**MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON FEBRUARY 18TH, 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
Derek Dalton
Brittany Skinner
Jake Thomas
Jeff Williams

**Council Members Excused:** Rhett Butler

**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
Aspen Clegg, Finance Director
Shelby Moore, Planning & Zoning Admin.

**Citizens and Guests Present or on Zoom:** Brian White, Les Peterson, Todd Rasband, Troy Darger, Win Rasband, Paul Christiansen, Kathleen VonHatten, Arnie Hunt, Kevin Munds, Krysta MacFarlane, Vickie Lake, Heidi Jeffries, Craig Durfee, Chance Peterson, Ron Stewart, J. Bywater, Jeffry Downward, Becky McKee, 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 7:01 p.m. There were none. There floor was closed.

2. **Summary Action Items:**

   a. **Approval of Minutes from the February 4, 2026 City Council Regular Meeting**

   **Motion:** Councilmember Dalton moved to approve the February 4, 2026 City Council Regular Meeting Minutes as presented.

   **Second:** Councilmember Williams seconded the motion.

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

**b. Approval of Bills**

**Motion:** Councilmember Thomas moved to approve the invoices.

**Second:** Councilmember Skinner seconded the motion.

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

## 3. Presentation from the Tooele Technical College introducing the 2026 Student of the Year and providing an institutional update

Mr. Kent Thygersen, Interim President of Tooele Technical College, provided an overview of the college and its role as a partner and resource to Grantsville City. He explained that the college operates under the Utah System of Higher Education and focuses on training local residents for local employers. He reported that approximately twenty percent (20%) of the college's employees and fifteen percent (15%) of its students resided in Grantsville City. He also highlighted recent updates, including completion of a building expansion funded by the state legislature, increased capacity for additional programs, and ongoing services such as workforce training, business support through the Custom Fit program, and small business assistance through the Small Business Development Center.

Mr. Thygersen then introduced Mr. Ty Dobman as the 2025–2026 Student of the Year. Mr. Dobman shared his personal experience, describing his transition from pursuing a professional football career to enrolling in the Tooele Technical College police academy after an injury ended his athletic career. He stated that the program had a significant impact on his personal development and career path. He reported that he was now employed with the Tooele County Sheriff's Office and expressed appreciation for the training and support he received through the college.

## 4. Presentation of the FY2025 Audit

Mr. Ron Stewart of Gilbert and Stewart CPAs presented the fiscal year 2025 audit and provided an overview of the audit process, including review of financial statements, internal controls, and state compliance. He explained that the auditors performed various testing procedures, including confirmations, invoice sampling, analytical reviews, and evaluation of financial calculations, to ensure accuracy and adherence to accounting standards.

Mr. Stewart reported that the City received an unqualified, or clean, audit opinion, indicating that the financial statements were materially correct and could be relied upon. He further stated that the City's internal controls were properly designed and functioning effectively, with no material weaknesses or significant deficiencies identified.

Regarding state compliance, Mr. Stewart reported that the City was generally in compliance with applicable requirements. He noted one finding related to the RDA fund exceeding its approved budget and recommended that the City monitor budgets more closely and adopt amendments when necessary.

Mayor Hammond thanked Mr. Stewart for the presentation and expressed appreciation to the City's finance staff for their work.

5. **Presentation and discussion of the sewer rate study and proposed rate increase in connection with the City's wastewater treatment system and associated sewer revenue bonds, followed by a public hearing to receive public comment.**

Mayor Hammond introduced the public hearing regarding the sewer rate study, proposed rate increase, and associated sewer revenue bonds. She clarified that no action would be taken during the meeting and announced that an open house would be held on February 25 to provide additional information and allow for further discussion with residents.

Public Works Director Christy Montierth provided a historical overview of the City's wastewater system compliance issues. She explained that the City fell out of compliance with state phosphorus limits in 2019 and later with ammonia limits due to sludge buildup in the existing lagoon system. She stated that the lagoons, originally constructed in 1972, could not meet current regulatory requirements. Ms. Montierth reported that the City had received extensions from the State but remained subject to potential penalties of up to $10,000 per day for noncompliance. She further stated that the City must be in compliance by March 31, 2029, requiring construction of a new wastewater treatment plant by the end of 2028.

Mr. Robert Rousall of Ensign Engineering presented the updated sewer rate study and financial analysis. He explained that the estimated cost of the wastewater treatment plant had increased from approximately $32 million in 2022 to approximately $48 million due to updated projections, engineering, and construction costs. He reviewed financial requirements, including maintaining a debt service coverage ratio of at least 1.25 and sufficient cash reserves.

Mr. Rousall discussed growth projections, operating expense trends, and capital improvement planning. He noted that projected operating expenses would increase, particularly once the new treatment plant became operational. He explained that only a portion of the project costs would be eligible to be funded through impact fees, with the majority to be covered by user rates and bonding. He also stated that increasing non-residential rates would have minimal impact due to the small percentage of non-residential users.

Mr. Rousall presented rate scenarios, indicating that significant rate increases would be required in the near term to meet financial obligations, with the largest increases projected in 2026 and 2027. He noted that the actual rate increases could vary depending on the final bond amount and construction bids, and that efforts were being made to reduce the financial impact where possible.

At 7:39 p.m., Mayor Hammond opened the public hearing for public comment.

*Mr. Kevin Casey* expressed concern regarding the proposed sewer rate increases in the context of overall City spending. He stated that from 2020 to 2025, the City's total budget increased significantly, along with employee compensation and staffing levels, while population growth and household income did not increase at the same pace.

Mr. Casey asserted that the proposed sewer rate increases would place an additional financial burden on residents who were already experiencing rising costs. He raised concerns regarding the proportion of the City's budget allocated to payroll and alleged that staffing and compensation levels had grown disproportionately compared to community needs.

He further stated that the City had been aware of the wastewater infrastructure issue since 2019 but had not consistently budgeted for sewer capital improvements in prior years. He expressed concern that reserves had been used instead of ongoing funding and that residents were now being asked to absorb significant rate increases.

Mr. Casey concluded by urging the Council to exercise fiscal discipline, evaluate spending priorities, and consider the long-term affordability and sustainability of City operations.

*Mr. Jeffrey Downward* expressed concern regarding prior sewer rate increases and stated that his personal utility bill had increased by approximately $40 per month, which he believed exceeded what had been previously communicated. He questioned the accuracy of prior representations regarding the impact of rate increases on residents.

Mr. Downward also raised concerns about the use of impact fee discounts, stating that such actions could set a precedent and reduce available funding for infrastructure. He questioned where those funds had been allocated.

Additionally, he expressed concern regarding infrastructure project costs increasing beyond original estimates and questioned the necessity of certain expenditures. He stated that he believed City spending had become excessive and aligned his concerns with those expressed by the previous speaker.

*Mr. Jeremy Yetter,* a resident of Anderson Ranch, questioned the assumptions used in the sewer rate study, specifically the estimated average residential usage of approximately 20,900 gallons per month. He stated that his household usage was significantly lower and expressed concern that the estimate did not align with typical residential water use.

Mr. Yetter suggested that the projected usage figures may be inflating the basis for the proposed rate increases and encouraged the Council to reevaluate the assumptions used in the analysis to ensure they accurately reflected actual household usage.

*Mr. Jeremy Bendixon* expressed concern regarding the financial impact of the proposed sewer rate increases on working residents. He stated that while he understood the need for a new wastewater treatment plant, the cost burden appeared to be disproportionately placed on residents rather than being shared with developers.

Mr. Bendixon referenced concerns about reduced or waived impact fees for certain developments and questioned whether similar arrangements had been made elsewhere, suggesting that such decisions could shift financial responsibility to residents. He also raised general concerns regarding rising costs, wages not keeping pace, and the overall affordability of living in the community.

He stated that these issues were causing frustration among residents and emphasized the importance of identifying alternative funding approaches to distribute costs more equitably.

*Ms. Louene Simpson* expressed concern regarding the long-term affordability of the proposed sewer rate increases. She questioned whether rates would be reduced once the wastewater treatment plant was paid off and stated that this concern had not been addressed.

Ms. Simpson described the financial strain the proposed increases would place on residents, particularly those on single incomes, and noted that her overall utility costs would significantly increase compared to what she previously paid in another community. She stated that rising property taxes and utility costs could make it difficult for residents to afford living in Grantsville and could lead to residents relocating.

She emphasized that the proposed rates could negatively impact the community by reducing affordability and discouraging residents from remaining in the City.

*Mr. Casey Barnum* expressed concern that the City had been aware of the wastewater compliance issue since 2019 but had not begun budgeting for the necessary infrastructure improvements at that time. He questioned why funding had not been set aside earlier to mitigate the need for significant rate increases.

Mr. Barnum also raised concerns regarding reduced impact fees for development projects, stating that such decisions could shift financial responsibility onto residents. He characterized the proposed rate increases as excessive and compared them to lower utility costs in other communities.

Additionally, he questioned the growth in City spending and employee compensation relative to the size of the community and expressed concern regarding overall financial management. He concluded by stating that the situation was concerning to residents and warranted further scrutiny.

*Ms. Krista McFarlane* expressed concern regarding the projected sewer rate increases, stating that the estimated base rate of approximately $110 per month by 2035 would be among the highest in the state.

Ms. McFarlane referenced written comments she had previously submitted and questioned whether the City had explored federal or state grant opportunities to help offset project costs. She expressed concern that placing the full financial burden on residents would disproportionately impact those on fixed incomes and could reduce the City's affordability and desirability for future residents.

She also suggested that the Council review how other municipalities facing similar regulatory requirements were managing comparable projects and encouraged consideration of alternative approaches that would reduce the financial impact on residents.

There being no further comments, Mayor Hammond closed the floor at 7:55 p.m.

Discussion ensued regarding the sewer rate study and proposed increases. No action was taken.

Councilmembers discussed concerns about the magnitude of the proposed rate increases and the potential financial impact on residents. Councilmember Dalton expressed concern that the burden was being placed too heavily on current residents and advocated for increasing impact fees so that growth would help pay for growth. Other Councilmembers discussed the possibility of a hybrid approach, combining moderate rate increases with adjustments to impact fees, though staff noted legal and financial limitations on the use of impact fees and the need to meet bonding requirements.

Staff explained that impact fees could only fund a limited portion of the project based on growth projections and legal constraints, and that bonding required a guaranteed revenue source, which could not rely on uncertain future development. Staff also confirmed that the City had pursued grant funding and additional financing opportunities but had limited success beyond the existing low-interest state loan.

Discussion also included concerns about affordability, the City's relatively small population and limited commercial base, and the challenges of distributing costs compared to larger cities. Councilmembers acknowledged that delaying the project would likely increase costs further and that additional extensions from the State were unlikely. Staff confirmed that the current lagoon system lacked capacity and could not meet regulatory requirements, particularly during warmer months.

Councilmembers discussed potential future actions, including reviewing rates annually, exploring additional funding strategies, and reaching out to other municipalities for comparison and best practices. Staff indicated that rate adjustments could be revisited based on actual project costs, growth, and updated financial conditions.

It was noted that construction bids for the wastewater treatment plant were expected in late March, which would provide more definitive cost information. Staff also confirmed that previously collected sewer rate revenues were being held in the sewer fund for use toward the project.

The Council expressed a desire to continue evaluating options to reduce the financial impact on residents and to gather additional information prior to making a decision. An open house was scheduled to provide further public education and discussion before any future action.



## 6. Council Reports

Councilmember Williams reported that he attended mosquito abatement meetings and noted increased legislative activity and a significant rise in West Nile virus cases. He suggested including public education in the City newsletter regarding protection for residents and animals. He also reported attending an irrigation company board meeting.

Councilmember Thomas reported on activities of the Grantsville Youth Council, including participation at the State Capitol. He announced that applications were open for the upcoming Youth Council term and that senior scholarship applications were due May 1. He also noted that a meeting with the school district had been postponed pending additional information and an interlocal agreement. He reported that the Veterans Park project was being revised to reduce costs and would be rebid in the coming weeks.

Councilmember Dalton reported on a recent Planning Commission meeting, noting thorough discussion of agenda items and indicating that future meetings may be longer. He also referenced a GIS presentation provided to the Council as a useful tool.

Mayor Hammond reported on upcoming opportunities and events, including the Utah Inland Port annual meeting on March 17 and requested RSVPs. She proposed holding an informational retreat for Councilmembers to review topics such as budgeting and legal matters, with a preference expressed by Council to hold the training in a single session. She also provided updates on preparations for the Fourth of July and America 250 events, announced upcoming dumpster days on May 2 and May 16, and encouraged coordination of neighborhood cleanup efforts.

Ms. Shelby Moore, Planning and Zoning Administrator, presented a proposal to reintroduce a rodeo at the City's rodeo grounds, noting that the facility had not been utilized for that purpose in approximately 15 years. She outlined a potential event to be held in May and provided preliminary cost estimates, including anticipated expenses, sponsorship revenue, and ticket sales. She indicated that City funding could be partially offset through sponsorships and potentially through park-related funding sources, and recommended the use of a consultant to manage the event due to staff capacity constraints.

Councilmembers expressed general interest in the concept but requested additional financial details and analysis, including whether projected revenues would adequately offset costs. Councilmember Thomas suggested gathering public input to gauge community interest prior to moving forward. No formal direction was given, but there was consensus to continue evaluating the proposal.

Ms. Moore also reported that Grantsville City had received a Project of the Year award from the Utah Asphalt Paving Association for the Matthews Lane project. She summarized the project's scope, including roadway and utility reconstruction, and highlighted its role in supporting future commercial development and improving safety. Mayor Hammond acknowledged the award and expressed appreciation for Ms. Moore's efforts, including her nomination and presentation of the project.

## 7. 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 Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". Absent from voting: Councilmember Butler. There were none opposed. The motion carried.

The meeting adjourned at 8:56 p.m.