MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON APRIL 1, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present:
Mayor Hammond
Rhett Butler
Derek Dalton
Jake Thomas
Jeff Williams

Council Members Excused: Brittany Skinner

Appointed Officers and Employees Present:
Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Fire Chief Jason Remick
Christy Montierth, Public Works Director
Bill Cobabe, Comm. Development Director
Shelby Moore, Planning & Zoning Admin
Police Chief Robert Sager
Aspen Clegg, Finance Director (via Zoom)

Citizens and Guests Present or on Zoom: Les Peterson, Brian White, Robert Rousselle, Jolene Jenkins, Kevin Casey, Arlene Mair, Dee Mair, Mark Nielsen, Camille Burt, Troy Barney, Nick Jenkins, LoEne Simpson, Kristine Clayton, Brittany Coggle, Gary Meyer, Tricia Meyer, Tristine Haws, Diane Alvord, Caleb Martin, Jared Martin, Sam Martin, Chris Reilley, Mitchell Barney, Chance Peterson, Robert Rousselle, Ben German, KennaRae Arave, Alex Buxton, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the meeting to order at 7:00 p.m. and asked Les Peterson to lead the Pledge of Allegiance.

AGENDA:

1. **Public Comment**

   Mayor Hammond opened the public comment period and noted that two written comments supporting the return of the rodeo had been received, entered into the public record, and distributed to the Council. She invited members of the public, including those attending via Zoom, to provide comment.

   Kevin Casey addressed the Council and asserted that the City's wastewater infrastructure issues were the result of long-term planning failures dating back to 2018. He stated that known regulatory requirements had not been adequately addressed, resulting in increased project costs and a looming compliance deadline. Mr. Casey cited budget growth, staffing increases, and a lack of capital investment in sewer infrastructure, and argued that the City had not taken responsibility for the situation. He expressed concern over proposed rate increases and debt issuance, stating that the burden was being placed on residents without corresponding reductions in City spending. He requested that the Council identify specific budget cuts or cost-saving measures to share in the financial impact.

Mayor Hammond responded that several statements made were inaccurate and indicated they would be addressed during the sewer treatment discussion.

Caleb Martin addressed the Council and asked whether public comment could include any concern within the City. After receiving confirmation, he expressed concerns regarding car dependency in Grantsville, citing safety issues, street width encouraging speeding, and zoning practices that separate uses and require parking minimums. He stated that these factors contributed to increased infrastructure costs and reduced efficiency.

Mayor Hammond acknowledged Mr. Martin's comments and commended him for speaking. Councilmember Thomas encouraged Mr. Martin to consider participating in the Grantsville Youth Council as a way to become more involved in the community.

Kristine Clayton addressed the Council and expressed strong support for bringing a rodeo back to the community. She shared her personal experience participating in rodeo events at the Grantsville arena from a young age and stated that the arena was a factor in her decision to move back to the area. Ms. Clayton stated that rodeos preserve western heritage, promote community pride, support local businesses, and provide family-friendly opportunities for residents.

Tristine Haws addressed the Council and expressed her support for bringing back the rodeo, stating she supported it for similar reasons previously expressed by other speakers.

Mark Nielsen addressed the Council and stated that while he supported the idea of a rodeo, he did not believe the City's current facilities were adequate to support it. He expressed concerns regarding infrastructure, including the lack of a bypass road and the impact of truck traffic on Main Street, stating this contributed to road wear and safety issues.

Mr. Nielsen also echoed prior comments regarding accountability related to the sewer system and expressed concern about the financial burden being placed on residents. He alleged that individuals had been stealing water from City fire hydrants for construction purposes and stated that the City had been notified but had not adequately addressed the issue. He further raised concerns about code compliance, accessibility for individuals with disabilities, and overall City planning, urging the Council to take action on these matters.

Sam Martin addressed the Council and stated that he supported and seconded the comments made by his brother regarding transportation concerns. He emphasized the importance of ensuring that all forms of transportation, including pedestrian and vehicular travel, were designed to be as safe and practical as possible.

Jolene Jenkins addressed the Council and expressed appreciation for the City's support of the Veterans Memorial Park project. She encouraged the Council to approve the contract under consideration, noting that the selected contractor was local and understood the significance of the project. Ms. Jenkins stated that much of the funding had come from community donations, grants, and sponsorships, and that additional efforts were ongoing to secure funding. She also noted that over 1,200 names of local veterans had been submitted for inclusion on the memorial and encouraged continued community participation.

Ms. Jenkins also addressed the proposed wastewater treatment plant and associated rate increases.

She acknowledged the necessity of the project but encouraged the Council to explore options for fee reductions for elderly and vulnerable residents, suggesting the City research programs implemented by other municipalities to lessen the financial impact on those populations.

LoEne Simpson addressed the Council and expressed support for bringing back the rodeo but questioned how it would be funded and what additional revenue sources might be pursued. She also inquired about the City's plans for funds generated from the sale of water credits, stating that she believed those funds should be used to help offset the cost of the wastewater treatment plant and reduce the financial burden on residents.

Ms. Simpson further asked which state officials residents could contact to advocate for financial assistance and encouraged the City to provide that information so the public could participate in outreach efforts. Mayor Hammond responded that she had recently communicated with state representatives and their staff regarding the issue and indicated it would be discussed further later in the meeting.

Ms. Simpson emphasized the importance of establishing clear priorities for City spending and requested that the Council identify those priorities and communicate them to the public.

Arlene Maier addressed the Council and encouraged approval of funding for the Veterans Memorial Park, stating that surrounding communities had similar memorials and that Grantsville should likewise honor its veterans. She noted that the project had been in progress for several years and that committee members had contributed personal funds to support its development.

Ms. Maier also expressed support for bringing back the rodeo and shared her experience organizing rodeo events, including high school rodeos and jackpots. She stated that while she supported the effort, the Council should be aware of the significant cost and work involved. She expressed hope that the arena could be improved to support future rodeo events and that the community could sustain a successful program.

Brittany Coggle addressed the Council and expressed concern regarding the proposed sewer rate increases and their impact on residents with limited incomes. She stated that as a single parent, she was already facing financial challenges and that the increase would force difficult decisions regarding basic household needs. Ms. Cobo indicated that she would be unable to afford the higher rates and emphasized that many other residents in similar situations would also be significantly affected. She acknowledged the Council's efforts but urged them to consider the financial burden on the community.

Diane Alvord addressed the Council regarding the proposed wastewater treatment plant and associated sewer project. She questioned whether the planned system, as described in the City's notice, included features beyond what was necessary to meet regulatory requirements. Ms. Alford asked whether a more basic and cost-effective option could be considered to reduce the overall project expense and lessen the financial burden on residents.

Mark Nielsen provided additional comment encouraging residents to report concerns and potential illegal activity through appropriate channels, including law enforcement agencies outside of the City when necessary. He emphasized the importance of accountability and stated that residents should not hesitate to take action if they believed laws were being violated.

There being no further comments, Mayor Hammond closed the floor at 7:32 p.m.

2. Summary Action Items:

a. Approval of Minutes from the March 25, 2026 City Council Regular Meeting

The Council did not consider approval of the March 25, 2026 City Council Regular Meeting minutes, as they were not yet completed. It was stated that the minutes would be presented for approval at the April 15 meeting.

b. Approval of bills

Motion: Councilmember Butler moved to approve the invoices.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, Absent; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

3. Presentation of a Community Enhancement grant for the Grantsville Fire Department

Mr. Nick Jenkins with Rocky Mountain Power presented a Community Enhancement Grant to the Grantsville Fire Department. He recognized the department's service to the community, including emergency response, fire suppression, rescue services, and public safety education. Mr. Jenkins noted the department's need for updated air monitoring equipment to ensure firefighter safety and presented a $5,000 grant to support that purchase. Mayor Hammond and the Council expressed appreciation for the donation and acknowledged the importance of the equipment for the 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

City Manager Michael Resare presented the proposed contract for professional landscape and memorial design services for the Veterans Memorial Park, explaining that the project had been rebid after the scope was reduced and that Fritz Custom Concrete submitted the lowest bid at $131,375. He explained that prior bids had come in higher than expected and provided background on the rebidding process and scope reductions in an effort to bring the project within budget. Staff recommended approval in order to move forward with the project.

Mayor Hammond clarified that approximately $180,000 had been raised and set aside for the project and that the funding would not come from the General Fund. Mr. Resare stated that staff hoped to minimize change orders and potentially use remaining funds to restore landscaping elements, such as grass, if feasible.

The Council discussed the proposed construction schedule and potential impacts on Fourth of July activities at the fire station. Staff indicated that the contractor had proposed completing work in June, but the schedule would be finalized during contract negotiations, with consideration given to minimizing disruption to community events.

Motion: Councilmember Butler moved to approve Resolution 2026-17 awarding the contract for professional landscape and memorial design services for the Veterans Memorial Park to Fritz Custom Concrete.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, Absent; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

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

At 7:40 p.m., Mayor Hammond opened the public hearing to receive input on the issuance of sewer revenue bonds to finance wastewater treatment plant improvements. She stated that several written comments had been received via email, distributed to the Council, and entered into the public record. Mayor Hammond invited public comment; however, no individuals spoke in person or online. The public hearing was then closed.

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

Public Works Director Christy Montierth presented the bid results for construction of the Grantsville City Wastewater Treatment Plant, explaining that all contractors had been pre-qualified and that staff recommended awarding the contract to VanCon, Inc. as the lowest responsive bidder. She stated that six bids were received, ranging from approximately $43 million to $65 million, with VanCon submitting the lowest bid at approximately $43 million, which was within the engineer's projected budget.

Ms. Montierth explained that the project was necessary due to updated state regulations requiring higher levels of wastewater treatment, which existing lagoon systems could no longer meet. She stated that the selected design represented a scaled approach intended to meet current compliance requirements, and that additional components had been excluded to reduce costs. She further noted that failure to meet compliance deadlines could result in significant daily fines.

Mr. Resare added that certain enhancements, such as additional treatment processes to allow broader reuse of effluent water, were not included in the current scope but could be added in the future if needed. He also noted that the facility was designed to be expandable to accommodate future growth.

The Council discussed current system capacity and confirmed that existing lagoon facilities were operating near capacity and could not be fully utilized due to sediment limitations. Staff confirmed that the new facility would be constructed near the existing lagoons and that planning and engineering efforts for the project had been ongoing for several years.

Councilmember Thomas addressed concerns raised by the public regarding timing, budgeting, and responsibility for the wastewater project. He stated that while prior councils had worked within the budgets available at the time, the need for long-term planning predated recent years and acknowledged that earlier preparation could have occurred. He clarified that the Council had already taken steps to address funding by increasing rates the previous year, which generated approximately $4.5 million to be applied toward the project, and stated that claims that no funds had been allocated were inaccurate.

Councilmember Thomas emphasized that the need for the wastewater treatment plant was driven by state regulatory requirements and current system demand rather than future growth. He stated that while growth would continue, the project was necessary to serve existing residents. He acknowledged the difficulty of the decision, noting that he had anticipated the issue when seeking office and that it had required significant time and consideration by both the Council and staff.

He further stated that the cost of the project was substantial but consistent with long-term infrastructure investments, which typically occur on multi-decade cycles. Councilmember Thomas indicated that, while the proposed plan might not represent a perfect solution and additional options could still be explored, he believed the City had reached a reasonable and necessary path forward based on the information and efforts to date.

Councilmember Williams expressed concern about rising construction costs and stated that delaying the project could result in further cost increases. Councilmember Butler stated that the bid was favorable and that the contractor was qualified to complete the work.

The Council confirmed that the contractor had committed to meeting required timelines and that appropriate bonding requirements would be included in the contract.

Motion: Councilmember Butler moved to approve Resolution 2026-18 awarding the contract for construction of the Grantsville City Wastewater Treatment Plant to VanCon, Inc.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, Absent; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

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

Robert Rouselle from Ensign Engineering presented the updated sewer rate analysis, explaining that revisions had been made following Council direction and updated bid information. He stated that adjustments included lowering the upsized cost for the West Bench interceptor project, modifying commercial rate increases to support business growth, and updating the financing model to reflect a 30-year bond term at approximately 5.05% interest. He noted that the analysis assumed a private bond amount of approximately $25.15 million, with available cash reserves helping to reduce the overall borrowing need. Mr. Rousselle reviewed projected financial metrics, including maintaining a minimum 1.25 debt service coverage ratio and sufficient days of cash on hand.

Mayor Hammond stated that the City had been actively pursuing additional funding opportunities through the State, including lower-interest loan programs. She explained that the City had secured approximately $16 million at a lower interest rate and would be applying for additional funding opportunities that could reduce overall borrowing costs. She noted that if additional funding was secured, the Council could revisit and adjust the rates accordingly.

Mr. Resare confirmed that the City had accumulated approximately $4 to $5 million in funds through prior rate increases to apply toward the project. He explained that adoption of the proposed rates was necessary to demonstrate the City's ability to meet debt service requirements in order to secure bond financing. He further noted that the rates could be adjusted in the future if additional funding sources were obtained, including potential proceeds from the pending water rights transaction.

The Council discussed the proposed rate structure, including a reduction in the base rate and the implementation of a usage-based component calculated from winter water usage averages. Councilmember Butler stated that this approach was intended to more equitably distribute costs based on household usage, particularly benefiting smaller households. Councilmember Williams stated that the usage-based model was developed in response to public feedback. Councilmember Thomas noted that transitioning to a usage-based system was a new approach for the City and reflected efforts to address community concerns.

Councilmember Dalton expressed concern regarding the impact of the rate increases on residents with fixed or limited incomes and proposed that the City explore the creation of an assistance program for elderly and low-income residents. He offered to research potential options and bring recommendations back to the Council. Councilmember Thomas supported exploring additional funding strategies and potential use of City assets, such as water-related revenues, to help offset costs to residents.

The Council discussed implementation details, including using individual household water usage data from winter months to calculate initial rates, with adjustments to be made as more precise metering data becomes available. Staff confirmed that the new rates would be implemented in July.

Councilmember Butler clarified prior rate increases and stated that recent adjustments had been made in anticipation of the wastewater project. Councilmember Thomas noted that historical rate information was available on the City's website for public review.

Mayor Hammond asked if there were any additional questions prior to action. There were none.

Motion: Councilmember Butler moved to approve Ordinance 2026-12 adjusting the sewer rate in connection with wastewater treatment plant improvements and associated sewer revenue bonds, as presented, with direction to research the feasibility of implementing an assistance program for low-income and elderly residents.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, Absent; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

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

Planning and Zoning Administrator Shelby Moore presented the proposal to award a contract for rodeo stock services to Broken Heart Rodeo Company, LLC. She explained that three bids had been received and that Broken Heart Rodeo Company was the most comprehensive and cost-effective option, as the proposal included livestock, timers, judges, and other necessary components to host a rodeo event.

Ms. Moore provided an overview of planning efforts, including projected revenues from sponsorships, ticket sales, entry fees, and vendors. She stated that approximately $16,500 in sponsorships had already been pledged, with a goal of $30,000, and outlined anticipated attendance and event logistics, including parking, seating capacity, and facility improvements. She also noted that the event would be sanctioned through the Rocky Mountain Professional Rodeo Association, which would help ensure contestant participation.

The Council discussed timing, facility readiness, and financial considerations. Councilmember Thomas expressed appreciation for the proposal and stated that the event had the potential to strengthen community engagement, but raised concerns regarding the short timeline and ensuring the event could be executed successfully without creating a financial burden. Ms. Moore responded that planning efforts were underway, including facility inspections, coordination with vendors, and community volunteer involvement.

Councilmember Dalton expressed support for the event and noted that he had received positive feedback from the community. He also asked about participant turnout and parking logistics, which Ms. Moore addressed by explaining the sanctioning process and planned traffic and parking arrangements.

The Council discussed projected attendance, potential need for additional seating, restroom facilities, and long-term maintenance of the arena. Mr. Resare noted that ongoing maintenance and potential staffing needs would need to be considered if the City continued hosting rodeo events in the future.

Councilmember Butler expressed support for the proposal, noting the potential for strong community involvement and suggesting that early ticket sales could help gauge attendance and inform planning efforts. He also stated that the timing of the event aligned well with other community activities.

Overall, the Council expressed support for moving forward with the rodeo event, while acknowledging logistical considerations and the need for continued planning and community coordination.

Motion: Councilmember Williams moved to approve Resolution 2026-20 awarding a contract for rodeo stock services to Broken Heart Rodeo Company, LLC.

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Nay”; Councilmember Skinner, Absent; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

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

Ms. Montierth presented a proposal from American Ramp Company to add timing equipment to the Scenic Slopes bike track. She explained that the equipment would be installed beneath the track and would allow users to track lap times, speed, and usage through a mobile application. She noted that the feature was newly developed, with limited installations to date, and that the cost to add the equipment during construction would be $10,000.

Dalton Vaughn, representing American Ramp Company, participated by phone and provided additional details regarding the functionality of the system. He explained that the system would track rider activity through a mobile app, create leaderboards, and provide usage data to the City without requiring ongoing fees or maintenance. He also stated that installation could occur at a later date, but recommended installing it during initial construction to capture early usage and reduce future disruption.

The Council discussed the benefits of the system, including community engagement, usage tracking, and the ability to support events and competitions. Councilmember Butler asked questions regarding functionality, cost, and app usage, including whether the app would be free and accessible, which Mr. Dalton confirmed. Councilmember Thomas asked about accuracy and future adaptability, and Mr. Dalton stated the system was comparable to other tracking applications and could be installed at a later date if needed.

Councilmember Butler negotiated the cost of the equipment, and Mr. Vaughn agreed to reduce the price from $10,000 to $7,500. The Council discussed the cost in relation to the overall project budget and acknowledged the potential value of the feature. Staff noted that construction of the bike track was scheduled to begin soon, and direction would be needed in order to include the feature during installation.

Motion: Councilmember Butler moved to approve an additional $7500 in funding for the Scenic Slopes Bike Track for installation of timing equipment

Second: Councilmember Thomas seconded the motion.

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

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

City Recorder Alicia Fairbourne presented a resolution authorizing the dissolution of Desert Edge Public Infrastructure Districts Nos. 2 and 3 on behalf of legal counsel. She explained that all land had previously been annexed into District No. 1, and that Districts Nos. 2 and 3 were no longer necessary. She stated that the developer, LGI Homes Utah, had submitted a petition for dissolution, and confirmed that the districts had not issued bonds, collected taxes or fees, expended funds, or incurred any debt or financial obligations.

Mayor Hammond characterized the item as routine housekeeping. Councilmember Butler noted that prior board changes had likely been made in preparation for the dissolution.

Motion: Councilmember Butler moved to approve Resolution 2026-19 authorizing the dissolution of the Desert Edge Public Infrastructure District Numbers 2 and 3.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Nay"; Councilmember Skinner, Absent; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

11. Council Reports

Councilmember Williams reported that upcoming mosquito abatement and irrigation meetings were scheduled and noted that arrangements would be made to spray the rodeo grounds prior to the event. Councilmember Dalton and Councilmember Thomas reported no new updates but noted upcoming site walkthroughs and meetings. Councilmember Butler reported on upcoming Planning and Zoning, Historic Preservation, and Library Board meetings, stating there were no significant updates at this time.

Mayor Hammond announced a ribbon cutting for the Desert Edge subdivision scheduled for April 6th and discussed scheduling a future Council training or retreat, with direction given to staff to coordinate potential dates. She also noted that Arbor Day tree distributions and school events were scheduled, and that a fire department training would be held on April 11th.

Mayor Hammond provided an update regarding a proposed nuclear campus project, stating that the State had submitted an application to the federal government and that a decision was expected later in the year. The Council discussed whether to share informational materials with the public, and staff was directed to post the information.

Additional discussion included encouragement to promote the rodeo through social media and outreach efforts. No further reports were provided.

12. Closed Session – (Imminent Litigation, Real Estate Negotiations, Personnel)

Motion: Councilmember Dalton moved to proceed into a closed session to discuss imminent litigation, real estate negotiations, or personnel.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Nay"; Councilmember Skinner, Absent; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

At 9:08 p.m., the public meeting was closed. Mayor Hammond called for a ten-minute recess.

Present: Mayor Heidi Hammond, Councilmember Rhett Butler, Councilmember Derek Dalton, Councilmember Jake Thomas, Councilmember Jeff Williams, Michael Resare, and Alicia Fairbourne.

Motion: Councilmember Butler moved to adjourn the closed session and proceed into open meeting.

Second: Councilmember Williams seconded the motion.

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

13. Adjourn

There being no further business,

Motion: Councilmember Williams moved to adjourn.

Second: Councilmember Thomas seconded the motion.

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

The meeting adjourned at 9:55 p.m.