



TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 15, 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 Scott Taylor

Council Member Richard Palmer

ABSENT

Council Member Annie Spendlove

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

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

The Mayor provided updates regarding cemetery plot sales, ongoing water system operations, and recent improvements to the Town's water supply. The Mayor informed the Council that the recently rehabilitated wells remained operational and explained that temporary sulfur odors, discoloration, and sediment reported by some residents were expected conditions following well rehabilitation. The Mayor advised that water quality testing continued to meet all state drinking water standards and that the condition was expected to improve over time. The Mayor also reported that an agreement had been reached with a local agricultural water user to permanently discontinue use of one irrigation well, subject to final legal documentation, as part of the Town's ongoing efforts to protect the culinary water supply.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

No public comments were offered.

PUBLIC HEARING

1. Discuss a grant application to the Community Impact Board (CIB) for a comprehensive Culinary Water System planning project.

The Mayor opened the public hearing to receive comments regarding a grant application to the Community Impact Board (CIB) for a comprehensive Culinary Water System Planning Project. No public comments were received, and the public hearing was closed.

DISCUSSION AND ACTION

2. Discuss a grant application to the Community Impact Board (CIB) for a comprehensive Culinary Water System planning project.

The Mayor explained that the Town had applied for a Community Impact Board grant to assist with the preparation of updated culinary water impact fee studies. Staff explained that the grant would provide matching funds toward the cost of updating the Town's water impact fee study, which is required

periodically and will support anticipated future growth. Staff also noted that similar updates were being completed for parks and recreation, transportation, emergency services, and stormwater impact fees. Discussion only, no action was required on this agenda item.

3. Ordinance O-2026-17, Adopt Title 11.02.055 Boundary Adjustments.

*Planning Commission recommended approval on July 8, 2026.

The Council considered Ordinance O-2026-17 adopting Title 11.02.055 Boundary Adjustments. The Mayor explained that the ordinance would establish a formal review process for lot line adjustments to ensure that proposed boundary changes do not create landlocked parcels or other development issues and would require property owners to obtain Town approval before adjusting property boundaries. The Planning Commission had recommended approval on July 8, 2026.

MOTION: Council Member Sair motioned we approve Ordinance O-2026-17, Adopt Title 11.02.055 for Boundary Adjustments. Planning Commission recommended approval on July 8, 2026.

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 - Absent
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

4. Resolution R-2026-25, Civil Rights Resolution.

The Council considered Resolution R-2026-25 adopting a Civil Rights Resolution. Staff explained that the resolution was required for eligibility to receive certain federal grant funding.

MOTION: Council Member Taylor moved that we approve Resolution R-2026-25, Civil Rights Resolution.

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 - Absent
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

5. Consideration for and adoption of a Parameters Resolution authorizing the issuance Parity Water Revenue Bonds of the Town of Apple Valley and calling of a public hearing to receive input with respect

to the issuance of such Bonds and any potential impact to the private sector from the engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District.

The Council considered Resolution R-2026-26 authorizing the issuance of Parity Water Revenue Bonds and authorizing staff to proceed with the transfer of existing Big Plains Water & Sewer Special Service District debt obligations to the Town of Apple Valley Water Department. Staff explained that the resolution established the parameters necessary for bond counsel, the USDA, and the Utah Division of Drinking Water to continue the financing process and authorized scheduling a future public hearing on August 19, 2026. Staff further explained that transferring the bonds to the Town would allow the associated water rights and remaining assets to be transferred into the Town's name.

MOTION: Council Member Sair motioned we approve Resolution R-2026 from the Town of Apple Valley, Washington County, Utah.

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 - Absent
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

6. June 2026 Disbursement Listing.
7. Budget Report for Fiscal Year 2026 through June 2026.
8. June 2026 Water Usage Comparison.
9. Minutes: June 17, 2026 - Town Council Hearing and Meeting.
10. Minutes: June 30, 2026 - Special Town Council Hearing and Meeting.

The Council reviewed the Consent Agenda, including the June 2026 Disbursement Listing, Budget Report for Fiscal Year 2026 through June 2026, June 2026 Water Usage Comparison, the June 17, 2026 Town Council Hearing and Meeting minutes, and the June 30, 2026 Special Town Council Hearing and Meeting minutes.

MOTION: Council Member Taylor moved we approve the Consent Agenda, 6, 7, 8, 9, 10.

SECOND: The motion was seconded by Council Member Sair.

VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Absent
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 motioned to adjourn.

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 - Absent
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 6:22 PM.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo