

MINUTES OF THE BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 6TH, 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
Police Chief Robert Sager
Fire Chief Jason Remick

Christy Montierth, Public Works Director
Bill Cobabe, Comm. Development Director
Aspen Clegg, Finance Director
Tysen Barker, City Attorney *(via Zoom)*

Citizens and Guests Present or on Zoom: Sheldon Birch, Dean Williams, Robert Rousselle, Les Peterson, Camille Burt, Diane Alvord, Scott Stepley, Jim Merrill, Heidi Jeffries, Craig Durfee, Cyndia Sturm, Jessica Vigil, Chance Peterson, Chelsea Sheppard, Jaime Topham, Krysta MacFarlane, Leisa Lingwall, Andrei Popa, KennaRae Harvey, 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.

Mayor Hammond announced that agenda items seven and eight would be continued to the May 20, 2026 City Council Meeting and stated that public comment on those items would not be taken during the meeting. *(Clerk's note: the Regular Meeting on May 20th was later rescheduled to May 18, 2026 at 7:00 p.m. due to scheduling conflicts with several members of the Council.)*

AGENDA:

1. Public Comment

Mayor Hammond noted that one written public comment had been received from Ms. Krysta MacFarlane and that the comment would be included in the online meeting packet. Mayor Hammond then opened the floor for public comment at 7:01 p.m.

Diane Algore addressed the Council regarding the proposed utility assistance program related to sewer rates. She expressed concern about using City-collected utility funds to subsidize sewer costs for low-income households without direct resident input. She suggested that the City instead consider implementing a voluntary donation option on utility bills that would allow residents to contribute directly toward assisting households struggling to pay sewer costs.

Leisa Lingwall addressed the Council regarding concerns related to sewer expenses and proposed tax increases. Ms. Lingwall stated that she had previously emailed the Mayor and Councilmembers regarding those concerns and expressed disappointment that she had not received follow-up communication from most members of the Council.

KennaRae Harvey addressed the Council regarding rising utility costs and proposed property tax increases. Ms. Harvey acknowledged the financial challenges facing the City but expressed concern about the cumulative impact of increasing sewer rates, property taxes, fuel costs, and grocery prices on residents, particularly seniors living on fixed incomes. She encouraged the Council to remain mindful and fiscally prudent when considering expenditures and requested that the City take only the minimum amount necessary through any proposed tax increase.

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

2. Summary Action Items:

a. Approval of Minutes from the April 1, 2026 City Council Regular Meeting

Motion: Councilmember Thomas moved to approve the April 1, 2026 City Council Regular Meeting Minutes as presented.

Second: Councilmember Butler 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.

b. Approval of Minutes from the April 14, 2026 City Council and Planning Commission Work Meeting

Motion: Councilmember Dalton moved to approve the April 14, 2026 City Council and Planning Commission Work Meeting Minutes as presented.

Second: Councilmember Skinner made the second.

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

c. Approval of Minutes from the April 15, 2026 City Council Regular Meeting

Motion: Councilmember Williams moved to approve the April 15, 2026 City Council Regular Meeting Minutes as presented.

Second: Councilmember Butler made the second.

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

d. 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, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

3. Introduction of Officer John Pittman and Administration of the Oath of Office

Chief Sager introduced Officer John Pittman and provided an overview of his law enforcement background, noting that Officer Pittman retired from the West Valley City Police Department after more than 20 years of service and had experience in multiple divisions, including riot squad, traffic patrol, and major case investigations. Chief Sager stated that Officer Pittman would be a strong addition to the Grantsville Police Department and the community.

Officer Pittman addressed the Council and stated that he had lived in Grantsville for approximately 10 years and was grateful for the opportunity to serve the community where his family lived and had grown up. Chief Sager then administered the Oath of Office to Officer Pittman. Following the oath, Officer Pittman’s wife pinned his badge. Mayor Hammond welcomed Officer Pittman and expressed appreciation for his service to the community.

4. Consideration of Resolution 2026-27 approving the 2026-2027 dispatch agreement

Chief Sager presented the proposed 2026-2027 dispatch agreement with Tooele County for emergency dispatch services. Chief Sager explained that the agreement covered emergency call dispatching, officer safety monitoring, and related dispatch services. He stated that the annual cost under the proposed agreement had decreased by approximately three percent compared to the prior year, from approximately \$163,000 to approximately \$158,000.

Councilmember Thomas asked for clarification regarding the comparison to the previous year’s cost. Mayor Hammond commented on the unusual decrease in pricing and expressed appreciation for the reduction.

Motion: Councilmember Skinner moved to approve Resolution 2026-27 approving the 2026-2027 dispatch agreement.

Second: Councilmember Butler 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.

5. Consideration of Resolution 2026-29 approving the advance order of 100th anniversary badges and patches for the Grantsville Fire Department

Chief Remick presented Resolution 2026-29 regarding the advance order of commemorative 100th anniversary badges and shirt patches for the Grantsville Fire Department. Chief Remick explained that the items required a six- to eight-month production timeline and needed to be ordered in advance to ensure delivery in time for the department’s 100-year anniversary celebration in January. He stated that the total estimated cost was approximately \$6,700 and clarified that payment would not occur until Fiscal Year 2027 using the Fire Department’s future budget allocation.

Mayor Hammond confirmed that the purchase would be funded through the upcoming fiscal year budget but required approval at the current time to proceed with ordering. Chief Remick displayed examples of the proposed commemorative patches and badges for the Council. Councilmember Thomas commented on the significance of the department reaching its 100-year milestone.

Motion: Councilmember Thomas moved to approve Resolution 2026-29 approving the advance order of 100th anniversary badges and patches for the Grantsville Fire Department.

Second: Councilmember Butler 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.

6. Discussion of a utility assistance program

Councilmember Dalton presented a preliminary overview of a proposed Sewer Utility Assistance Program intended to assist low-income and hardship households impacted by recent sewer rate increases. Councilmember Dalton explained that he researched similar programs implemented by other municipalities and outlined several possible program structures and funding options for Council consideration.

Councilmember Dalton stated that the proposed program could provide utility bill credits directly to qualifying resident accounts rather than issuing payments directly to residents. He explained that eligibility could be based on income thresholds tied to area median income, participation in qualifying assistance programs such as SNAP or free and reduced lunch programs, or temporary hardship situations including job loss or medical emergencies. He further explained that applicants would be required to reapply annually and that hardship assistance could potentially be limited to shorter periods of time.

Councilmember Dalton reviewed potential assistance tiers, estimated participation levels, projected annual program costs, and possible funding methods. Funding options discussed included allocations from the sewer enterprise fund, voluntary customer bill round-up donations, grant opportunities, and a possible one-dollar monthly set-aside from sewer utility bills. Councilmember Dalton stated that the estimated annual program cost could be approximately \$65,000 to \$75,000 depending on participation levels and final program structure.

Councilmember Skinner asked whether existing staff could administer the program or whether

additional staffing would be required. Councilmember Dalton stated that additional staff discussions would be necessary if the Council wished to pursue the concept further. Mayor Hammond reminded an audience member that public comment was not permitted during the discussion portion of the agenda item.

Councilmember Butler expressed support for continuing to explore the proposal and stated that additional funding options could potentially be identified to support the program. Councilmember Skinner stated that she supported exploring the concept further and suggested initially limiting the program to sewer assistance rather than all utility services. Councilmember Thomas stated that concerns regarding sewer affordability remained unresolved in his mind despite prior sewer rate adjustments and emphasized the importance of continuing to explore additional solutions, grants, and funding opportunities. He also expressed concern regarding how funds would be allocated within the City budget.

Councilmember Dalton stated that he would continue researching the feasibility of the program with staff and provide additional information to the Council at a future meeting.

- 7. Public Hearing Item: Consideration of Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision (this item will not be discussed and will be continued to the May 20, 2026 City Council Meeting)**
- 8. Public Hearing Item: Consideration of Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision (this item will not be discussed and will be continued to the May 20, 2026 City Council Meeting)**

Motion: Councilmember Thomas moved to continue agenda items 7 and 8 to the May 20, 2026 City Council Meeting.

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.

Clerk’s note: The May 20th meeting was rescheduled later in the meeting to May 18, 2026 at 7:00 p.m.

- 9. Public Hearing Item: Consideration of Resolution 2026-30 approving a plat amendment to the Moody Acres Subdivision, located at approximately 415 South Worthington Street**

Planning and Zoning Administrator Shelby Moore presented a proposed plat amendment to the Moody Acres Subdivision located at approximately 415 South Worthington Street. Ms. Moore explained that the request involved a minor lot line adjustment affecting an already platted lot and therefore required a plat amendment rather than a standard boundary line adjustment. She stated that the amendment would reduce the size of Lot 1 to approximately one-half acre and realign the future roadway alignment on Lot 2 to preserve future internal access and roadway connectivity if

the property were subdivided in the future.

Mayor Hammond asked for clarification regarding the reduction in the lot size of Lot 1. Councilmember Skinner confirmed that the adjustment was related to future roadway alignment. Councilmember Thomas asked whether the item had previously been reviewed by the Planning Commission and requested clarification regarding the maximum number of lots permitted within a minor subdivision. Ms. Moore stated that minor subdivisions were limited to four lots.

There being no further discussion from Council, Mayor Hammond opened the floor for public comments at 7:34 p.m. No public comments were received, either in person or online, and the public hearing was closed.

Motion: Councilmember Butler moved to approve Resolution 2026-30 approving a plat amendment to the Moody Acres Subdivision, located at approximately 415 South Worthington Street.

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.

10. Public Hearing Item: Consideration of approving amendments to the Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis

Robert Rousselle of Ensign Engineering presented proposed amendments to the Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis for drinking water, wastewater, public safety, parks, water rights acquisition, and storm drainage. Mr. Rousselle explained that transportation impact fees were not included at this time pending completion of updates to the City’s transportation master plan. He stated that the plans are updated annually and are intended to ensure that growth-related infrastructure costs are proportionately allocated to new development through impact fees.

Mr. Rousselle reviewed updated demographic projections, including revised residential and commercial growth assumptions based on recent development activity and building permit data. He explained that the proposed amendments adjusted project timing, infrastructure costs, and projected growth rates to better reflect current conditions and future infrastructure demands. Mr. Rousselle also reviewed level of service standards, impact fee eligible projects, and future infrastructure needs associated with water, wastewater, public safety, parks, and storm drainage systems.

Discussion included the proposed wastewater treatment plant, planned water system improvements, public safety facilities, future satellite fire stations, and regional storm drainage infrastructure. Mr. Rousselle explained that impact fees related to the wastewater treatment plant reflected only the portion attributable to future growth and noted that future excess treatment capacity could continue generating impact fee revenue through buy-in costs. He also discussed future stormwater regulatory requirements and the possibility that the City may eventually need to implement additional stormwater infrastructure planning and funding mechanisms.

Mayor Hammond opened the public hearing to receive comments regarding the proposed amendments. No public comments were received in person or online, and the public hearing was closed.

Councilmember Butler stated that the Council and Planning Commission had spent significant time reviewing the proposed amendments and emphasized the importance of ensuring that development paid its proportionate share of infrastructure costs through impact fees. Councilmember Thomas discussed concerns regarding water system capacity, well production, and long-term infrastructure planning, including questions regarding existing and future water storage and source capacity. Staff and Mr. Rousselle confirmed that the Bates Well was currently under development and that the North Star water tank project would help address projected water deficits identified within the report. Councilmember Williams asked questions regarding future impact fee revenues associated with excess wastewater treatment plant capacity and whether those revenues could be applied toward bond repayment. Additional discussion occurred regarding future stormwater management requirements, possible MS4 designation thresholds, and the importance of maintaining conservative but realistic growth projections within the impact fee analysis.

Mayor Hammond thanked Mr. Rousselle for the presentation and information provided.

Motion: Councilmember Butler moved to approve Resolution 2026-31 approving amendments to the Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis.

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.

11. Public Hearing Item: Consideration of Ordinance 2026-18 approving amendments to the Grantsville City Land Use and Management Code Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21

Community Development Director Bill Cobabe presented proposed amendments to Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21 of the Grantsville City Land Use and Management Code. Mr. Cobabe explained that many of the proposed amendments consisted of clarifications, cleanup items, and revisions intended to improve consistency within the code, align provisions with state law, and provide clearer guidance for applicants, developers, and property owners. He stated that the amendments had undergone extensive review and multiple revisions over several months through staff and Planning Commission discussions.

Councilmember Butler noted that the Planning Commission had reviewed the amendments numerous times over approximately six months and stated that the Commission ultimately recommended approval unanimously. Mr. Cobabe explained that the amendments involved detailed review of language, standards, and requirements to ensure the code accurately reflected the City’s intended land use regulations and development standards.

Mayor Hammond opened the floor for public comments at 8:09 p.m. No public comments were received in person or online, and the public hearing was closed.

Councilmember Butler stated that the amendments represented a positive step forward and had been thoroughly vetted through multiple levels of review. Mayor Hammond and Councilmember Thomas expressed appreciation to staff and the Planning Commission for the extensive work involved in preparing the amendments and addressing inconsistencies within the code.

Councilmember Dalton asked questions regarding proposed revisions related to family food production and the keeping of animals within RM-7 zoning districts. Planning and Zoning Administrator Shelby Moore explained that the amendments would remove conditional use allowances for larger animal operations within RM-7 zones due to concerns associated with increasing residential density and smaller lot sizes. Ms. Moore further explained that existing code provisions still allowed limited keeping of chickens and ducks subject to lot size and setback requirements. Councilmember Dalton expressed concern regarding the practicality of certain setback requirements for smaller animals and indicated additional future discussion may be warranted.

Motion: Councilmember Thomas moved to approve Ordinance 2026-18 approving amendments to the Grantsville City Land Use and Management Code Chapters 4, 6, 7, 8, 9, 14, 15, 16, 20, and 21.

Second: Councilmember Butler 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.

12. Presentation and consideration of Resolution 2026-36 documenting compliance with truth in taxation statement requirements under 59-2-919 in anticipation of Council's adoption of the tentative Fiscal Year 2027 budget, and establishing a time and place of a public hearing to consider its adoption; and

- a. Statement of Intent: The Budget Officer intends to state that Grantsville City is considering levying a tax rate that exceeds the Grantsville City certified tax rate**
- b. Statement that the tentative budget includes a proposed tax rate increase**
- c. Statement of proposed dollar amount: The Budget Officer will state the approximate dollar amount of and purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase**
- d. Statement of approximate percentage increase: The Budget Officer will state the approximate percentage increase in ad valorem tax revenue for the fiscal year taxing entity based on the proposed tax rate increase**
- e. Statement of intended purpose: the Budget Officer will state the purpose of what the additional tax revenue generated by the tax increase will be used for**

f. Presentation of the proposed property tax impact schedule

g. Statement of public notice: The Budget Officer will state that if Grantsville City proceeds with the proposed tax rate increase, Grantsville City will provide notice of and conduct a public hearing, as required by Utah State Code Annotated 59-2-919(4)(c), at which members of the public will have an opportunity to provide comments on the proposed tax rate increase

Finance Director Aspen Clegg presented Resolution 2026-36 regarding compliance with Truth in Taxation statement requirements under Utah Code 59-2-919 in anticipation of adoption of the tentative Fiscal Year 2027 budget. Ms. Clegg read the required statutory statements into the record, including that the tentative budget included a proposal to levy a property tax rate exceeding the certified tax rate and that Grantsville City was considering levying a tax rate above the certified rate. Ms. Clegg stated that the proposed increase would generate approximately \$1,749,701 in additional ad valorem property tax revenue, representing an estimated 84 percent increase above the certified tax rate. She further stated that the additional revenue was intended to fund additional staffing needs for Scenic Slopes park operations, conduct a City compensation study, and address operational inflationary increases without relying on fund balance reserves. Ms. Clegg also stated that the Property Tax Impact Schedule had been prepared, presented during the meeting, and made available to the public through the City website, Utah Public Notice Website, and the City Recorder's Office. She further stated that if the City proceeded with the proposed property tax increase, the City would provide notice and conduct a future public hearing where the public would have the opportunity to comment on the proposed increase.

Ms. Clegg then presented the Property Tax Impact Schedule and explained that the proposed tax rate would increase from 0.001368 to 0.002517. She stated that the estimated annual impact on an average home valued at approximately \$530,088 would increase annual property taxes from approximately \$398.84 to approximately \$733.83, resulting in an estimated annual increase of approximately \$334.99, or approximately \$27.92 per month.

Ms. Clegg explained that the proposed increase was intended to support operational expenses within the General Fund, including additional staffing needs for the Scenic Slopes park system, a compensation study for City employees, and a general three percent inflationary increase across departmental operating budgets without relying on fund balance reserves. She stated that the City had previously relied on fund balance and federal COVID relief funding to offset operational deficits but explained that those sources were no longer sustainable. Ms. Clegg further explained that the Fiscal Year 2027 tentative budget currently reflected a projected General Fund shortfall of approximately \$1.75 million if no property tax increase occurred.

Ms. Clegg reviewed additional departmental requests and capital project needs that were not currently included in the tentative budget, including additional police officers, fire department equipment, cemetery improvements, park equipment, City Hall remodeling, animal control relocation planning, and future fire truck replacement funding. She clarified that most departmental requests had not been included due to funding limitations. Staff also discussed the potential investment of proceeds from the pending water credit sale to generate interest revenue that could temporarily offset General Fund deficits.

Councilmembers discussed concerns regarding the magnitude of the proposed tax increase, the need to review departmental budgets in greater detail, and the importance of balancing operational needs, public safety, and long-term financial sustainability. Councilmember Skinner expressed interest in reviewing budget line items collectively to identify possible reductions while recognizing the need to avoid future larger tax increases caused by delaying action. Councilmember Dalton asked which departments experienced the largest increases, and Ms. Clegg clarified that most increases reflected only standard operational inflationary adjustments rather than expanded services or staffing.

City Manager Michael Resare stated that the City had not increased property taxes for approximately 17 years and explained that incremental annual adjustments in prior years may have avoided the need for a larger increase now. Mr. Resare also discussed increasing infrastructure obligations identified within the Capital Facilities Plan and the importance of developing sustainable long-term funding strategies for City operations and infrastructure maintenance.

The Council discussed holding a special budget work session to review the tentative budget in detail line-by-line. The Council agreed to hold a budget work session on May 11, 2026 at 6:00 p.m. The Council also discussed scheduling conflicts related to the May 20, 2026 City Council Meeting due to high school graduation and agreed to reschedule the regular meeting to May 18, 2026 at 7:00 p.m.

City Recorder Alicia Fairbourne clarified that Resolution 2026-36 served to formally acknowledge that the required Truth in Taxation statements and Property Tax Impact Schedule had been presented during the meeting and explained that Resolution 2026-37 regarding a potential Truth in Taxation hearing could be considered at a later date pending further budget discussions.

Motion: Councilmember Dalton moved to approve Resolution 2026-36 documenting compliance with truth in taxation statement requirements under 59-2-919 in anticipation of Council's adoption of the tentative Fiscal Year 2027 budget, and establishing a time and place of a public hearing to consider its adoption as June 3, 2026, at 7:00 p.m. at Grantsville City Hall located at 429 E. Main Street, Grantsville, UT 84029, as well as electronically via Zoom.

Second: Councilmember Butler 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.

13. Consideration of Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing

Motion: Councilmember Butler moved to table Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing based on results following the May 11th work meeting to review the budget meeting.

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.

14. Presentation of USA RV & Parking Storage site plan, approved by Planning Commission on April 21, 2026

Planning and Zoning Administrator Shelby Moore presented an informational update regarding the USA RV and Parking Storage site plan previously approved by the Planning Commission on April 21, 2026. Ms. Moore explained that the property had previously come before the Planning Commission and City Council due to noncompliance issues associated with its conditional use permit and subsequent appeal proceedings. She stated that prior Council discussions included concerns regarding site access and circulation, specifically the location of the northern access near SR-138 and Old Lincoln Highway. As part of the updated site plan, a second access point had now been added utilizing an existing gate location within the center portion of the property.

Ms. Moore explained that the proposal also included expansion of the storage area on the southeast portion of the property, installation of additional fencing to match the existing six-foot chain link fencing with blue slats, and continued improvements to drainage infrastructure and site grading. She further noted that an existing water line easement remained in place and that the fencing had been adjusted to maintain the required setback from the easement.

Andrei Popa, representing USA RV, participated remotely and stated that the owners had worked closely with City staff throughout the review process and intended to complete installation of an automated gate and additional site improvements upon final approval. Mr. Popa stated that two access gates were currently in place on the property.

Councilmembers asked questions regarding the site expansion area, drainage improvements, prior compliance concerns, fencing, and access circulation. Ms. Moore stated that the property owners had remained in compliance since the prior enforcement discussions and that no additional significant concerns had been identified by staff. Councilmember Thomas emphasized the importance of maintaining the property in a clean and orderly condition, ensuring proper drainage, and preventing vehicles from backing into public roadways during site access. Ms. Moore confirmed that staff had addressed those concerns during the review process.

Mayor Hammond noted that the item was presented for informational purposes only and that no Council action was required.

15. Consideration of Resolution 2026-33 approving the selection and appointment of a wastewater treatment plant inspector

Public Works Director Christy Montierth and Finance Director Aspen Clegg presented Resolution 2026-33 regarding the selection and appointment of a wastewater treatment plant special inspection firm for the new wastewater treatment plant project. Staff explained that four firms submitted proposals in response to the request for proposals; however, none of the firms fully complied with the submission requirements outlined within the solicitation. Ms. Clegg stated that because none of the proposals fully complied with the instructions, staff proceeded with evaluating all four proposals rather than rejecting the submissions outright.

Ms. Clegg explained that proposals were independently evaluated by an evaluation committee based on responsiveness, experience, project scope and understanding, qualifications, and cost. She stated that Offeror C received the highest technical evaluation score and remained the highest scoring respondent after cost considerations were included. Staff therefore recommended awarding the contract to Offeror C. Ms. Montierth explained that the selected firm would provide inspection services throughout construction of the wastewater treatment plant project, including soils testing, compaction verification, concrete testing, welding inspections, and related construction oversight from the beginning through completion of the project.

Councilmembers discussed concerns regarding the proposal scoring process, differences between technical evaluation scores and cost proposals, and the fact that all respondents failed to fully comply with the solicitation requirements. Councilmember Dalton expressed concern regarding the proposal submission deficiencies and questioned whether firms that failed to follow the request for proposal instructions would adequately manage inspection responsibilities. Staff explained that state procurement rules limited the ability to resolicit proposals absent substantial changes to the project scope.

Councilmembers also discussed the significant cost difference between Offeror B and Offeror C, noting that Offeror B's proposal was approximately \$90,000 lower while remaining within less than one overall evaluation point of the highest-scoring proposal. Councilmembers questioned staff regarding the evaluation criteria, qualifications, and technical differences between the firms. Ms. Clegg explained that the primary scoring difference related to project scope understanding and technical evaluation categories rather than certifications, as all firms possessed the required qualifications and certifications.

City Attorney Tysen Barker participated remotely and advised the Council that the governing body retained discretion to award the contract based on what it determined to be in the best interest of the City, including consideration of both technical evaluations and cost savings, provided the Council articulated its reasoning on the record.

Councilmembers further discussed current interim inspection services already being performed on the project, the importance of avoiding construction delays, and the need to balance cost savings with technical qualifications and project oversight. Staff confirmed that inspection costs were included within the wastewater treatment plant project budget.

Motion: Councilmember Butler moved to approve Resolution 2026-33 approving the selection and appointment of a wastewater treatment plant inspector to Offeror B, since the total points

was less than 1 full point difference and the cost savings was \$90,000 between Offeror B and Offeror C.

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.

16. Consideration of Resolution 2026-35 authorizing the execution of an equipment lease purchase agreement for the acquisition of a Vactor truck; and other related matters

Finance Director Aspen Clegg presented Resolution 2026-35 regarding authorization of an equipment lease purchase agreement for acquisition of a Vactor truck for the sewer department. Ms. Clegg explained that the Council had previously approved purchase of the truck; however, staff subsequently identified more favorable financing terms through Zions Bank rather than financing through the equipment supplier.

Ms. Clegg stated that the supplier financing included substantially higher loan management fees, while Zions Bank offered significantly lower financing costs and interest rates. Staff explained that changing financing providers would reduce financing-related costs by approximately \$47,000 in addition to lowering overall interest expenses. Public Works Director Christy Montierth clarified that the total truck purchase cost remained unchanged and that the savings resulted specifically from reduced financing and administrative costs.

Councilmember Butler expressed appreciation for staff pursuing alternative financing options and commented that financing through a financial institution was generally preferable to supplier financing arrangements. Councilmembers also noted the additional project savings identified earlier during discussion of the wastewater treatment plant inspection services.

Motion: Councilmember Butler moved to approve Resolution 2026-35 authorizing the execution of an equipment lease purchase agreement for the acquisition of a Vactor truck; and other related matters.

Second: Councilmember Thomas 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.

17. Consideration of Resolution 2026-28 approving amendments to the Grantsville City Fee Schedule to increase the Zoning plan check and permit fees, and adding Right of Way Permit fees, Sidewalk or Driveway Replacement fees, Water or Sewer Connection fees, and Asphalt Repairs fees to the Zoning Fees Section

Planning and Zoning Administrator Shelby Moore presented Resolution 2026-28 regarding

amendments to the Grantsville City fee schedule affecting zoning plan check fees, permit fees, right-of-way permits, sidewalk and driveway replacement fees, water and sewer connection fees, and asphalt repair fees. Ms. Moore explained that the zoning plan check fee was proposed to increase from \$25 to \$100 in order to better reflect staff time and administrative costs associated with permit review and processing.

Ms. Moore further explained that several existing permit-related fees, including right-of-way cut permits and sidewalk and driveway replacement fees, were proposed to be transferred from the building department fee schedule to the zoning fee schedule because inspections for those permits were performed by land use inspectors within the Community Development Department rather than building inspectors. She stated that the transfer would also allow the fees to be processed through the Community Development permitting system.

Councilmember Dalton asked whether the majority of the fees were remaining the same and simply being reassigned administratively to a different department. Ms. Moore confirmed that most of the changes involved transferring the fees to the zoning fee schedule, with the primary increase relating to the zoning plan check fee.

Motion: Councilmember Skinner moved to approve Resolution 2026-28 approving amendments to the Grantsville City Fee Schedule to increase the Zoning plan check and permit fees, and adding Right of Way Permit fees, Sidewalk or Driveway Replacement fees, Water or Sewer Connection fees, and Asphalt Repairs fees to the Zoning Fees Section.

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.

18. Consideration of Resolution 2026-32 approving rodeo arena light and water fees in the Grantsville City Fee Schedule

Finance Director Aspen Clegg presented Resolution 2026-32 regarding proposed rodeo arena light and water usage fees for the Grantsville City fee schedule. Ms. Clegg explained that the proposed fees followed prior Council discussions regarding operational costs associated with use of the rodeo arena facilities. Staff recommended establishing a fee of \$25 per hour for use of the arena lights during evening events and a flat \$15 fee per reservation for use of the arena water.

Councilmember Butler asked clarifying questions regarding whether the fees would apply only to reserved arena usage and how access to the arena lights would be controlled. Staff explained that the arena lights required keyed access and would only be available through an approved reservation. Councilmembers also discussed arena maintenance and use of City equipment, including the tractor used to groom and maintain the arena sand surface.

Planning and Zoning Administrator Shelby Moore stated that approximately 800 tons of sand had recently been added to the arena and recommended continued maintenance of the arena surface through use of City staff and equipment during reservations. Councilmember Thomas discussed the importance of maintaining the arena surface for continued public use and asked whether

additional staffing or maintenance requirements should be incorporated into future reservations for extended events. Staff explained that the current fee schedule already included hourly rates for Public Works employee assistance during events and that the tractor itself would not be rented directly due to liability concerns. Public Works Director Christy Montierth stated that the arena was already being maintained regularly by City staff, including routine tractor work performed multiple times per week.

Motion: Councilmember Williams moved to approve Resolution 2026-32 approving rodeo arena light and water fees in the Grantsville City Fee Schedule

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.

19. Adjourn

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

Motion: Councilmember Butler 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 9:51 p.m.