

MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 4TH, 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

Brittany Skinner
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Fire Chief Jason Remick
1st Assistant Fire Chief Erik Stromberg
2nd Assistant Fire Chief Steve Clark

Christy Montierth, Public Works Director
Bill Cobabe, Comm. Development Director
Shelby Moore, Planning & Zoning Admin
Police Chief Robert Sager
Aspen Clegg, Finance Director

Citizens and Guests Present or on Zoom: Dave and Teresa Reed, Brian White, Les Peterson, Ross Shelton, Sheldon Birch, Krysta MacFarlane, Leisa Lingwall, Jeffry Downward, Zach Rucker, Chance Peterson, Alex Buxton, Robert Rousselle, 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 floor for public comment at 7:03 p.m.

Krysta MacFarlane expressed appreciation to the Council for the information provided at the previous meeting regarding the sewer project and for their willingness to listen to public feedback. She acknowledged the difficulty of the situation, particularly for newer council members, and commended their efforts to communicate with residents. She encouraged the Council to continue exploring alternative funding options to reduce the financial burden on residents.

Leisa Lingwall expressed concern regarding the City's prior decision to waive approximately \$360,000 in impact fees for the Solberg's development, stating she had not received a response to her prior inquiry. She questioned whether the City had adequately negotiated the agreement and whether the anticipated tax revenue from the development would justify the waived fees.

She asked for clarification on what impact fees are used for if they do not fund sewer infrastructure and why developers were not contributing more toward sewer system improvements. She also raised concerns about potential increases in garbage fees, stating that combined costs for utilities

and taxes could make living in the community unaffordable.

Ms. Lingwall further questioned why proceeds from the sale of approximately \$18 million in water resources were not being used for sewer improvements instead of parks, and why sewer infrastructure planning and funding had not been addressed earlier. She expressed frustration with rising costs and the financial impact on residents.

Jeff Downward expressed concern that the proposed sewer rate structure charged a flat fee for all households rather than being based on water usage. He stated that he had researched multiple cities that calculate sewer rates based on water consumption and asserted that such a system would be simple to implement. He argued that a flat rate was unfair to smaller households and individuals, who would pay the same as larger families with higher usage.

He also questioned why alternative, potentially less expensive methods for constructing the sewer plant were not being considered and expressed concern about project costs.

There being no further public comments, Mayor Hammond closed the floor at 7:08 p.m.

2. Summary Action Items:

a. Approval of Minutes from the February 18, 2026 City Council Regular Meeting

The minutes were not ready for approval and would be put on the next meeting's agenda.

b. Approval of Bills

Motion: Councilmember Butler moved to approve the invoices.

Second: Councilmember Williams seconded the motion.

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

3. Consideration of Ordinance 2026-13 approving a rezone for certain real property located at approximately 519 W Main Street from the A-10 (Agricultural) zoning designation to the C-S (Shopping Commercial District) zoning designation

Planning and Zoning Administrator Shelby Moore presented a proposed rezone of approximately 519 West Main Street from A-10 to C-S (Commercial Shopping) and stated that the Planning Commission had recommended approval. She explained that the request would expand the existing commercial zoning along the Main Street corridor and was consistent with the City's future land use designation for mixed-use and commercial development. She noted that the property had previously been used as a junkyard, was currently undeveloped, and was surrounded by a mix of residential, mixed-use, and commercial zoning.

The applicant, Mr. Ross Shelton, explained that he intended to use the property for RV storage and confirmed that no structures were proposed. Councilmember Butler requested clarification on the

intended use and noted that more detailed considerations, including site conditions, buffering, and access, would be addressed during the conditional use permit process. Councilmember Thomas asked about adjacent parcels and zoning, and Ms. Moore provided clarification on surrounding designations, including A-10 and RM-15 areas.

Councilmember Butler also referenced the history of the property, noting prior parcel divisions and inconsistencies in zoning, and stated that the rezone would help bring the area into alignment with the City's planning goals and improve the appearance and function of the corridor along Main Street.

Motion: Councilmember Butler moved to approve Ordinance 2026-13 approving a rezone for certain real property located at approximately 519 W Main Street from the A-10 (Agricultural) zoning designation to the C-S (Shopping Commercial District) zoning designation

Second: Councilmember Dalton seconded the motion.

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

4. Discussion and direction of the sewer rate study

City Manager Michael Resare introduced Alex Buxton from Zions Public Finance and Robert Rousselle from Ensign Engineering to provide updates and answer questions.

Discussion focused on bond financing requirements, including the need to meet a minimum debt service coverage ratio of 1.25, which required sufficient revenue from sewer rates to support repayment. The Council discussed the current funding structure, including approximately \$16 million from the State Water Quality Board and existing City funds, and the need to bond for the remaining project costs. It was explained that additional state funding could be pursued in the future, and that lower-interest funding options would reduce long-term costs.

The Council reviewed a proposed rate structure that included a base fee combined with a usage-based component calculated from winter water usage averages. Staff explained that this model could provide a more equitable distribution of costs among residents, though average users would likely pay amounts similar to prior projections. Implementation considerations were discussed, including system upgrades, data collection limitations, and administrative changes required to support usage-based billing.

Councilmembers discussed fairness, impacts to residents on fixed incomes, and the need to balance costs while maintaining compliance with potential state legislation that could affect rate requirements. Staff advised that timing was critical to avoid triggering additional regulatory requirements tied to funding.

The Council generally supported exploring a usage-based rate structure and directed staff to refine the model and provide additional options, including variations in base and usage fees, for further consideration at a future meeting.

5. Discussion of a potential land swap between Grantsville City and Dave and Teresa Reed

Ms. Moore presented a proposed land swap between Grantsville City and Mr. and Mrs. Reed, explaining that the City owned approximately 20.47 acres and the Reeds owned approximately 14.77 acres across two parcels. She stated the purpose of the exchange was to realign property ownership to support long-term planning goals, improve land use efficiency, and allow for better infrastructure connectivity, including a potential extension of Wrathall Drive.

Ms. Moore explained that the proposed configuration would eliminate landlocked property, create more cohesive parcels, and support future uses such as agricultural programs, cemetery expansion, or other community needs. She also noted that any future subdivision of the Reed property would require construction of the roadway to City standards.

Mr. Reed provided information regarding existing wells on the property, stating they were no longer functional and posed no anticipated issues. Councilmembers asked questions regarding roadway connectivity, potential impacts to surrounding residents, and future land use. Staff clarified that the land could support uses such as the Clark Farm expansion or FFA and 4-H programs, and that the proposed swap would create a more usable, contiguous parcel for those purposes.

Councilmembers discussed the difference in acreage between the parcels and considered factors beyond size, including land quality, location, access, and future development potential. It was noted that the Reed property was more usable due to fewer land constraints, while portions of the City-owned property contained sinkholes and other limitations.

The Council expressed general support for moving forward with the proposal and provided direction to proceed with the required public noticing and hearing process before any formal action or expenditures, including surveys, would be authorized.

6. Consideration of Resolution 2026-12 amending the fee schedule for garbage and recycling to modify the date of the annual two percent (2%) increase from January to July

Finance Director Aspen Clegg presented a proposed amendment to the City's fee schedule to move the annual 2% garbage rate adjustment from January to July. She clarified that the 2% increase was already part of the City's adopted fee schedule and was not a new or additional increase, but rather a timing adjustment.

Ms. Clegg explained that the change would align garbage rate adjustments with water and sewer rate increases, allowing all utility adjustments to occur at the same time each year. She stated this would simplify billing for residents and improve administrative efficiency for staff.

She further explained that the garbage rate increase for January 2026 had already been implemented, and if the amendment were approved, the next increase would not occur until July 2027. This would result in an 18-month period without an additional garbage rate increase.

Councilmembers clarified that the proposal did not modify current rates or impact the existing budget, but would streamline future budgeting and billing processes.

Motion: Councilmember Butler moved to approve Resolution 2026-12 amending the fee schedule for garbage and recycling to modify the date of the annual two percent (2%) increase from January to July, beginning in 2027.

Second: Councilmember Skinner seconded the motion.

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

7. Consideration of Ordinance 2026-14 establishing an annual stipend program for members of the Grantsville City Fire Department

Fire Chief Jason Remick, along with Assistant Chiefs Erik Stromberg and Steve Clark, presented a proposal to convert the existing firefighter appreciation budget line item into an annual stipend program for members of the Grantsville City Fire Department. They explained that the stipend would serve as a form of recognition for volunteer firefighters and as a step toward transitioning to a paid-on-call model.

Chief Remick stated that firefighters currently served on a fully volunteer basis, with only administrative personnel receiving a stipend. He outlined that eligibility for the stipend would require meeting minimum participation standards, including call response percentages, training hours, meeting attendance, and certifications.

The proposed stipend structure was based on rank and participation, with estimated annual payments ranging from approximately \$250 for firefighters meeting minimum requirements to higher amounts for those with greater participation. The total cost of the program was projected to remain within the existing \$10,000 budget allocation for firefighter appreciation.

Councilmembers discussed the structure of the program, including how participation would be tracked and how stipends would be distributed. It was explained that activity levels were recorded and reviewed regularly, and stipends would be calculated annually based on participation. Councilmember Butler noted that the stipend equated to a minimal hourly rate when considering time spent on calls, training, and meetings.

The Council expressed support for the proposal and appreciation for the firefighters’ service, noting the demands and value of their volunteer work. No concerns were raised regarding funding, as the program would utilize an existing budgeted line item.

Motion: Councilmember Thomas moved to approve Ordinance 2026-14 establishing an annual stipend program for members of the Grantsville City Fire Department.

Second: Councilmember Dalton seconded the motion.

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

8. Council Reports

Councilmember Butler reported on recent Planning and Zoning activities, noting that joint work meetings with the Council were being scheduled to review the Master Transportation Plan, with a presentation anticipated in mid-April and a public open house planned for April 30. He also reported that the Library Board and Historic Preservation Committee were continuing their regular activities.

Councilmember Butler addressed comments made during public comment, clarifying that the Solberg's impact fee was related to transportation and could not be used for sewer infrastructure, and that the fee had been reduced rather than fully waived. He stated that the Council and staff were continuing to evaluate funding options, including water credits, while working to remain compliant with state and federal requirements.

Councilmember Thomas reported on the Veterans Park project, noting that it had been put out to bid and encouraging participation from contractors to help reduce costs. He also provided an update on ongoing discussions with the school district regarding Cherry Park.

Mayor Hammond provided several updates, including information on upcoming conferences, UDOT's anticipated construction of a traffic signal at Main Street and Hale Street, and ongoing issues with vandalism at Cherry Park. She encouraged residents to report suspicious activity and noted continued coordination with local partners to address the issue.

Mr. Resare informed the Council that the State had scheduled a hearing regarding the City's effluent water rights, which were being contested. He stated that the City had retained legal counsel and consultants to represent its interests and would continue to provide updates as the matter progressed.

9. Adjourn

There being no further business, Mayor Hammond asked for a motion to adjourn.

Motion: Councilmember Williams moved to adjourn.

Second: Councilmember Skinner seconded the motion.

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

The meeting adjourned at 9:02 p.m.