



SPECIAL TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley

Tuesday, June 30, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council meeting was called to order by Mayor Farrar at 6:00 PM. The Pledge of Allegiance and an invocation were offered.

ROLL CALL, PRESENT

Mayor Michael Farrar
Council Member Kevin Sair
Council Member Annie Spendlove
Council Member Scott Taylor
Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

MAYOR'S TOWN UPDATE & REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

1. State of the Town Address

The Mayor provided a comprehensive update regarding the Town's ongoing water supply emergency and the actions taken to stabilize the municipal water system. The Mayor explained that, following previous discussions regarding drilling a replacement well, the Town instead contracted with a well drilling company to rehabilitate the existing Merritt Well. The rehabilitation successfully restored the well to service, although it was not producing at its previous capacity. The Mayor reported that operational testing indicated irrigation from a nearby agricultural pivot significantly affected water levels in the Merritt Well. After the irrigation pivot was temporarily shut down in coordination with the farmer, water levels recovered substantially, leading the Town to conclude that irrigation pumping was contributing to the immediate decline in available groundwater. The Mayor emphasized that the agricultural operator had obtained the necessary state approvals, had complied with applicable regulations, and had cooperated with the Town throughout the emergency. The Mayor stated that the broader issue was believed to result from prolonged drought conditions combined with groundwater studies that no longer reflected current conditions.

The Mayor described the emergency measures taken to stabilize the water system, including maximizing storage tank levels, requesting voluntary water conservation from residents, temporarily taking the Gregersen Well out of service for rehabilitation, and rehabilitating the well to improve production. These efforts increased available water production and stabilized the municipal water supply.

The Mayor explained that Utah's groundwater permitting process limited the Town's authority to restrict neighboring groundwater use and discussed ongoing coordination with state agencies, water officials, neighboring property owners, and the agricultural operator regarding the irrigation well. The Mayor stated that the Town continued pursuing all available legal and administrative options to protect the municipal water supply.

The Mayor reviewed the Town's long-term strategy to improve water reliability. The Town had secured approximately \$2 million in federal funding, subject to applicable grant requirements, to develop additional municipal water sources. The Mayor explained that the funding would be used in conjunction with the updated U.S. Geological Survey (USGS) aquifer study to identify potential well locations, develop additional municipal wells on separate aquifers if feasible, construct connecting pipelines, and improve redundancy within the Town's water system. The Mayor also reported that construction of the Town's new one-million-gallon water storage tank remained scheduled to begin in August.

The Mayor informed the Council that a local state of emergency had been declared to qualify the Town for emergency assistance, expedite state agency support, and accelerate completion of the updated aquifer study. The Mayor explained that future well locations would be determined using geological data, well logs, aquifer studies, water quality testing, engineering analysis, and coordination with property owners for necessary easements.

The Mayor stated that water conservation would become an ongoing priority due to continued drought conditions and advised that a formal water conservation plan was being developed. While voluntary conservation remained the preferred approach, mandatory restrictions and enforcement could become necessary if water conditions worsened.

The Mayor announced that, due to statewide drought conditions and elevated wildfire risk, fireworks would not be permitted within Apple Valley during the Independence Day holiday. The Mayor explained that the decision was based on public safety concerns and advised that law enforcement agencies would actively enforce the prohibition.

Council Members expressed support for protecting the Town's water resources, encouraging residents to work with state representatives regarding groundwater management, and continuing efforts to improve the Town's long-term water reliability.

During the discussion, the Mayor also informed attendees that the Town had recently been served with litigation related to a previously discussed development matter and stated that the Town intended to continue protecting the community's water resources and interests through the appropriate legal process.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Members of the public asked questions regarding the water emergency, including irrigation wells, groundwater conditions, future well development, water rights, municipal growth, conservation efforts, water quality, communication methods, and future water availability. The Mayor responded by explaining the Town's emergency operations, groundwater conditions, legal limitations under state law, coordination with state agencies, infrastructure planning, and ongoing emergency response efforts. The Mayor also addressed questions regarding a temporary sulfur odor in the water, explaining that it resulted from recently accessed groundwater, met state drinking water standards, and was expected to diminish over time.

PUBLIC HEARING

2. Resolution R-2026-24, Adopting the Fiscal Year 2027 Budget.

Mayor Farrar opened the public hearing. No public comments. Mayor Farrar closed the public hearing.

DISCUSSION AND ACTION

3. Resolution R-2026-24, Adopting the Fiscal Year 2027 Budget.

The Mayor stated that no changes had been made to the tentative Fiscal Year 2027 Budget following its previous presentation and public review, and no comments had been received during the public hearing.

MOTION: Council Member Sair moved to approve Resolution R-2026-24, Adopting the Fiscal Year 2027 Budget.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

4. Resolution R-2026-23, Declaring a Water Supply Emergency and Authorizing Emergency Expenditures.

The Mayor presented Resolution R-2026-23 declaring a water supply emergency and authorizing emergency expenditures associated with the Town's water system. The Mayor explained that the original emergency response included plans to drill a replacement well; however, rehabilitation of the existing Merritt Well eliminated the need for a new well. Emergency expenditures instead included rehabilitation of the Merritt and Gregersen Wells, pump and motor work, well rehabilitation services, a shipping container necessary to facilitate access to the well site, and other associated emergency costs. Additional invoices from the electrical contractor and SCADA contractor remained outstanding, with total emergency expenditures estimated to remain below \$150,000.

The Mayor reported that the Town had applied for available state emergency funding assistance but acknowledged that reimbursement was uncertain. The proposed resolution would authorize emergency expenditures of up to \$200,000 related to the water emergency.

Council Member Sair asked for clarification regarding the source of funding for the emergency expenditures and whether the authorization was intended to be temporary. The Mayor explained that the authorization applied to the current emergency, acknowledged exceeding the Mayor's normal purchasing authority due to the urgency of the situation, and stated that the matter was being brought before the Council for formal approval as soon as practical.

Council discussion confirmed that the authorization was intended to address the current emergency while maintaining Council oversight of future expenditures.

MOTION: Council Member Taylor moved to approve Resolution R-2026-23, Declaring a Water Supply Emergency and Authorizing Emergency Expenditures.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

The Mayor determined that a closed session was not necessary.

ADJOURNMENT

MOTION: Council Member Sair moved to adjourn the meeting.

SECOND: The motion was seconded by Council Member Palmer.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye

Council Member Sair - Aye

Mayor Farrar - Aye

Council Member Spendlove - Aye

Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Date Approved: July 15, 2026

Approved BY: [Signature]
Mayor | Mike Farrar

Attest BY: [Signature]
Recorder | Jenna Vizcardo

