funds, taxes or fees (or expended any such funds), there is no outstanding indebtedness or other financial obligations, and all annexable property within the boundaries of the Districts have been annexed into Desert Edge Public Infrastructure District No. 1 and the Districts are no longer required to assist in the financing of public infrastructure relating to the construction of the Desert Edge development; and;

WHEREAS, the Board of Trustees of the Districts (the “Board”) held two public hearings (the “Public Hearings”) with respect to the dissolution of Desert Edge Public Infrastructure District Nos. 2-3, as required by Title 17B, Chapter 1, Part 13 of the Utah Code Annotated 1953, as amended on January 5, 2026 and January 14, 2026 after notice of such Public Hearings were posted as required by the Act; and

WHEREAS, no members of the public provided comments at the Public Hearings; and

WHEREAS, the Board of the Districts adopted Resolution No. 2026-01 authorizing the dissolution of the Districts; and

WEREAS, pursuant to the requirements of the Act, there shall be signed, authenticated and submitted to the Office of the Lieutenant Governor of the State of Utah for each of Desert Edge Public Infrastructure District No. 2 and Desert Edge Public Infrastructure District No. 3 a Notice of Impending Boundary Action; (“Boundary Notices”); and

WHEREAS, it is the finding and determination of the Council that the dissolution of Desert Edge Public Infrastructure District Nos. 2-3 is beneficial to the Districts and that the Districts are no longer needed for the purposes for which they were created;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL, AS FOLLOWS:

1. Terms defined in the foregoing recitals shall have the same meaning when used herein. All action heretofore taken (not inconsistent with the provisions of this Resolution) by the Council and by officers of the Council directed toward the creation and establishment of the Districts, including adoption of the Creation Resolution, are hereby ratified, approved and confirmed.
2. Desert Edge Public Infrastructure District Nos. 2-3 are no longer needed for the purposes for which they were created.
3. Desert Edge Public Infrastructure District Nos. 2-3 have not provided any services or otherwise operated or received any bond funds, taxes or fees (or expended any such funds), there is no outstanding indebtedness or other financial obligations, and all annexable property within the boundaries of the Districts have been annexed into Desert Edge Public Infrastructure District No. 1 and the Council does not anticipate the need for Desert Edge Public Infrastructure District Nos. 2-3 to provide any services, operate as local districts, levy, collect or receive property taxes or fees, or expend any funds. Therefore, the Council has determined that it is in the best interest of the Districts to dissolve Desert Edge Public Infrastructure District Nos. 2-3. The Council hereby authorizes the dissolution of Desert Edge Public Infrastructure District Nos. 2-3 pursuant to the Act.
4. The Council does hereby authorize the Mayor or a Councilmember to execute the Boundary Notices in substantially the form attached as Exhibit B.
5. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.
6. All acts, orders and resolutions, and parts thereof in conflict with this Resolution be, and same are hereby, rescinded.
7. This resolution shall take effect immediately.

PASSED AND ADOPTIED by the City Council of Grantsville City, Utah this ____ day of April 2026.

GRANTSVILLE CITY, UTAH

By: _____
Mayor Heidi Hammond

ATTEST:

By: _____
City Recorder

(Here follows other business not pertinent to the above)

Pursuant to a motion duly made and seconded, the meeting of the Council of the City adjourned.

By: _____
Mayor Heidi Hammond

ATTEST:

By: _____
City Recorder

STATE OF UTAH)

COUNTY OF TOOELE)

I, Alicia Fairbourne the undersigned duly qualified and acting City Recorder of Grantsville City, Utah (“the City”) do hereby certify as follows:

The foregoing pages are a true, correct, and complete copy of the record of proceedings of the City Council (the “Council”), had and taken at a lawful meeting of the Council on April _____, 2026, commencing at the hour of 6:00 p.m., as recorded in the regular official book of the proceedings of the Council kept in my office, and said proceedings were duly had and taken as therein shown, and the meeting therein shown was duly held and the persons therein were present at said meeting as therein shown.

All members of the Council were duly notified of said meeting, pursuant to law.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this April ____ 2026.

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Alicia Fairbourne, the undersigned City Recorder of Grantsville City, Utah (the “City”), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting held by the City Council (the “Council”) on April _____, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meeting Act, Section 52-4-202, Utah Code Annotated 1953, as amended by:

- (a) Causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City’s principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and
- (b) Causing a copy of such Notice, in the form attached hereto as Schedule 1, to be published on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Council of the City (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council of the City to be held during the year, by causing said Notice to be (i) posted on _____, 2026 at the principal office of the City, (ii) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City on _____, 2026 and (iii) published on the Utah Public Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April _____ 2026.

By: _____

City Recorder

SCHEDULE 1
NOTICE OF MEETING AND AGENDA

PUBLIC NOTICE:

The Grantsville City Council will hold a Regular Meeting and Public Hearing on Wednesday, April 1, 2026 in person at 429 East Main Street, Grantsville UT 84029 and electronically via Zoom beginning at 7:00 pm.

The agenda is as follows:

ROLL CALL

AGENDA:

1. Public Comment
2. Summary Action Items
 - a. Approval of Minutes from the March 25, 2026 City Council Regular Meeting
 - b. Approval of bills
3. Presentation of a Community Enhancement grant for the Grantsville Fire Department
4. Consideration of approving Resolution 2026-17 awarding the contract for professional landscape and memorial design services for the Veterans Memorial Park to Fritz Custom Concrete
5. Consideration of approving Resolution 2026-19 authorizing the dissolution of the Desert Edge Public Infrastructure District Nos. 2-3
6. **Public Hearing:** Public hearing to receive input on the issuance of sewer revenue bonds to finance wastewater treatment plant improvements.
7. Consideration of approving Resolution 2026-18 awarding the contract for construction of the Grantsville City Wastewater Treatment Plant to Vancon, Inc.
8. Consideration of approval of Ordinance 2026-12 adjusting the sewer rate in connection with wastewater treatment plant improvements and associated sewer revenue bonds
9. Discussion and possible approval for an additional \$10,000 in funding for the Scenic Slopes Bike Track for installation of timing equipment
10. Council Reports
11. Adjourn

Alicia Fairbourne
City Recorder

Join Zoom Meeting <https://us02web.zoom.us/j/4358843411>

By Phone, Dial: 1-253-215-8782

Meeting ID: 435 884 3411



**Scan to be directed to
the Zoom Meeting**

In compliance with the Americans with Disability Act, Grantsville City will accommodate reasonable requests to assist persons with disabilities to participate in meetings. Requests for assistance may be made by calling City Hall at (435) 884-3411 at least three days in advance of a meeting.

EXHIBIT B

Notice of Impending Boundary Action

NOTICE OF IMPENDING BOUNDARY ACTION

Dissolution

Desert Edge Public Infrastructure District No. 2

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the “Council”) acting in its capacity as the creating entity for Desert Edge Public Infrastructure District No. 2 (the “District”), at a regular meeting of the Council, duly convened pursuant to notice, on April _____, 2026 adopted a *Resolution Authorizing the Dissolution of Desert Edge Public Infrastructure District Nos. 2-3*, a true and correct copy of which is attached as APPENDIX “A” hereto and incorporated by this reference (the “Dissolution Resolution”).

Pursuant to Utah Code Ann. §17D-1-603, no Final Local Entity Plat is required since this is a dissolution of a special service district.

The Council hereby certifies that all requirements applicable to the dissolution of the Desert Edge Public Infrastructure District No. 2 have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Dissolution pursuant to and conformance with the provisions of Utah Code Ann. §67-1a-6.5.

DATED this ___ day of April, 2026.

CITY COUNCIL OF GRANTSVILLE
CITY, UTAH, acting in its capacity as the
creating authority for the DESERT EDGE
PUBLIC INFRASTRUCTURE DISTRICT
NO. 1

By: _____

Authorized Representative

VERIFICATION

STATE OF UTAH)

SS:

COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this ____ day of April, 2026.

Notary Public Signature

LEGAL DESCRIPTION

[DISCUSS WITH JERRY HOUGHTON]

APPENDIX A
Dissolution Resolution

NOTICE OF IMPENDING BOUNDARY ACTION

Dissolution

Desert Edge Public Infrastructure District No. 3

TO: The Lieutenant Governor, State of Utah

NOTICE IS HEREBY GIVEN that the City Council of Grantsville City, Utah (the “Council”) acting in its capacity as the creating entity for Desert Edge Public Infrastructure District No. 3 (the “District”), at a regular meeting of the Council, duly convened pursuant to notice, on April _____, 2026 adopted a *Resolution Authorizing the Dissolution of Desert Edge Public Infrastructure District Nos. 2-3*, a true and correct copy of which is attached as APPENDIX “A” hereto and incorporated by this reference (the “Dissolution Resolution”).

Pursuant to Utah Code Ann. §17D-1-603, no Final Local Entity Plat is required since this is a dissolution of a special service district.

The Council hereby certifies that all requirements applicable to the dissolution of the Desert Edge Public Infrastructure District No. 3 have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Council hereby respectfully requests the issuance of a Certificate of Dissolution pursuant to and conformance with the provisions of Utah Code Ann. §67-1a-6.5.

DATED this ____ day of April, 2026.

CITY COUNCIL OF GRANTSVILLE
CITY, UTAH, acting in its capacity as the
creating authority for the DESERT EDGE
PUBLIC INFRASTRUCTURE DISTRICT
NO. 1

By: _____

Authorized Representative

VERIFICATION

STATE OF UTAH)

SS:

COUNTY OF TOOELE)

SUBSCRIBED AND SWORN to before me this ____ day of April, 2026.

Notary Public Signature

LEGAL DESCRIPTION

[DISCUSS WITH JERRY HOUGHTON]

APPENDIX A
Dissolution Resolution

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NOS. 1-3:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of Desert Edge Public Infrastructure District Nos. 1-3 will be at 6:00pm on February 9 2026, for the purpose of consideration for adoption of a resolution dissolving Desert Edge Public Infrastructure District Nos. 2-3 and for the transaction of such other business incidental to the foregoing as may come before said meeting.

DocuSigned by:

203BB80E16874D0... Clerk/Secretary

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of Desert Edge Public Infrastructure District Nos. 1-3, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

Chair

Signed by:

D33F44CE8A3F46F

Vice Chair/Treasurer

DocuSigned by:

203BB80E10074D0...

Clerk/Secretary

February 9, 2026

The Board of Trustees (the “Board”) of Desert Edge Public Infrastructure District Nos. 1-3 held a special meeting on February 9, 2026, at 6:00pm with the following members of the Board being present (including via electronic means):

Julian Bernard	Chair
Michael House	Vice Chair/Treasurer
	Clerk/Secretary

Also present:

Thomas Jolley	District Counsel
---------------	------------------

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Clerk/Secretary presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this February 9, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Michael House and seconded by Julian Bernard was adopted by the following vote:

AYE: Michael House, Julian Bernard

NAY:

The resolution is as follows:

RESOLUTION NO. 2026-01

**A RESOLUTION AUTHORIZING THE DISSOLUTION OF DESERT EDGE PUBLIC
INFRASTRUCTURE DISTRICT NOS. 2-3**

WHEREAS, the City of Grantsville, Utah (the “City”) created Desert Edge Public Infrastructure District Nos. 1-3 (the “Districts”) pursuant to the Governing Document for the Districts (the “Governing Document”);

WHEREAS, since creation, Desert Edge Public Infrastructure District Nos. 2-3 have not provided any services or otherwise operated or received any bond funds, taxes or fees (or expended any such funds), there is no outstanding indebtedness or other financial obligations, and all annexable property within the boundaries of the Districts have been annexed into Desert Edge Public Infrastructure District No. 1 and the Districts are no longer required to assist in the financing of public infrastructure relating to the construction of the Desert Edge Development;

WHEREAS, the Board of Trustees of the Districts (the “Board”) held two public hearings (the “Public Hearings”) with respect to the dissolution of Desert Edge Public Infrastructure District Nos. 2-3, as required by Title 17B, Chapter 1, Part 13 of the Utah Code Annotated 1953, as amended (the “PID Act”) on January 14, 2026 and February 9, 2026 after notice of such Public Hearings were posted as required by the PID Act;

WHEREAS, no members of the public provided comments at the Public Hearings; and

WHEREAS, after holding the Public Hearings and preparing this resolution, it is the finding and determination of the Board that the dissolution of Desert Edge Public Infrastructure District Nos. 2-3 is beneficial to the Districts and the property owners of the Districts;

NOW, THEREFORE, be it resolved by the Board of Trustees of Desert Edge Public Infrastructure District Nos. 1-3, as follows:

Section 1. Desert Edge Public Infrastructure District Nos. 2-3 have not provided any services or otherwise operated or received any bond funds, taxes or fees (or expended any such funds), there is no outstanding indebtedness or other financial obligations, and all annexable property within the boundaries of the Districts have been annexed into Desert Edge Public Infrastructure District No. 1 and the Board does not anticipate the need for Desert Edge Public Infrastructure District Nos. 2-3 to provide any services, operate as local districts, levy, collect or receive property taxes or fees, or expend any funds. Therefore, the Board has determined that it is in the best interest of the Districts and the property owners in the Districts to dissolve Desert Edge Public Infrastructure District Nos. 2-3. The Board hereby authorizes the dissolution of Desert Edge Public Infrastructure District Nos. 2-3 pursuant to the PID Act.

Section 2. The officers, employees, and agents of the Districts shall take all action necessary or reasonably required to carry out, give effect to, and consummate the actions contemplated hereby and shall take all action necessary in conformity with Utah law.

Section 3. The Board hereby ratifies, confirms, and approves all actions heretofore taken by the officers and agents of the Districts relating to the actions contemplated herein.

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Michael House, the undersigned Clerk/Secretary of Desert Edge Public Infrastructure District Nos. 1-3 (the “Districts”), do hereby certify, according to the records of the Districts in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the December 8, 2025 public meeting held by the Board of Trustees of the Districts (the “Board”) as follows:

- (a) By causing a copy of a Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and at the meeting location at least twenty-four (24) hours prior to the convening of the meeting; and
- (b) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the meeting location at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting.

The Board of the Districts does not schedule regular meetings and meets on an “as needed” basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this 9th day of February, 2026.

(SEAL)

By: 
 203BB80E16874D0... Clerk/Secretary

SCHEDULE 1

NOTICE OF MEETING

**PUBLIC NOTICE AND AGENDA
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON WEDNESDAY, JANUARY 14, 2026, AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 6:00pm

A. Call to Order

B. Preliminary Action Items

1. Discussion of Trustees' Conflict of Interest Disclosure Forms and Ethical Behavior Pledge Forms

C. Consent Items

1. Approve the draft minutes of the board meeting held on December 8, 2025.
2. Approve and ratify payment applications and requisition requests made since last Board meeting.

D. Public Hearing

1. Take public comment on Resolution 2026-01: A resolution dissolving Desert Edge Public Infrastructure District Nos. 2-3 and set a second public hearing to take public comment on the same.

E. Action Items

Not applicable

F. Administrative Non-Action Items

1. Board Training – Open and Public Meetings Act (<https://training.auditor.utah.gov>)
2. Open meeting discussion with Board members of any public infrastructure business.

G. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Shana Bedard at 801-527-1023 at least one (1) full business day before the meeting.

**PUBLIC NOTICE AND AGENDA
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

**NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC
INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON MONDAY,
FEBRUARY 9, 2026, AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200,
SOUTH JORDAN, UTAH 84095**

AT 6:00PM

A. Call to Order

B. Preliminary Action Items

Not applicable

C. Consent Items

1. Approve the draft minutes of the board meeting held on January 14, 2026.

D. Public Hearing

1. Take public comment on Resolution 2026-01: A resolution dissolving Desert Hills Public Infrastructure District Nos. 2-3.

E. Action Items

1. Consider adopting Resolution 2026-01: A resolution dissolving Desert Hills Public Infrastructure District Nos. 2-3.

F. Administrative Non-Action Items

1. Open meeting discussion with Board members of any public infrastructure business.

G. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Shana Bedard at 801-527-1023 at least one (1) full business day before the meeting.

**PETITION REQUESTING DISSOLUTION OF DESERT EDGE PUBLIC
INFRASTRUCTURE DISTRICT NOS. 2-3 IN GRANTSVILLE CITY, UTAH**

January 5, 2026

Desert Edge Public Infrastructure District Nos. 2-3
Attn: Board Chair
c/o York Howell
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095

The undersigned (the “Petitioner”) hereby requests the dissolution of Desert Edge Public Infrastructure District Nos. 2-3 (the “Districts”) pursuant to the Special District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the “Act”). The Petitioner requests dissolution of the Districts as the Districts have not provided any services or otherwise operated or received any bond funds, taxes or fees (or expended any such funds), there is no outstanding indebtedness or other financial obligations, and all annexable property within the boundaries of the Districts have been annexed into Desert Edge Public Infrastructure District No. 1 and the Districts are no longer required to assist in the financing of public infrastructure relating to the construction of the Desert Edge Development.

I. Petitioner:

LGI Homes – Utah, LLC
170 South Main Street, Suite 1135
Salt Lake City, Utah 84101
Attn: Michael House
Email: Michael.house@lgihomes.com
Phone : 707-347-0640

The Petitioner constitutes the sponsor, with Michael House designated as the contact sponsor. There are no registered voters residing within the boundaries of the Districts.

II. Districts’ Legal Descriptions

The legal descriptions for Desert Edge Public Infrastructure District No. 2 and Desert Edge Public Infrastructure District No. 3 are described in Exhibit A (“Districts’ Boundaries”)

III. Petitioner Representations

The Petitioner hereby represents and warrants that:

- (a) The undersigned is authorized to sign on behalf of the Petitioner;

(b) The Petitioner constitutes 100% of the surface property owners within the Districts' Boundaries; and

(c) There are no registered voters residing within the Districts' Boundaries.

IV. Petitioner Consent

The Petitioner hereby consents to:

(a) The dissolution of the Districts; and

(b) Michael House acting as the contact sponsor with respect to this Petition.

V. Electronic Means; Counterparts

This Petition may be conducted by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

[The remainder of this page intentionally left blank; signatures follow]

EXHIBIT A
LEGAL DESCRIPTIONS

Desert Edge Public Infrastructure District No. 2:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1941.28 feet along the Section line and S0°11'19"E 625.80 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-

Desert Edge Public Infrastructure District No. 3:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1886.09 feet along the Section line and S0°11'19"E 708.22 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-



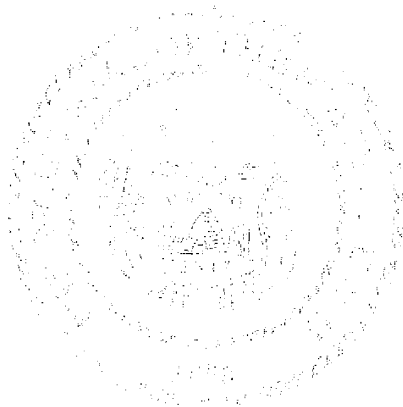
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1 located in TOOELE COUNTY, dated MARCH 11, 2025, complying with §67-1a-6.5, Utah Code Annotated, 1953, as amended.

Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1 located in TOOELE COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 21st day of March, 2025 at Salt Lake City, Utah.




A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1:

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Trustees of Desert Edge Public Infrastructure District No. 1 will be held at 10:00am on Tuesday, March 11, 2025, for the purpose of consideration for adoption of a resolution authorizing the annexation into the District of certain real property in Tooele County (the "Subject Property") within the Annexation Area Boundaries, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

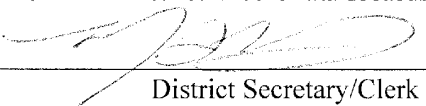

District Secretary/Clerk

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the members of the Board of Trustees of Desert Edge Public Infrastructure District No. 1, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.


District Chair


District Vice Chair/Treasurer


District Secretary/Clerk

March 11, 2025

The Board of Trustees (the "Board") of Desert Edge Public Infrastructure District No. 1 (the "District"), held a special meeting on Tuesday, March 11, 2025 at the hour of 10:00am, with the following members of the Board being present, including by electronic means:

Spencer Connelly	District Chair
Julian Bernard	District Vice Chair/Treasurer
Michael House	District Secretary/Clerk

Also present:

M. Thomas Jolley	District Counsel
Ashley Tedesco	District Counsel Paralegal
Brandan Campbell	District Accountant
Aaron Wade	Bond Counsel
Sam Hartman	Underwriter

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, the District Secretary/Clerk presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this March 11, 2025 meeting, a copy of which is attached hereto as **Exhibit A**.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Spencer Connelly and seconded by Julian Bernard, was adopted by the following vote:

AYE: Spencer Connelly / Julian Bernard

Unanimous

NAY:

The resolution is as follows:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 (THE “DISTRICT”), AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY WITHIN THE ANNEXATION AREA BOUNDARIES INTO THE DISTRICT; AUTHORIZING THE FINAL LOCAL ENTITY PLAT DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION NO. 1; AND RELATED MATTERS.

WHEREAS, the District is a public infrastructure district and a political subdivision and body corporate and politic duly organized and existing under the Constitution and laws of the State of Utah (the “State”), including particularly Title 17B, Chapter 1 and Title 17D, Chapter 4 (collectively, the “PID Act”), Utah Code Annotated 1953, as amended Utah Code; and

WHEREAS, on May 1, 2024, the City Council of Grantville, Utah (the “City”) did adopt a Creation Resolution (the “Creation Resolution”) authorizing the creation of the District, approving a Governing Document for the District (the “Governing Document”) and appointing the Board; and

WHEREAS, the Creation Resolution and Governing Document authorizes the District’s annexation of any area within the Annexation Area Boundaries into the District without any further action of the Council or the City, upon the consent of 100% of all surface property owners within the District and compliance with the terms of the PID Act and the Governing Document; and

WHEREAS, the property owner, representing 100% of the owners of surface property within the Subject Property have petitioned to join the District.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees of Desert Edge Public Infrastructure District No. 1, as follows:

Section 1. The Board hereby authorizes the annexation of certain real property in Tooele County (the “Subject Property”), as identified in **Exhibit B** attached hereto, into the District.

Section 2. The Board hereby approves the Notice of Impending Boundary Action attached hereto as **Exhibit C** (the “Boundary Notice”) and one or more final local entity plats relating to the Subject Property meeting the requirements of state law and authorizes any member of the Board to execute such documents and take such actions as may be necessary to complete the annexation, including amendments or changes to satisfy the District Surveyor, the Tooele County Surveyor or Recorder, or the Office of the Lieutenant Governor.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.


Section 4. All acts, orders, and resolutions, and parts thereof in conflict with this Resolution shall be, and the same are hereby, rescinded.

Section 5. This resolution shall take effect immediately provided that, in the event that one or more final local entity plats is not finalized for submission to the Office of the Lieutenant Governor until a date that is more than ten (10) days after adoption of this Resolution, the effective date of this Resolution will be deemed to be the date the final local entity plat is finalized, as certified in writing by any Board member or District Counsel.

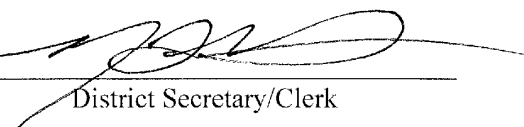
APPROVED AND ADOPTED this March 11, 2025.

(SEAL)



By:  _____
District Chair

ATTEST:

By:  _____
District Secretary/Clerk

STATE OF UTAH)
)
) :ss.
COUNTY OF Salt Lake)

I, Michael House, the duly appointed and qualified District Secretary/Clerk of Desert Edge Public Infrastructure District No. 1 (the "District"), do hereby certify according to the records of the Board of Trustees of the District (the "Board") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on March 11, 2025 including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said District, this March 11, 2025.

(SEAL)



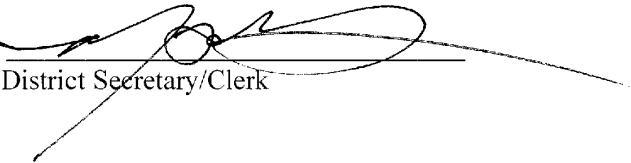
By: 
District Secretary/Clerk

EXHIBIT A

**CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW**

I, Michael House, the undersigned District Secretary/Clerk of Desert Edge Public Infrastructure District No. 1 (the "District"), do hereby certify, according to the records of the District in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time, and place of the public meeting held by the Board of Trustees of the District (the "Board") as follows:

(a) By causing a copy of a Notice, in the form attached hereto as **Schedule 1**, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and at the meeting location at least twenty-four (24) hours prior to the convening of the meeting; and

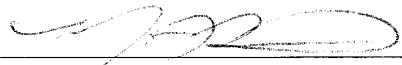
(b) By causing a copy of such Notice, in the form attached hereto as **Schedule 1**, to be delivered to the Tooele Transcript-Bulletin, either directly or through the newspaper's subscription to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

The Board of the District does not schedule regular meetings and meets on an "as needed" basis.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this March 11, 2025.

(SEAL)



By: 
District Secretary/Clerk

SCHEDULE 1

NOTICE OF MEETING

**PUBLIC NOTICE AND AGENDA
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SPECIAL MEETING**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF TRUSTEES OF DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1 WILL HOLD A SPECIAL MEETING ON TUESDAY, MARCH 11, 2025 AT YORK HOWELL, 10610 SOUTH JORDAN GATEWAY, SUITE 200, SOUTH JORDAN, UTAH 84095

AT 10:00am

A. Call to Order

B. Preliminary Action Items

Not applicable.

C. Consent Items

1. Approve the draft minutes of the board meeting held on February 11, 2025.

D. Action Items

1. Discussion of changes in structure of the District's proposed Limited Tax General Obligation Bonds, Series 2025A and Subordinate Limited Tax General Obligation Bonds, Series 2025B to include a convertible capital appreciation bond and related changes and ratification of such changes.
2. Consider approval of Resolution 2025-03: A resolution authorizing the annexation of certain property within the Annexation Area into the District; and related matters.
3. Consider adoption of the tentative operating and capital budget for calendar year 2025 and set a public hearing to take public comment on the same.

E. Public Hearing

1. Hold a public hearing to receive input from the public with respect to (i) the issuance of the District's Limited Tax General Obligation Bonds, Series 2025A and its Subordinate Limited Tax General Obligation Bonds, Series 2025B (together, the "Bonds") and (ii) the 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. Members of the public wishing to comment may connect electronically via Zoom at:

<https://us02web.zoom.us/j/88673113158?pwd=zcTUApEzOxfM8Xbcfl1jgkIJ5q8YG.1>

F. Administrative Non-Action Items

1. Open meeting discussion with Board members of any public infrastructure district business.

G. Adjourn

The District complies with the Americans with Disabilities Act by providing reasonable accommodations for those in need of assistance. Persons requesting accommodations for public meetings should call Ashley Tedesco at 801-527-1023 at least one (1) full business day before the meeting.

EXHIBIT B
SUBJECT PROPERTY

Boundary Description

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23, Entire tract comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-040-A-0022, 16-031-0-0002, 01-115-0-0030, 01-115-0-0031 and 01-115-0-033 located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 2334.78 feet along the Section line and S0°11'19"E 259.90 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence along said westerly right-of-way the following seven (7) courses: (1) S60°30'28"E 879.11 feet; thence (2) S33°09'09"E 1034.72 feet; thence (3) S32°58'50"E 888.24 feet; thence (4) S33°10'04"E 920.24 feet; thence (5) S33°38'57"E 102.25 feet; thence (6) S33°27'52"E 438.32 feet; thence (7) S33°42'20"E 1,962.84 feet to the northeast corner of SILVER FOX ESTATES SUBDIVISION according to the official plat recorded April 4, 2005 as Entry No. 244610, Book 15, Page 57 in the Tooele County Recorder's Office; thence along said subdivision the following two (2) courses: (1) S88°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right-of-way line of STATE ROUTE 138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right-of-way line the following four (4) courses: (1) N37°01'30"W 2,141.51 feet; thence (2) N36°59'06"W 1,000.00 feet; thence (3) N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 4.67 feet; thence N52°58'30"E 816.07 feet; thence N33°09'09"W 346.82 feet; thence N57°22'49"W 131.59 feet; thence N33°09'09"W 114.26 feet; thence N00°58'37"E 112.14 feet; thence N33°09'09"W 745.19 feet to the point of beginning.

Containing 119.33 acres +/-

LESS AND EXCEPTING DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT No. 1:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantsville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1996.47 feet along the Section line and S0°11'19"E 545.17 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-

OVERALL AREA OF PID CONTAINS 119.22 acres +/-

EXHIBIT C

NOTICE OF IMPENDING BOUNDARY ACTION

NOTICE OF IMPENDING BOUNDARY ACTION
Annexation
(Desert Edge Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

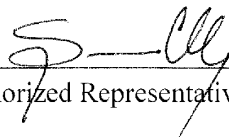
NOTICE IS HEREBY GIVEN that the Board of Trustees (the “Board”) of Desert Edge Public Infrastructure District No. 1 (the “District”), at a special meeting of the Board, duly convened pursuant to notice, and pursuant to Utah Code Ann. §17D-4-201(3)(a) and other applicable provisions of Utah law, on March 11, 2025, adopted Resolution 2025-03, a true and correct copy of which is attached as **Appendix A** hereto and incorporated by this reference herein (the “Annexation Resolution”).

A copy of the Final Local Entity Plat Desert Edge Public Infrastructure District No. 1, Annexation No. 1 satisfying the applicable legal requirements as set forth in Utah Code Ann. §17-23-20, approved as a final local entity plat by the Surveyor of the District, is attached as **Appendix B** hereto and incorporated by this reference. The Board hereby certifies that all requirements applicable to the annexation, as more particularly described in the Annexation Resolution, have been met. The District is not anticipated to result in the employment of personnel.

WHEREFORE, the Board hereby respectfully requests the issuance of a Certificate of Annexation pursuant to and in conformance with the provisions of Utah Code Ann. §67-1a-6.5.

DATED this 11th day of March, 2025.

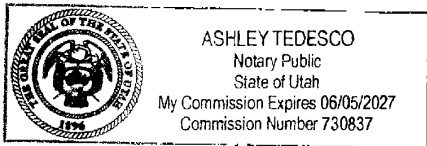
Desert Edge Public Infrastructure District No. 1

By: 
Authorized Representative

VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF Sah Lake)

SUBSCRIBED AND SWORN to before me this _____ day of March, 2025.




Notary Public

APPENDIX A TO NOTICE OF IMPENDING BOUNDARY ACTION

Annexation

(Desert Edge Public Infrastructure District No. 1)

Copy of the Annexation Resolution

APPENDIX B TO NOTICE OF IMPENDING BOUNDARY ACTION

Annexation

(Desert Edge Public Infrastructure District No. 1)

Final Local Entity Plat Desert Edge Public Infrastructure District No. 1, Annexation No. 1

NOTICE OF IMPENDING BOUNDARY ACTION
Annexation
(Desert Edge Public Infrastructure District No. 1)

TO: The Lieutenant Governor, State of Utah

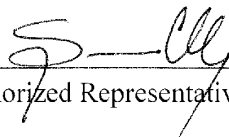
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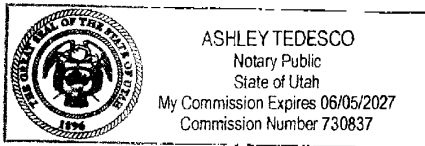
Desert Edge Public Infrastructure District No. 1

By: 
Authorized Representative

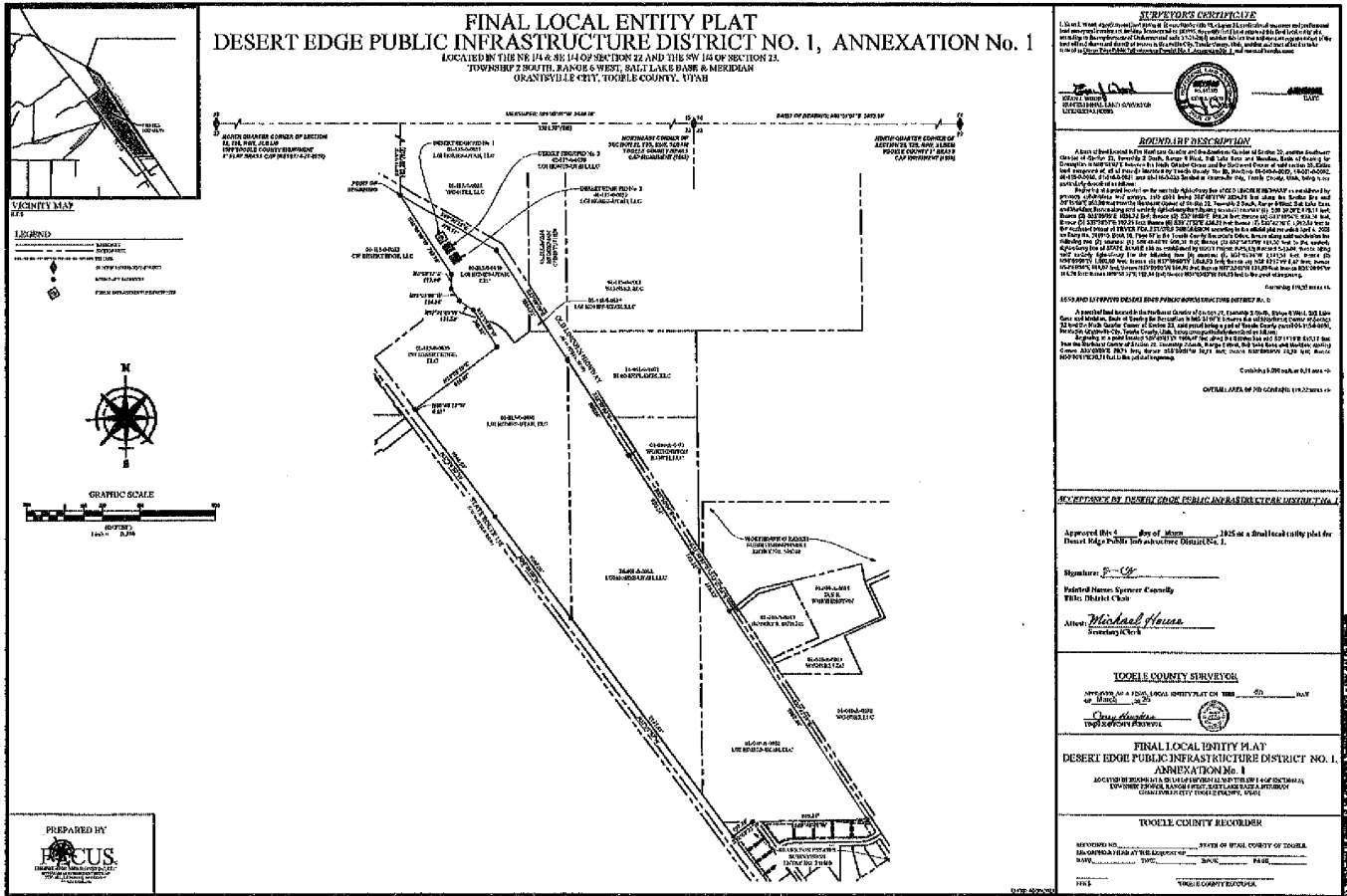
VERIFICATION

STATE OF UTAH)
 :SS.
COUNTY OF Salt Lake)

SUBSCRIBED AND SWORN to before me this _____ day of March, 2025.



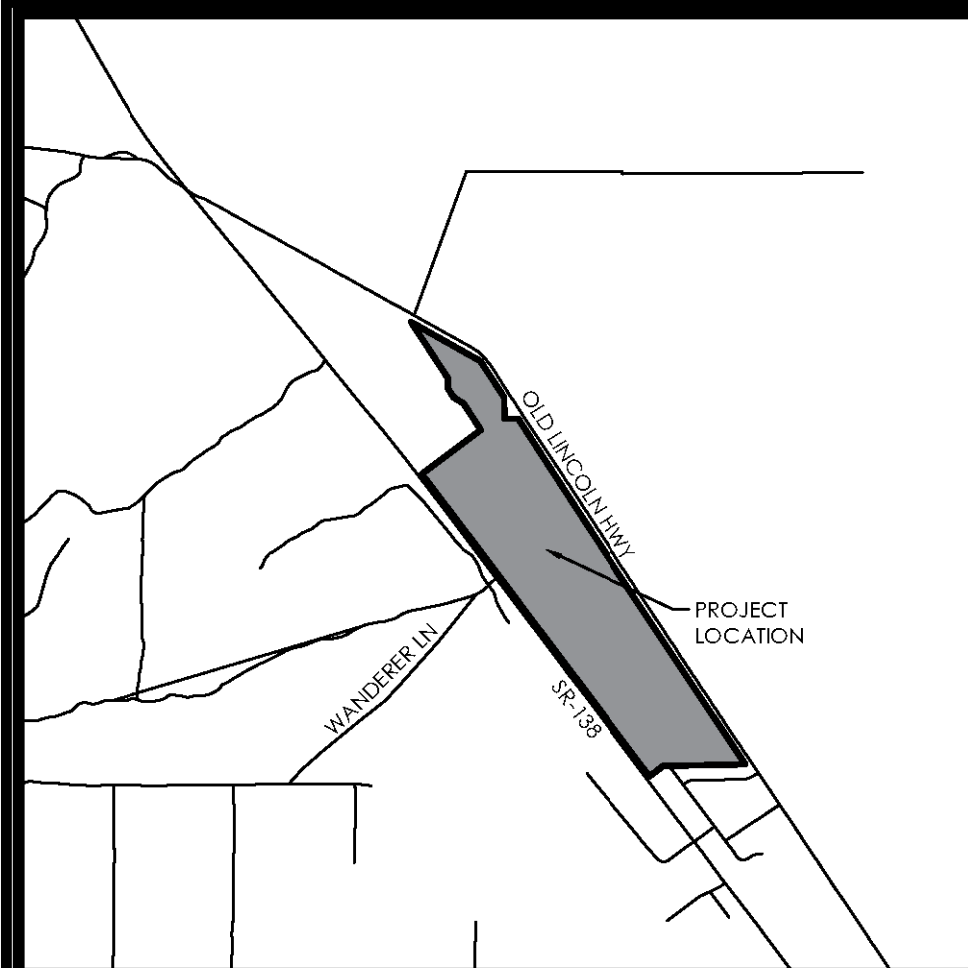

Notary Public



FINAL LOCAL ENTITY PLAT

DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1, ANNEXATION No. 1

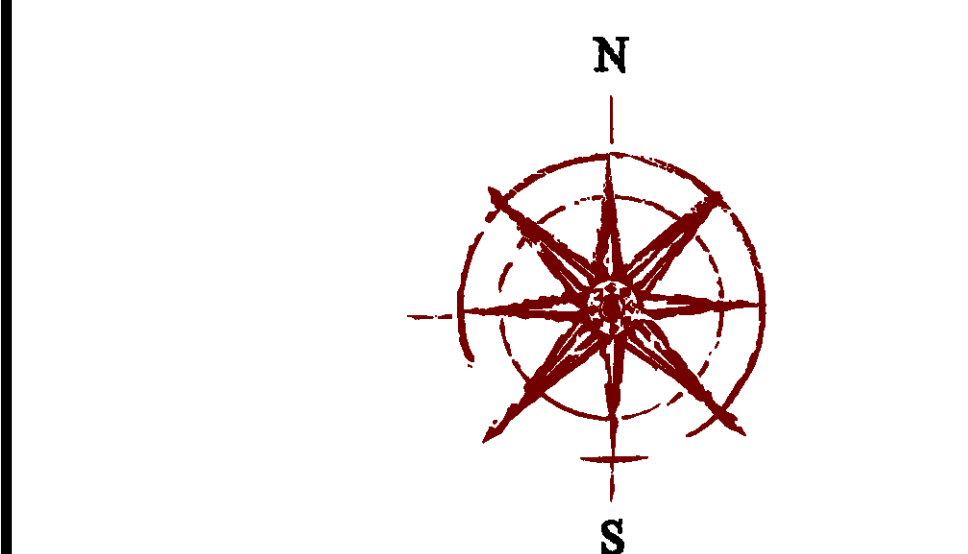
LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22 AND THE SW 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH



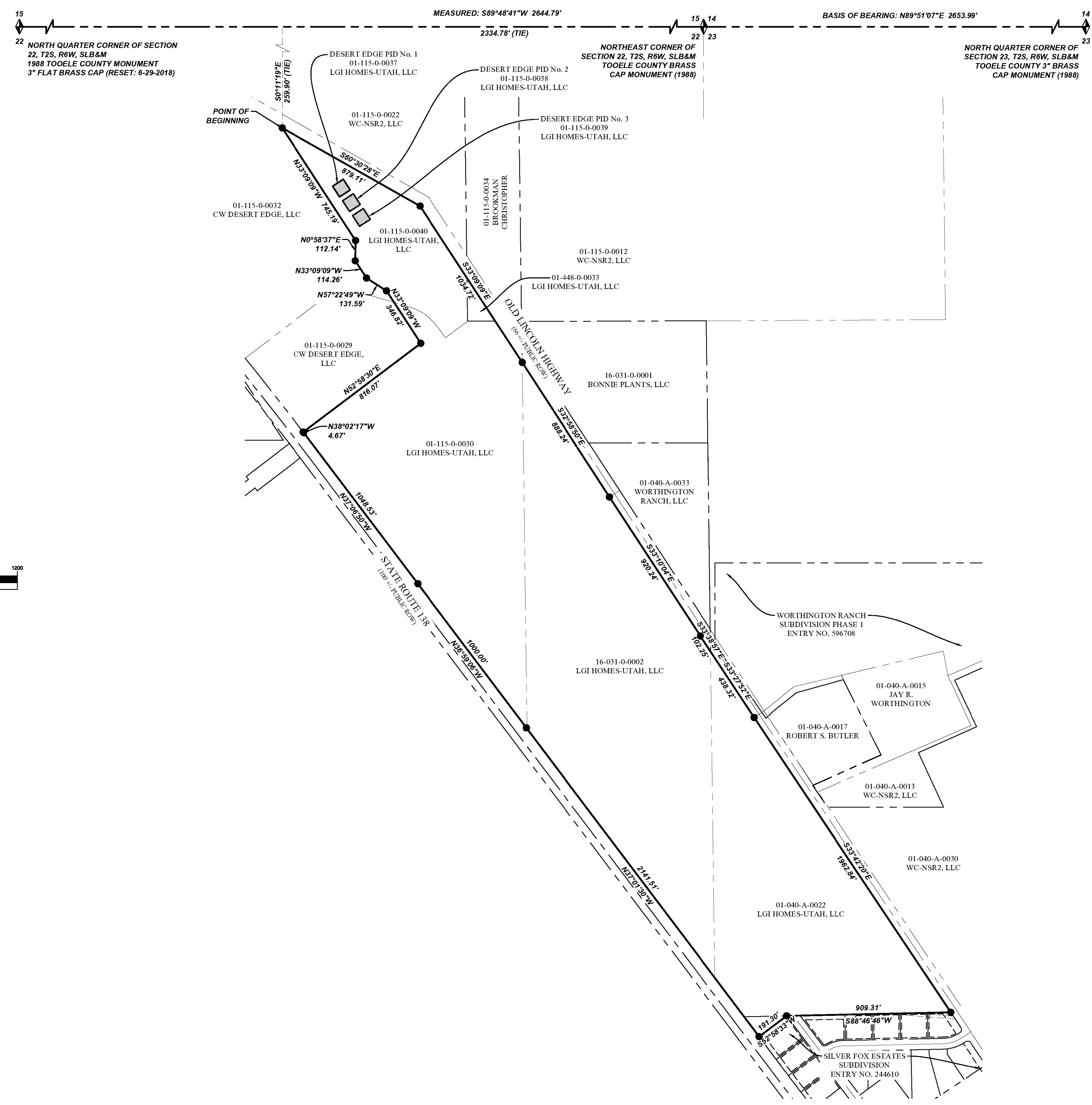
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY SECTION LINE
- TIE LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PUBLIC INFRASTRUCTURE DISTRICTS



GRAPHIC SCALE
(IN FEET)
1 inch = ft.300



SURVEYOR'S CERTIFICATE

I, Evan J. Wood, a professional land surveyor licensed under title 58, chapter 22, professional engineers and professional land surveyors licensing act, holding license number 183395, do certify that I have prepared this final local entity plat according to the requirements of Utah annotated code 17-23-20(4) and that this is a true and accurate representation of the tract of land shown and described hereon in Grantville City, Tooele County, Utah, and that said tract of land is to be created as Desert Edge Public Infrastructure District No. 1, Annexation No. 1, and annexed into the same.

EVAN J. WOOD
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 183395

02/19/2025
 DATE

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter and the Southeast Quarter of Section 22, and the Southwest Quarter of Section 23, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the North Quarter Corner and the Northwest Corner of said section 23. Entire tract comprised of, all of Parcels identified by Tooele County Tax ID. Numbers 01-040-A-0022, 16-031-0-0002, 01-115-0-0030, 01-115-0-0031 and 01-115-0-0033 located in Grantville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of OLD LINCOLN HIGHWAY as established by previous subdivisions and surveys, said point being S89°48'41"W 2334.78 feet along the Section line and S0°11'19"E 259.90 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; thence along said westerly right-of-way the following seven (7) courses: (1) S60°30'28"E 879.11 feet; thence (2) S33°09'09"E 1034.72 feet; thence (3) S32°58'50"E 888.24 feet; thence (4) S33°10'04"E 920.24 feet; thence (5) S33°38'57"E 102.25 feet; thence (6) S33°27'52"E 438.32 feet; thence (7) S33°42'20"E 1,962.84 feet to the northeast corner of SILVER FOX ESTATES SUBDIVISION according to the official plat recorded April 4, 2005 as Entry No. 244610, Book 15, Page 57 in the Tooele County Recorder's Office; thence along said subdivision the following two (2) courses: (1) S68°46'46"W 909.31 feet; thence (2) S52°58'33"W 191.30 feet to the easterly right-of-way line of STATE ROUTE 138 as established by UDOT Project, F-86(12) Revised 5-12-04; thence along said easterly right-of-way line the following four (4) courses: (1) N37°01'30"W 2,141.51 feet; thence (2) N36°59'06"W 1,000.00 feet; thence (3) N37°06'50"W 1,048.53 feet; thence (4) N38°02'17"W 4.67 feet; thence N52°58'30"E 816.07 feet; thence N33°09'09"W 346.82 feet; thence N57°22'49"W 131.59 feet; thence N33°09'09"W 114.26 feet; thence N00°58'37"E 112.14 feet; thence N33°09'09"W 745.19 feet to the point of beginning.

Containing 119.33 acres +/-

LESS AND EXCEPTING DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT No. 1:

A parcel of land located in the Northeast Quarter of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian. Basis of Bearing for Description is N89°51'07"E between the said Northeast Corner of Section 22 and the North Quarter Corner of Section 23, said parcel being a part of Tooele County parcel 01-115-0-0031, located in Grantville City, Tooele County, Utah, being more particularly described as follows:

Beginning at a point located S89°48'41"W 1996.47 feet along the Section line and S0°11'19"E 545.17 feet from the Northeast Corner of Section 22, Township 2 South, Range 6 West, Salt Lake Base and Meridian; running thence S33°09'09"E 70.71 feet; thence S56°50'51"W 70.71 feet; thence N33°09'09"W 70.71 feet; thence N56°50'51"E 70.71 feet to the point of beginning.

Containing 5,000 sq.ft. or 0.11 acre +/-

OVERALL AREA OF PID CONTAINS 119.22 acres +/-

ACCEPTANCE BY DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT No. 1

Approved this 4 day of March, 2025 as a final local entity plat for Desert Edge Public Infrastructure District No. 1.

Signature:

Printed Name: **Spencer Connelly**
Title: District Chair

Attest:
Secretary/Clerk

TOOELE COUNTY SURVEYOR

APPROVED AS A FINAL LOCAL ENTITY PLAT ON THIS 4th DAY OF March, 2025

TOOELE COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT
DESERT EDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1,
ANNEXATION No. 1

LOCATED IN THE NE 1/4 & SE 1/4 OF SECTION 22 AND THE SW 1/4 OF SECTION 23,
TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN
GRANTSVILLE CITY, TOOELE COUNTY, UTAH

TOOELE COUNTY RECORDER

RECORDED NO. **616297** STATE OF UTAH, COUNTY OF TOOELE.
RECORDED & FILED AT THE REQUEST OF **YORKHOWELL**
DATE **3/27/2025** TIME **4:12 PM** BOOK _____ PAGE _____

100.00
FEE \$ **RYLISHA ULIN DEPUTY**
TOOELE COUNTY RECORDER

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 TEL: (801) 324-0075
www.focusut.com

Z:\2021-2025\04-3 LGI GRANTSVILLE 148 ACRES\DESIGN 21-043\DWG\SHEETS\02 - FINAL PLAT PID OVERALL.DWG

Agenda Item #11

Council Reports

Agenda Item #12

Closed session - (Imminent Litigation,
Real Estate Negotiations, Personnel)

Agenda Item #13

Adjourn