MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JULY 15, 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 Heidi Hammond
Rhett Butler
Derek Dalton
Brittany Skinner
Jake Thomas
Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager
Tysen Barker, City Attorney
Alicia Fairbourne, City Recorder
Bill Cobabe, Community Development Director
Aspen Clegg, Finance Director
Fire Chief Jason Remick
Police Chief Robert Sager
Christy Montierth, Public Works Director
Shelby Moore, Planning and Zoning Admin.

Citizens and Guests Present or on Zoom: Jim McGregor, Jeff Abert, Wayne Boyer, Brittany Coggle, Jolene Jenkins, Jessica White, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the Regular Meeting of the Grantsville City Council to order at 7:00 p.m. and conducted a roll call. All members of the Council were present.

She then led the Pledge of Allegiance.

AGENDA:

1. **Public Comment**

   Mayor Hammond opened the floor for public comment at 7:01 p.m.

   Jim McGregor – IT Director for Olive & Cocoa in Salt Lake City, addressed the Council on behalf of Grantsville resident and employee Wendy McCrory, who resided on West Vegas Street and worked remotely from her home. Mr. McGregor stated that homes on Vegas Street were limited to fixed wireless internet service, which could experience disruptions during adverse weather, while nearby residents on Race Street had access to Quantum Fiber. He explained that reliable internet service was important for residents working remotely and asked the Council to advocate for the extension of fiber service to Vegas Street. Mr. McGregor referenced his experience with the expansion of fiber service in West Haven and stated that municipal advocacy had helped encourage additional broadband investment there. He clarified that he was not requesting City funding or construction of broadband infrastructure, but asked the Council to communicate with Quantum Fiber and express support for expanding service to underserved areas of Grantsville.

Jeff Abert, a resident of East Clark Street, addressed the Council regarding the proposed Falcons Landing development and concerns he had previously raised with the Planning Commission and in written correspondence to the Council. Mr. Abert stated that neighboring property owners recognized that development would occur but wanted to mitigate impacts to existing residences. He expressed concern that the proposed side-yard setbacks of 7.5 feet on each side for certain lots did not comply with current City Code requirements and questioned whether the development could rely on prior approvals when the proposed Master Development Agreement stated that the previously approved preliminary plat would be voided and replaced. He also stated that Lot 6 appeared to be approximately 9,000 square feet and did not meet what he understood to be the 10,000-square-foot minimum applicable to a corner lot. Mr. Abert expressed concern regarding the transition from existing larger residential lots to approximately 7,000-square-foot lots and the potential effect of taller homes on neighboring properties and views. He asked the Council to require compliance with current City Code and consider measures, including setbacks and privacy fencing, to reduce impacts on adjacent property owners.

Wayne Boyer addressed the Council regarding the proposed Falcons Landing development and its potential impacts on his adjacent property and livestock. Mr. Boyer expressed concern regarding a proposed retention area located along his property and fence line and asked how the area would be fenced, how stormwater would enter and leave the retention area, and what its anticipated depth would be. He also questioned whether the retention area would be accessible from or function as part of the adjoining residential lots and expressed concern regarding potential interaction between future residents and his livestock. Mr. Boyer also asked for clarification regarding the status of the RM-7 zoning district. Staff clarified that the RM-7 district remained in existence but that property could no longer be rezoned to RM-7. Councilmember Butler explained that the public comment period was intended to receive comments rather than conduct discussion and stated that Mr. Boyer's concerns could be addressed when the Falcons Landing item was considered later in the meeting.

Brittany Coggle addressed the Council via Zoom regarding Resolution 2026-34 and the proposed Memorandum of Understanding for automatic license plate recognition data sharing. Ms. Coggle expressed concerns regarding the accuracy and reliability of license plate recognition technology and the potential for incorrect vehicle identification to result in innocent individuals being detained, searched, or otherwise subjected to law enforcement action. She also raised concerns regarding potential liability to the City and individual police officers, citing the Utah Governmental Immunity Act, as well as costs associated with operating or subscribing to license plate recognition systems. Ms. Coggle further expressed concerns regarding resident privacy and stated that she did not believe Grantsville City was large enough to warrant the technology. She asked the Council not to approve the proposed agreement.

There being no further comments, Mayor Hammond closed the floor at 7:20 p.m.

2. Summary Action Items

a. Approval of Minutes from the June 17, 2026 City Council Regular Meeting

There were no corrections to the minutes.

Motion: Councilmember Williams moved to approve the June 17, 2026 City Council Regular meeting minutes as presented.

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.

b. Approval of the bills

Motion: Councilmember Thomas moved to approve the invoices.

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.

3. Presentation of the Grantsville City Youth Council Scholarship Awards

Jolene Jenkins presented the Grantsville City Youth Council Scholarship Awards to graduating Youth Council members Alyssa McCulley and Gwen Tabin. Ms. Jenkins recognized Ms. McCulley for her service during the previous year, including her efforts to connect the Youth Council with other community groups and develop new ideas and activities. Ms. McCulley stated that her Youth Council service provided opportunities to become more involved with the community through activities including cemetery cleanup and interviews with mayoral candidates. Ms. McCulley was awarded a $400 scholarship.

Ms. Jenkins recognized Ms. Tabin for three years of service on the Youth Council, including serving as Youth Mayor during the previous year. She highlighted Ms. Tabin's efforts to promote the Youth Council's theme of "Empowering Youth Voices" and increase youth participation and involvement. Ms. Tabin discussed the value of community service, the growth of Youth Council participation, and opportunities to bring youth together from throughout Tooele County. Ms. Tabin was awarded a $600 scholarship.

Mayor Hammond congratulated both recipients and thanked them for their contributions to the community. She also thanked Ms. Jenkins and Councilmember Thomas for their involvement with the Youth Council.

4. Presentation of gift

Finance Director Aspen Clegg presented personalized belt buckles to Mayor Hammond and Shelby Moore in appreciation for their work and contributions to the Grantsville City Rodeo. Ms. Clegg recognized their enthusiasm and dedication in helping make the event successful. Mayor Hammond expressed appreciation for the recognition and thanked everyone who contributed to the rodeo, noting that it had been a group effort. Mayor Hammond also announced that the Battle of the Broncs had been approved for October 10, 2026.

5. **Introduction of newly appointed officer Terron Bowen and administration of the Oath of Office**

Police Chief Robert Sager introduced newly appointed Officer Terron Bowen, who began working for Grantsville City on July 1, 2026, following the retirement of Officer Tom Sanford. Chief Sager stated that Officer Bowen brought seven years of law enforcement experience with West Valley City Police Department and had been selected based on both his experience and suitability for the Grantsville community. Officer Bowen introduced himself and expressed appreciation for the opportunity to serve Grantsville City.

Chief Sager administered the Oath of Office to Officer Bowen, after which Officer Bowen's wife pinned his badge. Mayor Hammond welcomed Officer Bowen and thanked him and his family for their service and support.

6. **Consideration of Resolution 2026-34 approving a Memorandum of Understanding for automatic license plate recognition data sharing**

Police Chief Sager presented Resolution 2026-34, approving a Memorandum of Understanding with the Utah Department of Public Safety for automatic license plate recognition data sharing. Chief Sager explained that Grantsville City had operated ten license plate recognition cameras since 2023 and that the proposed MOU would not authorize additional cameras, but would allow the Police Department to receive alerts when vehicles contained on DPS-managed hot lists were detected by the City's existing cameras. He stated that hot lists could include stolen vehicles, wanted persons, missing or endangered persons, and vehicles associated with other qualifying law enforcement matters. There was no additional cost associated with the MOU beyond the City's existing annual camera system subscription of approximately $32,500.

Chief Sager addressed concerns raised during public comment regarding accuracy, privacy, data retention, and potential liability. He stated that officers were required to complete annual training and independently verify information received from a license plate reader before taking enforcement action. He explained that an alert served as investigative information and that officers were still required to establish reasonable suspicion and, when applicable, probable cause before making an arrest. Chief Sager stated that the City's license plate data was retained for 30 days and then automatically purged unless information related to an investigation was preserved as evidence. He further stated that system use was audited internally, searches were required to have a legitimate law enforcement purpose, and misuse of law enforcement information could result in criminal, administrative, and POST consequences.

Chief Sager explained that the system did not use facial recognition and that the City operated the base license plate recognition service. He stated that the technology had assisted investigations by providing officers with additional information and time to strategically locate vehicles, deploy resources, and conduct safer stops. He also explained that agencies could restrict or partition sensitive information from being shared and that the proposed MOU would provide Grantsville officers greater visibility into DPS hot-list information when a listed vehicle passed one of Grantsville's cameras.

The Council discussed the public safety benefits of the technology as well as concerns regarding privacy, data sharing, accuracy, and potential misuse. Councilmember Butler supported the MOU and stated that the City was already using the technology and that access to additional real-time information could improve public safety. Councilmember Thomas acknowledged the law enforcement benefits but expressed concern regarding privacy and the movement and control of data and stated that he would prefer additional time to review and fully understand the MOU. Councilmember Dalton stated that he supported providing officers with tools to perform their duties safely but opposed the use of Flock cameras generally and would vote against the MOU. Councilmember Skinner supported the MOU as an additional law enforcement tool and emphasized that the agreement expanded access to DPS information rather than approving the City's existing cameras. Councilmember Williams expressed concern regarding protection of personal information but supported providing additional resources to the Police Department, particularly given staffing limitations.

Motion: Councilmember Skinner moved to approve Resolution 2026-34 approving a Memorandum of Understanding for automatic license plate recognition data sharing.

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Nay”; Councilmember Skinner, “Aye”; Councilmember Thomas, “Abstain”; Councilmember Williams, “Aye.” The motion carried with three in favor, one opposed, and one abstention.

7. Consideration of Resolution 2026-56 approving the Utah ICAC Task Force Memorandum of Understanding and accepting the FY2027 ICAC Grant Award

Police Chief Robert Sager presented Resolution 2026-56, approving the Utah Internet Crimes Against Children (ICAC) Task Force Memorandum of Understanding and accepting the Fiscal Year 2027 ICAC grant award. Chief Sager stated that the Police Department had participated as an ICAC affiliate for several years and that Detective Bassett and K9 Zero specialized in investigations involving child exploitation. He explained that affiliated agencies received a $10,000 award, which the Department used primarily for investigative equipment and software, including approximately $8,800 annually for data extraction software used by trained detectives to examine electronic devices. Remaining funds could be used for training and other qualifying equipment. Chief Sager also stated that Detective Beatty would attend the ICAC Boot Camp Academy to receive training in conducting these investigations.

Motion: Councilmember Butler moved to approve Resolution 2026-56 approving the Utah ICAC Task Force Memorandum of Understanding and accepting the FY2027 ICAC Grant Award.

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.

8. **Discussion regarding potential grant-matching funds for the Grantsville Historic Preservation Committee**

Alta Calcagno, Chair of the Grantsville Historic Preservation Commission, requested Council support to apply for a Certified Local Government (CLG) grant to conduct a reconnaissance-level survey as a first step in evaluating the creation of a historic district in Grantsville. Ms. Calcagno reviewed the Commission's previous preservation efforts, including publication of a historic buildings booklet, historic home tours, and assistance to property owners seeking preservation funding. She explained that representatives from the Utah State Historic Preservation Office had recommended updating the City's historic resource information, which had not been updated since 1987. The proposed survey would encompass approximately 1,200 buildings within the preliminary study area and was estimated to cost approximately $25,000. The CLG program could provide up to $15,000 toward the project, with a City match required. The grant application deadline was July 31, 2026.

Community Development Director Bill Cobabe explained that establishing a historic district could make additional preservation resources available to qualifying property owners and help preserve buildings that contributed to Grantsville's historic character. Ms. Calcagno and Mr. Cobabe clarified that properties generally needed to be at least 50 years old and possess historic or architectural significance to contribute to a historic district. They also clarified that inclusion within a historic district would not prohibit property owners from modifying or demolishing their properties.

The Council discussed the value of preserving Grantsville's historic resources and the potential financial commitment associated with the grant. Mr. Cobabe stated that certain in-kind contributions, including qualifying work performed by the Historic Preservation Commission, could potentially count toward the required match. City Manager Michael Resare clarified that any necessary City funding would require a future budget amendment and that the immediate request was only for authorization to pursue the grant. He further stated that if the grant were awarded, the Council could subsequently determine whether sufficient funding was available to proceed.

The Council expressed general support for submitting the application. Mayor Hammond confirmed the Council's direction for the Historic Preservation Commission to proceed with the CLG grant application, with any funding commitment to be considered after the grant application process.

9. **Consideration of Resolution 2026-53 approving a pilot service agreement with Kids Kan for the Kids Kan Yellow Can Program**

Jessica White presented Resolution 2026-53, approving a pilot service agreement with Kids Kan for the Kids Kan Yellow Can Program. Ms. White explained that Kids Kan was being developed as a nonprofit program to support underserved children and children who had experienced trauma through community programs, scholarships, and other assistance. Grantsville City was being considered as the pilot community for the program.

Ms. White explained that participation would be voluntary and residents could obtain a yellow garbage can by contributing $120 annually, with monthly payment options available. Kids Kan would purchase the yellow cans at no cost to the City and administer enrollment, payments, and cancellations separately from the City's utility billing. Regular garbage collection fees would remain unchanged. Mr. Resare explained that one percent of program revenue would be provided to the City for administrative costs and 15 percent would be available for parks, recreation, or other purposes determined by the Council. Ms. White stated that additional program proceeds would be used to support children and youth programs within the community.

The Council discussed the proposed agreement's term, financial transparency, administrative impacts, replacement and storage of garbage cans, and the allocation of program proceeds. Ms. White stated that Kids Kan intended to provide transparency regarding how funds were spent and agreed that representatives could return periodically to report participation levels, expenditures, community partnerships, and assistance provided. Councilmember Dalton suggested a three-year term with an annual review. Councilmember Butler expressed concern regarding the City's ability to terminate the agreement and the potential cost of replacing standard City garbage cans if the program ceased operations. Councilmember Thomas and staff also discussed the potential staff time associated with distributing cans, handling replacements, and responding to resident inquiries.

Mr. Resare explained that the City already distributed and replaced garbage cans as part of its existing operations and that the administrative fee was intended in part to offset additional staff impacts. He also noted that successful participation could reduce the City's future need to purchase standard garbage cans. The Council expressed interest in revising the agreement to provide appropriate review and accountability as the pilot program proceeded.

Motion: Councilmember Skinner moved to approve Resolution 2026-53 approving a three-year pilot service agreement with Kids Kan for the Kids Kan Yellow Can Program.

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.

10. Discussion regarding the ACE bulk waste pickup

City Manager Michael Resare presented a discussion regarding the potential reinstatement of residential bulk waste pickup through ACE Disposal. Mr. Resare stated that staff had received multiple resident requests for the service and obtained pricing options. He explained that the service could be provided approximately twice annually or more frequently, but participation would be citywide rather than optional for individual residents. The estimated cost ranged from approximately $200,000 to $400,000 annually depending on service frequency and would be passed through to residents as an additional charge.

The Council compared the proposed service with the City's existing twice-yearly dumpster program. Councilmembers expressed concern about imposing an additional mandatory cost on all residents, particularly following recent increases to other City fees and the proposed property tax increase. Councilmember Butler stated that, unlike the voluntary Kids Kan program discussed previously, residents would not have the ability to opt out of the bulk waste charge. Councilmember

Skinner and Councilmember Williams agreed with those concerns. Councilmember Thomas stated that the existing dumpster program provided residents an opportunity to dispose of bulk items and suggested providing additional information regarding dumpster events and landfill disposal options.

The Council also discussed concerns associated with the City's former curbside bulk waste program, including large items remaining along streets while awaiting collection. Following discussion, the Council did not express support for reinstating the citywide curbside bulk waste pickup program, and staff received direction to continue with the existing disposal options.

11. Consideration of Resolution 2026-52 approving the Sun Sage Terrace Master Development Agreement and master lot layout for Phases 3 through 6 located at approximately 1161 West Main Street in the R-1-21 Residential District

Planning and Zoning Administrator Shelby Moore presented Resolution 2026-52, approving the Sun Sage Terrace Master Development Agreement and Master Lot Layout for Phases 3 through 6, located at approximately 1161 West Main Street in the R-1-21 residential district. Ms. Moore explained that portions of Phases 4 and 5 included lots smaller than the 21,780-square-foot minimum otherwise required in the R-1-21 district. The reduced lot sizes were proposed in exchange for additional roadway dedication, including the full 90-foot right-of-way for a collector road along the west side of the development and approximately 54 feet for the half-width of Main Street, which was designated as a 108-foot arterial roadway.

Councilmember Butler recalled that the Council had previously discussed the proposed lot-size reductions and had generally supported the concept in consideration of the additional right-of-way dedication, particularly to avoid future impacts to properties along Taylor Road. Ms. Moore confirmed that the proposal was consistent with that previous direction and had received a favorable recommendation from the Planning Commission.

The Council discussed future roadway connectivity and the relationship of the dedicated collector road to Highlands Boulevard, Main Street, and the City's broader transportation network. Ms. Moore explained that, absent the agreement, the maximum right-of-way the City could require from the development was 66 feet. The proposed agreement therefore provided substantially more right-of-way for the planned collector and arterial roads.

The Council also discussed the development's open space and drainage areas. Ms. Moore stated that the open space would be maintained by the homeowners association and that a drainage area would include a walking trail and amenities. She noted that Phase 3 was already under final plan review, complied with applicable lot requirements, and would require landscaping and amenities. Councilmember Williams noted that the draft MDA still identified former Mayor Critchlow as the signatory, and Ms. Moore confirmed that the document would be updated. Following discussion, the Council indicated that the proposal was consistent with its previous direction.

Motion: Councilmember Dalton moved to approve Resolution 2026-52 approving the Sun Sage Terrace Master Development Agreement and master lot layout for Phases 3 through 6 located at approximately 1161 West Main Street in the R-1-21 Residential District.

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. Consideration of Resolution 2026-51 approving a Hold Harmless and Easement Acknowledgment Agreement for property located at 641 South Maxwell Drive

Ms. Moore presented Resolution 2026-51, approving a Hold Harmless and Easement Acknowledgment Agreement for property located at 641 South Maxwell Drive in the Wells Crossing Subdivision. Ms. Moore explained that in 2025 the Building Department identified a detached metal garage that had been constructed without a building permit or approved site plan and encroached into drainage and public utility easements. She stated that the structure did not encroach into the retention basin itself.

Ms. Moore stated that the property owner obtained an engineering evaluation confirming that the structure did not affect the required freeboard, storage capacity, inlet, or outlet of the retention basin. The City's engineer also reviewed the information and determined that the structure did not affect the basin's designed capacity or function.

City Attorney Tysen Barker explained that the Hold Harmless and Easement Acknowledgment Agreement protected the City by placing responsibility for the encroachment on the property owner. He stated that if the City or another public utility needed future access to the easement, any necessary removal or relocation associated with the structure would be at the property owner's expense. Mr. Barker characterized the particular encroachment as low risk based on the engineering evaluations but clarified that approval of a hold harmless agreement in this instance did not establish that the City would allow all future easement encroachments.

The Council also discussed the frequency of similar situations involving improvements constructed within easements without prior approval. Councilmember Dalton expressed concern regarding the recurring nature of these requests and suggested additional education or communication with builders and contractors to help prevent future unauthorized construction within easements.

Motion: Councilmember Butler moved to approve Resolution 2026-51 approving a Hold Harmless and Easement Acknowledgment Agreement for property located at 641 South Maxwell Drive.

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.

13. Consideration of Resolution 2026-55 approving the Falcons Landing Master Development Agreement for property located approximately at Booth Street and Wild Rose Drive

Ms. Moore presented Resolution 2026-55, approving the Falcons Landing Master Development Agreement for property located approximately at Booth Street and Wild Rose Drive. Ms. Moore reviewed the previously approved layout, which permitted attached duplex units, and explained that the revised layout extended Wild Rose Drive through the development and converted the proposed attached units to detached single-family homes. She stated that the development was vested under the ordinances in effect when the application was submitted, including 7.5-foot side-yard setbacks on both sides. The City had subsequently amended its ordinance to require a 7.5-foot setback on one side and a 15-foot setback on the other.

In response to concerns raised during public comment, Ms. Moore explained that the retention areas along the northern lots would be approximately four feet deep and 30 feet wide and would be located within the individual residential lots. Building setbacks had been increased to prevent structures from being constructed within the retention areas. Bill Cobabe explained that the City's ordinances had since been amended to prohibit this type of backyard retention configuration, but the development remained vested under the prior standards. Mr. Cobabe stated that the retention areas were intended to retain stormwater onsite and allow it to infiltrate into the ground.

The Council discussed fencing along the property adjoining Mr. Boyer's property and livestock. Ms. Moore stated that the Planning Commission had recommended a six-foot white vinyl fence along the development property line. Existing barbed-wire fencing could remain if located on Mr. Boyer's property, and the Council discussed the possibility of additional fencing coordination between the developer and adjoining property owner. City Attorney Tysen Barker also addressed concerns regarding existing agricultural uses adjacent to new residential development. Mr. Barker explained that agricultural production and customary livestock activities were generally excluded from the City's definition of a nuisance when conducted according to accepted agricultural practices. Ms. Moore stated that a note regarding surrounding property owners' right to farm and maintain animals would be included on the plat.

The Council also addressed concerns raised by Mr. Abert regarding side-yard setbacks and impacts on neighboring properties. Mr. Barker explained that the development's rights generally vested at the time of application and that the City could not impose subsequently adopted setback requirements absent an applicable legal exception. The Council could, however, request that the developer voluntarily provide the larger setbacks. The Council also discussed potential property-line discrepancies along existing fences. Mr. Barker explained that disputes involving adverse possession or changes to property boundaries would ultimately be matters between the property owners and, if unresolved, could require court determination rather than a determination by the City.

The Council discussed the developer's request to waive the required fee in lieu of open space. Ms. Moore estimated the fee at approximately $5,000 to $8,000 and explained that fee-in-lieu funds were required to be used within one mile of the development. The Council initially discussed whether there were eligible parks or recreational facilities within that area where the funds could be used. Councilmember Dalton confirmed that Scott Bevan Memorial Park was approximately 0.6 miles from the development, and Councilmembers discussed potential improvements that could be made there. Based on the availability of an eligible location for use of the funds, the Council expressed support for requiring the fee in lieu rather than granting the requested waiver.

Motion: Councilmember Skinner moved to approve Resolution 2026-55 approving the Falcons Landing Master Development Agreement for property located approximately at Booth

Street and Wild Rose Drive with the recommendation that the fee-in-lieu waiver request is removed.

Discussion: During discussion of the motion, Councilmember Butler requested that the developer consider providing a 15-foot side-yard setback on one side of Lots 1 through 5 to provide greater separation between homes and more closely align with the City's current setback requirements. The developer participated by telephone and agreed to modify Lots 1 through 5 to provide a 7.5-foot side-yard setback on one side and a 15-foot side-yard setback on the opposite side. The Council discussed incorporating the developer's agreement into the Master Development Agreement, and Councilmember Skinner agreed to amend her motion accordingly.

Amended motion: Councilmember Skinner amended her motion to approve Resolution 2026-55 approving the Falcons Landing Master Development Agreement for property located approximately at Booth Street and Wild Rose Drive with the recommendation that the fee-in-lieu waiver request be removed, and that Lots 1 through 5 have a 7.5-foot side-yard setback on one side and a 15-foot side-yard setback on the opposite side, providing a total of 22.5 feet between adjacent structures.

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.

14. Consideration of Resolution 2026-54 awarding the contract for the Apple Street Water Line Replacement Project to Forge Industrial

Public Works Director Christy Montierth presented Resolution 2026-54, awarding the contract for the Apple Street Water Line Replacement Project to Forge Industrial. Ms. Montierth explained that the project was funded through a Community Development Block Grant (CDBG), which required the City to award the contract to the lowest qualified bidder. Forge Industrial submitted the lowest bid in the amount of $273,853.10. Because of the CDBG bidding requirements, there had not been a separate prequalification process; however, Forge Industrial had been vetted through the CDBG process and had completed a similar project in Ogden.

The Council discussed the contractor's experience, bonding requirements, and anticipated construction schedule. Ms. Montierth stated that Forge Industrial was prepared to begin as soon as the contract and required bonds were in place. The project would replace the water line on Apple Street between Hill Street and Park Street. Councilmember Butler expressed concern regarding construction impacts near the school, particularly as the beginning of the school year approached. Ms. Montierth stated that the contractor was aware of the concern and would be asked to begin work at the intersection to help address the timing and traffic impact.

Motion: Councilmember Butler moved to approve Resolution 2026-54 awarding the contract for the Apple Street Water Line Replacement Project to Forge Industrial**.**

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.

Following the vote, Mayor Hammond asked for additional clarification regarding the construction schedule and potential impacts to school traffic. Ms. Montierth stated that the contractor would begin at the intersection of Park Street and Apple Street, with work extending through the crosswalk on the south side of the school. She stated that the City would work to have the contractor begin as soon as possible in an effort to complete the intersection work before the start of the school year.

15. Consideration of Ordinance 2026-26 approving amendments to Chapter 7-3 of the Grantsville City Code regarding definitions and regulations for cross connections and dual source connections

Ms. Montierth presented Ordinance 2026-26, approving amendments to Chapter 7-3 of the Grantsville City Code regarding definitions and regulations for cross connections and dual source connections. Ms. Montierth explained that the amendments were recommended by the State and primarily replaced the term "swing joint" with "dual source connection," along with other requested language updates.

Ms. Montierth explained that a dual source connection applied when a property owner used both culinary and irrigation water for an irrigation system. The two water sources were required to remain physically disconnected so they could not be connected simultaneously. To change sources, the property owner was required to physically disconnect from one source before connecting to the other and install a reduced pressure (RP) backflow prevention assembly because irrigation water was considered a potential hazard. Ms. Montierth stated that the City had encountered a noncompliant connection during the current year and had shut off service until the required backflow protection was installed. Councilmember Thomas noted the importance of the requirements given the City's culinary and irrigation systems, and Ms. Montierth characterized the ordinance amendment primarily as a housekeeping update to conform the City's terminology and requirements with State recommendations.

Motion: Councilmember Butler moved to approve Ordinance 2026-26 approving amendments to Chapter 7-3 of the Grantsville City Code regarding definitions and regulations for cross connections and dual source connections.

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.

16. Council Reports

Councilmember Butler reported that the Historic Preservation Commission had been working toward the potential creation of a historic district. He stated that establishing the district could assist qualifying property owners with obtaining grants for restoration projects, including the Grantsville First Ward home. Councilmember Butler also commended Grantsville residents for their compliance with the City's Fourth of July fireworks restrictions. Chief Sager reported that the Police Department received approximately a dozen fireworks-related calls, which was significantly fewer than usual.

Councilmember Thomas reported that the first phase of the Veterans Memorial Park had been completed. He stated that the committee had reviewed fundraising and project finances and continued to receive donations and proceeds from commemorative brick sales. The next phase was anticipated to include irrigation, grading, topsoil, and grass, with future phases including landscaping, flagpoles, granite work, and the bronze statue. He stated that the estimated cost of the statue was approximately $200,000. Councilmember Thomas also reported that discussions were ongoing with the school district regarding an MOU for the park, with the goal of establishing a short-term agreement while evaluating a longer-term solution. Later in the discussion regarding the Clark Farm property, Councilmember Thomas noted that a farmers market was being held at the property on Wednesdays and encouraged residents to support it.

Councilmember Dalton thanked City staff, particularly Public Works, for their work during the Fourth of July celebration. He suggested that the City consider providing an optional opportunity at future celebrations for residents receiving free food to make donations toward a designated community cause, noting that several residents had asked how they could contribute during the event.

Councilmember Skinner reported that the Board of Health met every other month and that the next meeting was scheduled for later in July. She had no additional report. Councilmember Skinner also commented later in the discussion that she had enjoyed participating in her first Grantsville Fourth of July celebration and recognized Mayor Hammond's involvement throughout the events.

Councilmember Williams reported on the mosquito abatement district, stating that approximately 2,000 mosquitoes had recently been trapped near the sewer plant for testing and that no West Nile virus cases had been identified in Tooele County. He stated that the irrigation meeting had been canceled and that he had no irrigation update to report. Councilmember Williams also requested that the Council revisit plans for the Clark Farm property and adjoining City property, particularly regarding interest from 4-H and FFA youth in developing an agricultural facility. He stated that the City needed a clearer long-term plan for the area that could accommodate potential agricultural uses while protecting the City's ability to expand the cemetery if necessary.

Mayor Hammond thanked City staff, the Council, Police, Fire, Public Works, and others who contributed to the Fourth of July celebration and stated that the City had received numerous positive comments regarding the events. She reported that she had spoken with representatives regarding potential uses of the Clark Farm area and had requested conceptual plans showing their respective visions so the City could evaluate the proposals and establish a long-term direction for the property. Mayor Hammond also reminded the Council of the upcoming Growth Summit on August 3 and discussed attendance and noticing requirements. In response to the public comment regarding internet service on Vegas Street, City Manager Michael Resare stated that staff was already reviewing options and would follow up on the issue.

17. Closed Session – (Imminent Litigation, Real Estate Negotiations, Personnel)

There being no further public business and the need to convene a Closed Session, Mayor Hammond asked for a motion.

Motion: Councilmember Butler moved to enter into a Closed Session to discuss imminent litigation, real estate negotiations, or personnel.

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.

The Closed Session began at 10:09 p.m.

Present: Mayor Hammond; Councilmember Butler; Councilmember Dalton; Councilmember Skinner; Councilmember Thomas; Councilmember Williams; City Manager Michael Resare; City Attorney Tysen Barker; and City Recorder Alicia Fairbourne.

Motion: Councilmember Dalton moved to adjourn the Closed Session and return into the open 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.

The Closed Session adjourned at 10:29 p.m., and the Council returned to the open meeting.

18. Adjourn

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

Motion: Councilmember Thomas moved to adjourn.

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.

The meeting adjourned at 10:30 p.m.