

MINUTES OF THE REGULAR BUSINESS MEETING AND PUBLIC HEARING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 19, 2026 AT 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
Alicia Fairbourne, City Recorder
Tysen Barker, City Attorney
Bill Cobabe, Community Development Director
Shelby Moore, Planning and Zoning Admin

Aspen Clegg, Finance Director
Christy Montierth, Public Works Director
Police Chief Robert Sager
Alexis Stewart, Grants Administrator *arrived at 9:31 p.m.*

Citizens and Guests Present or on Zoom: Kristen Nestegard, Clay Barney, Kimberlee Smith, Nadine Hunt, Geoff Nestegard, Marty Grant, Robert Smith, Rick Barchers, Bill Comeau, Nick Jenkins.

Mayor Hammond called the meeting and public hearing of the Grantsville City Council to order at 7:00 p.m. and conducted a roll call of Councilmembers present.

1. Public Comment

Mayor Hammond opened the floor for public comment at 7:02 p.m.

Kristen Nestegard expressed concerns regarding the proposed Alington PUD layout and its impact on existing residents along Sun Valley and Cook Lane. Ms. Nestegard stated that the proposed alleyways and dead-end streets would direct vehicle headlights and traffic toward existing bedrooms and back doors, including her own master bedroom, and would increase noise. She also expressed concern that the proposed two-story homes along Cook Lane would overlook existing backyards and reduce residents' privacy. Ms. Nestegard raised additional concerns regarding the proposed walking path along the existing property line, including potential trespassing, crime, and loss of privacy. She noted that a previous Alington layout had proposed half-acre lots adjacent to existing properties and referenced the Estates at Twenty Wells PUD as an example of transitioning from larger lots near existing residences to higher-density development. Ms. Nestegard requested that the City Council work with the developer to place half-acre lots adjacent to existing residents and transition to higher-density units toward the interior of the development.

Clay Barney expressed concerns regarding the proposed Alington development, including the density of approximately 243 flex units and the development's proximity to existing agricultural properties. Mr. Barney stated that he had lived on Sun Valley Drive for 29 years and maintained animals on his property. He cited Ordinance 2022-14 and stated that it required a 100-foot

separation from animals, while the layout presented to the Planning Commission placed development approximately 10 feet from his rear property line. Mr. Barney expressed concern that locating residential units near existing animals could result in future nuisance complaints regarding odors, flies, and noise and could increase calls for police response. He stated that he was not opposed to development but requested that development adjacent to existing agricultural properties provide an appropriate transition and comply with applicable requirements concerning animals.

Kimberlee Smith expressed concerns regarding the proposed Alington Flex Homes development, including housing affordability, property values, livestock, traffic, and compatibility with surrounding properties. Ms. Smith referenced Flex Homes in Ephraim and stated that completed homes she located were priced higher than the approximately \$350,000 price discussed for the proposed development. She provided examples of estimated down payments and monthly housing costs and questioned whether the homes would be affordable for prospective buyers.

Ms. Smith also stated that the Ephraim development had been constructed in an area without established surrounding neighborhoods and suggested that a similar development in Grantsville could be better suited to an area where supporting amenities, including parks, schools, sidewalks, and commercial services, could be incorporated. She expressed concern that the proposed location lacked sidewalks and would add vehicle traffic to an already busy area. Ms. Smith acknowledged the property owner's right to develop the land but requested that the developer and City Council consider a design compatible with the existing neighboring properties, including the previously proposed layout that transitioned from half-acre lots to quarter-acre lots.

Nadine Hunt expressed concerns regarding whether the proposed Alington development could be safely supported by the City's existing emergency response resources and infrastructure. Ms. Hunt stated that her objection was not to development itself but to whether the proposed density could be accommodated without unreasonable impacts on existing residents and public services. She cited the number of existing homes and previously approved future homes in Grantsville and questioned whether emergency response capacity had increased proportionately.

Ms. Hunt requested that the City evaluate fire protection, fire suppression, ambulance availability, staffing, equipment, response times, geographic coverage, and the ability to respond to simultaneous emergencies. She also questioned whether existing fire apparatus could safely navigate the proposed streets and alleyways, make necessary turns, access every residence, and maintain adequate clearance when vehicles were parked within the development. Ms. Hunt requested that the City require an emergency services capacity and access analysis before final approval rather than determine whether deficiencies existed after the development had been constructed.

Geoff Nestegard expressed concerns regarding wastewater capacity for the proposed Alington development. Mr. Nestegard referenced the wastewater study prepared as part of the PUD application and stated that the study indicated the City's existing wastewater treatment plant could not accommodate the additional wastewater generated by the development and that adequate capacity would be available once the new treatment plant was operational.

Mr. Nestegard questioned whether approving the development before completion of the new wastewater treatment plant could expose the City to potential litigation if construction of the treatment plant were delayed or if the development proceeded more quickly than anticipated. He

specifically questioned whether the City could subsequently restrict construction after granting approval if sufficient wastewater capacity was unavailable. Mr. Nestegard stated that this concern, along with the other requested deviations associated with the development, should be carefully evaluated before approval.

Marty Grant, a resident of Cook Lane adjacent to the proposed Alington development, expressed concern regarding the cumulative effect of the deviations requested for the project. Mr. Grant stated that the proposal included approximately 256 detached homes on 34 acres, compared with a baseline of approximately 156 homes, representing roughly 100 additional units. He also cited proposed reductions in minimum lot size, frontage, front and rear setbacks, and perimeter landscaping and buffering. Mr. Grant stated that some proposed lots were substantially smaller than the referenced 4,000-square-foot standard and that frontage would be reduced from 50 feet to 30 feet. He further stated that the proposed boundary buffer was approximately seven feet compared with a referenced 30-foot landscape buffer.

Mr. Grant also expressed concern that approximately 3.05 acres, or 9 percent, of the development was proposed for commercial use, which he stated was below the commercial percentages identified in applicable PUD and mixed-use standards. He stated that his concern was not any single deviation but the cumulative effect of increased density, smaller lots, narrower frontage, reduced setbacks and buffers, and a reduced commercial component. Mr. Grant requested that the City Council table the item and hold a joint work meeting with the Planning Commission to further address the concerns before taking final action.

Robert Smith expressed concerns regarding pedestrian safety, traffic, school capacity, emergency services, and the proposed density of the Alington development. Mr. Smith referenced a previous fatal incident involving a child near his Sun Valley Drive property and expressed concern that additional development would increase risks to children due to existing traffic volumes and the lack of sidewalks, trails, and other safe pedestrian connections. He questioned whether area roads, intersections, schools, and first responder resources were prepared to accommodate the additional population.

Mr. Smith stated that he was not opposed to growth but believed development should occur in conjunction with adequate infrastructure and public services. He also expressed concern regarding the transition from existing rural residential properties with animals to the proposed higher-density housing. Mr. Smith supported placing larger lots, such as half-acre lots contemplated in a previous plan, adjacent to existing properties and transitioning to greater density elsewhere within the development.

Rick Barchers opposed the proposed changes to the Alington development and referenced the development agreement approved in approximately 2022. Mr. Barchers stated that buffering between the development and existing residences had been a significant part of the earlier discussions and that the resulting plan had included half-acre lots adjacent to existing properties as a compromise. He questioned why the City would substantially modify an existing agreement when numerous other higher-density housing units had already been approved within Grantsville.

Mr. Barchers stated that, under the City's current Mixed-Use zoning provisions, requested variations involving setbacks, street widths, lot sizes, buffers, and similar development standards were legislative decisions and were not required to be granted. He questioned whether the requested

deviations were necessary to provide affordable housing and suggested that affordability could instead be addressed through smaller homes constructed within existing development standards. Mr. Barchers also encouraged the City Council to reexamine the Mixed-Use zoning ordinance, including language concerning the required commercial component, which he believed contained a drafting error. He recommended reviewing the Planning Commission minutes from the adoption of the Mixed-Use provisions to determine the original intent of that requirement.

There being no further comments from the public, Mayor Hammond closed the floor at 7:30 p.m.

2. Summary Action Items

a. Approval of Minutes from the July 15th, 2026 City Council Regular Meeting

Motion: Councilmember Thomas moved approve the July 15th, 2026 City Council Regular meeting minutes as presented.

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.

b. Approval of Minutes from the August 5th, 2026 Truth in Taxation Public Hearing

Motion: Councilmember Butler moved approve the August 5th, 2026 Truth in Taxation Public Hearing.

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.

c. Approval of bills

Motion: Councilmember Butler moved approve the invoices.

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.

3. Consideration of Resolution 2026-65 appointing Shana Nelson to the Historic Preservation Committee

Ms. Nelson was not in attendance. Councilmember Butler recommended she be present for the decision.

Motion: Councilmember Butler moved to table 2026-65 appointing Shana Nelson to the Historic Preservation Committee

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.

4. Consideration of Resolution 2026-61 approving a Memorandum of Understanding with Tooele County School District for the School Resource Officer Services for the 2026-2027 school year

Chief Sager presented the annual School Resource Officer agreement and stated that the agreement contained minor language changes and an approximately \$1,000 increase from the prior year. In response to Councilmember Thomas, Chief Sager explained that assigning an investigator as the School Resource Officer reduced staffing available to the Investigations Division during the school year and increased the workload for the remaining investigators. He stated that the department could continue the arrangement for another year and would track caseload and monthly statistics to evaluate staffing and service needs.

Finance Director Aspen Clegg confirmed that School Resource Officer revenue was included in the adopted budget at \$103,594 and that the new agreement would result in a small increase over the budgeted amount. Chief Sager stated that he had requested an additional School Resource Officer for Grantsville Junior High for several years but that the school district had declined the requests. He explained that the assigned officer responded to other district schools as needed and stated that other secondary schools in Tooele County had additional School Resource Officer coverage.

In response to Councilmember Dalton, Chief Sager estimated that the school district’s payment covered approximately 90 percent of the officer’s salary and fringe benefits but did not account for additional City costs, including the vehicle, fuel, equipment, technology, body cameras, evidence storage, supervision, and related support services. He stated that compensation was generally consistent with other School Resource Officer arrangements in the county, although Tooele City also received compensation toward supervisory costs. Chief Sager emphasized that having an officer available in the schools remained important for student and staff safety while noting the need to evaluate a more equitable allocation of costs between the City and school district. He also explained that the School Resource Officer handled student-related cases when possible, but work outside regular school hours could result in overtime or require coverage by other officers.

Motion: Councilmember Butler moved approve Resolution 2026-61 approving a Memorandum of Understanding with Tooele County School District for the School Resource Officer Services for the 2026-2027 school year.

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.

5. Public Hearing Item: Discussion and consideration of Resolution 2026-60 adopting the Final Fiscal Year 2027 Budget for Grantsville City

Finance Director Aspen Clegg presented the final Fiscal Year 2027 budget following the Truth in Taxation public hearing held on August 5, 2026. Ms. Clegg explained that the additional property tax revenue had previously been shown separately in the interim budget and was now incorporated into the regular property tax revenue line. On the expenditure side, the corresponding funding was allocated within the Parks and Recreation budget to salaries and wages, employee benefits, and health insurance. Ms. Clegg stated that these were the only changes from the previously approved interim budget.

Mayor Hammond opened the public hearing at 7:42 p.m. No comments were received from those present or participating electronically, and Mayor Hammond closed the public hearing.

Motion: Councilmember Skinner moved approve Resolution 2026-60 adopting the Final Fiscal Year 2027 Budget for Grantsville City.

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. Consideration of Resolution 2026-64 Accepting the Rocky Mountain Power Blue Sky Funding Award for the City’s solar and battery project and authorizing the City Manager and appropriate City Staff to execute the Award Acceptance Agreement and Related Documents

City Manager Michael Resare introduced representatives associated with the Rocky Mountain Power Blue Sky program and explained that the City had previously authorized Mr. Bill Comeau to apply for Blue Sky funding for the proposed solar and battery project. Mr. Nick Jenkins explained that the Blue Sky program was funded through voluntary contributions from Rocky Mountain Power customers to support renewable energy projects and announced that Grantsville City had been awarded \$1.25 million. He stated that the proposed solar and battery system was intended to offset operational costs associated with the City’s new wastewater treatment plant.

Mr. Comeau explained that \$250,000 of the award would be provided upfront for project development and engineering. If the City accepted the award, the project would proceed to

advanced engineering and development, including site evaluation, refined cost estimates, RFPs, and proposed contracts. The Council would then have another opportunity to determine whether to proceed with construction. Mr. Comeau stated that earlier City action had also preserved eligibility for an estimated 30 to 40 percent tax credit if the project proceeded. He estimated that the development and engineering phase could take up to eight months, followed by up to one year for construction, with the goal of coordinating completion with the wastewater treatment plant.

In response to Councilmember Williams, Mr. Comeau confirmed that the City would not be required to repay the \$250,000 development grant if the Council ultimately determined that the project was not financially feasible and chose not to proceed with construction. Councilmember Thomas and Councilmember Butler discussed opportunities during the design process to value engineer or scale the project to control costs and allow for potential future expansion. Mr. Jenkins stated that the equipment was anticipated to have a useful life of approximately 25 to 30 years and estimated a return on investment of approximately five years, depending on the final project configuration and available tax credits.

Mr. Resare stated that the City was also working to finalize a separate contract with Mr. Comeau to assist with the project and securing available funding and anticipated bringing that agreement to the Council at a future meeting.

Motion: Councilmember Butler moved approve Resolution 2026-64 accepting the Rocky Mountain Power Blue Sky Funding Award for the City's solar and battery project and authorizing the City Manager and appropriate city staff to execute the Award Acceptance Agreement and related documents.

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.

7. Consideration of Ordinance 2026-27 approving the Alington Planned Unit Development located at approximately 948 East Main Street (SR-138) within the Mixed-Use Zoning District

Community Development Director Shelby Moore presented Ordinance 2026-27 for the Alington Planned Unit Development at approximately 948 East Main Street, SR-138, within the Mixed-Use zoning district. Ms. Moore explained that a previous development plan had been approved in 2022 but had expired after the plat was not recorded within the required timeframe. The current concept proposed approximately 255 units and included commercial areas and several requested deviations from Mixed-Use development standards. She explained that Sun Valley Drive remained within Tooele County and that the City's animal setback requirements therefore did not apply to those properties. The proposed Master Development Agreement included provisions addressing existing agricultural uses, including notice to future Alington residents regarding neighboring animals and a seven-foot fence along the western and southern boundaries.

Ms. Moore described the proposed flex homes as detached, slab-on-grade, two-story homes

designed to allow future additions such as garages, patios, or additional living space. She clarified that the homes were not modular construction and that the development's lot sizes would not meet the City's requirements for accessory dwelling units. The proposed deviations included reduced interior side-yard, corner side-yard, front-yard, and property-boundary setbacks. The concept showed approximately 6.8 acres of open space, including retention basins, a tot lot, a potential pickleball court, sidewalks, and a walking trail along the western boundary. Councilmembers expressed concern regarding the amount and usability of the proposed recreational space, the proximity of homes to one another and to existing properties, and whether the development was compatible with surrounding uses as contemplated by the Mixed-Use zoning standards.

The developer discussed the history of the project and stated that the earlier sewer installation and a disputed approximately \$500,000 reimbursement obligation had contributed to changes in the development proposal. He stated that approximately 254 townhomes could otherwise be developed under the property's existing Mixed-Use zoning and that the proposed detached flex homes were intended to provide a different housing product with stronger resale potential. He estimated a starting home price of approximately \$359,000 to \$365,000, subject to market conditions. He also stated that the project had an existing UDOT access and encroachment approval and that UDOT had established the required roadway design. Councilmembers discussed traffic conditions on SR-138, Sun Valley Drive, and Durfee Street, pedestrian safety, and the cumulative effect of additional development. Ms. Moore noted that UDOT would continue to participate in the review of preliminary and final plans and that improvements within the state highway right-of-way remained under UDOT's jurisdiction.

A substantial portion of the discussion focused on buffering existing residences along the western boundary. Councilmember Dalton referenced the Mixed-Use zoning language requiring residential and commercial components to form a harmonious development compatible with surrounding properties and questioned whether the proposed concept met that intent. The developer indicated that he was willing to consider eliminating homes along portions of the western boundary to create a larger buffer and additional open space. Alternatives discussed included an approximately 50 to 75-foot buffer, recreational amenities within the buffer, larger residential lots adjacent to existing properties, or potentially transferring additional property to adjoining owners. Councilmember Dalton also requested consideration of buffering along the southern boundary where the development adjoined existing homes.

Mayor Hammond and the Council also expressed concern that the proposed PUD did not presently demonstrate sufficient public or community benefit to justify the requested deviations, particularly given the number of units and limited recreational amenities shown on the conceptual plan. Councilmember Thomas stated that the number of requested deviations and public safety implications were concerns, while also recognizing the potential value of introducing a different housing product for younger families. Councilmember Skinner similarly expressed concern regarding the density, proximity to SR-138, and the likelihood that children would use streets and alleys for recreation if adequate open space was not provided. The developer agreed to further evaluate the western and southern buffers and provide more specific concepts and real-world examples of usable recreational amenities, including potential improvements within stormwater retention areas.

The Council discussed holding an open house rather than immediately acting on the ordinance so

that affected residents could discuss the proposed buffers and amenities directly with the developer. City Attorney Tysen Barker advised that an open house could be noticed to allow a quorum of the Council to attend while permitting discussion between the developer and residents. The Council discussed holding the open house at 6:00 p.m. on September 2, 2026, immediately before the regular City Council meeting. Mayor Hammond explained that the item could return to the September 2 agenda if sufficient agreement and information were available, or could be continued to September 16 if additional engineering or revisions were necessary. The primary issues identified for further consideration were buffering adjacent existing residences and providing adequate, usable parks and recreational space within the development.

Motion: Councilmember Butler moved table Ordinance 2026-27 approving the Alington Planned Unit Development located at approximately 948 East Main Street (SR-138) within the Mixed-Use Zoning District and Resolution 2026-62 approving a Master Development Agreement for the Alington Flex Homes Planned Unit Development located at approximately 948 East Main Street (SR-138).

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.

8. Consideration of Resolution 2026-62 Approving a Master Development Agreement for the Alington Flex Homes Planned Unit Development located at approximately 948 East Main Street (SR-138)

Clerk’s note: This item was tabled with the previous motion.

9. Consideration of Ordinance 2026-05 approving a rezone from RM-15, A-10, R-1-12, and CS to RM-15 for the Apple Street Townhomes Subdivision, excluding 1.19 Acres for Commercial Use

Community Development Director Shelby Moore presented Ordinance 2026-05 for the Apple Street Townhomes rezone. Ms. Moore explained that the General Plan amendment had previously been approved, while the rezone had been tabled pending clarification of the commercial portion of the property through a record of survey or similar documentation. The proposed rezone would change the applicable property from RM-15, A-10, R-1-12, and CS zoning to RM-15, excluding 1.19 acres designated for commercial use.

Ms. Moore stated that the project would redevelop an existing property she characterized as an eyesore and would also address multiple zoning designations and existing nonconforming conditions within the project area. The Council indicated that the project had been discussed extensively during previous consideration and had no additional questions before proceeding to a motion.

Motion: Councilmember Dalton moved approve Ordinance 2026-05 approving a rezone from RM-15, A-10, R-1-12, and CS to RM-15 for the Apple Street Townhomes Subdivision, excluding 1.19 Acres for Commercial Use.

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.

10. Consideration of Resolution 2026-58 accepting Federal Transportation Funding awards, authorizing Staff to execute related agreements, and providing for an effective date

Grants Administrator Alexis Stewart presented Resolution 2026-58 regarding two UDOT transportation grants that would be combined into a single project for bidding and construction purposes. The first award, through the Safe Routes to School program, would complete the missing sidewalk along Durfee Street between Cooley Street and West Street near Grantsville Junior High School. UDOT estimated the project at approximately \$356,000 and agreed to fund the project subject to the required 6.77 percent federal match, estimated at approximately \$24,000.

The second award, through the Transportation Alternatives Program, would construct sidewalk along the west side of Quirk Street from Mountain Meadow Drive to Pear Street, providing a pedestrian connection toward Willow Elementary School. Ms. Stewart explained that UDOT would not fund sidewalk on the east side because that property remained undeveloped and could be required to install sidewalk when it developed. The Quirk Street project was estimated at approximately \$701,000, with UDOT providing approximately \$250,000. The estimate included utility relocation and acquisition of necessary right-of-way. Staff noted that the utility relocation estimate contained significant contingencies and could potentially be reduced as the project was further designed.

Councilmembers discussed the importance of pedestrian safety and noted that children currently walked along portions of Quirk Street without a continuous sidewalk. Mayor Hammond stated that the Quirk Street area had generated more resident concerns regarding missing sidewalks than any other area brought to her attention. The Council also discussed whether the sidewalk could be designed to minimize utility relocation costs and noted that additional right-of-way would need to be acquired near Pear Street.

City Manager Michael Resare explained that the required matching funds and additional project costs had not been included in the adopted budget because discretionary expenditures had been significantly reduced. He stated that the City could consider using proceeds from the sale of water credits to fund the City's share. Finance Director Aspen Clegg stated that approximately \$50,000 had been budgeted for the City's residential sidewalk matching program and that some of those funds could potentially be reallocated through a budget adjustment, although the amount would not cover the full local obligation. Mr. Resare further explained that UDOT recommended combining the projects for bidding purposes in an effort to obtain more favorable pricing.

Ms. Stewart explained that UDOT initially required a letter signed by Mayor Hammond confirming the City's willingness to combine the projects, provide the required 6.77 percent federal match, and

fund project costs exceeding the grant awards. She stated that the combined grant awards totaled approximately \$606,000. Councilmembers expressed support for continuing to pursue the funding, citing the City's existing sidewalk deficiencies and the opportunity to leverage City funds with substantial outside funding.

Motion: Councilmember Butler moved approve Resolution 2026-58 accepting Federal Transportation Funding awards, authorizing Staff to execute related agreements, and providing for an effective date.

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. Council Reports

Councilmember Butler reported that the Historic Preservation Committee was preparing for the annual Historic Home Tour on October 10 from 3:00 p.m. to 6:00 p.m., in conjunction with the Honey Harvest Festival. Ten homes had volunteered for the tour, including several that had not previously participated. He also reported on the Planning Commission's recent consideration of the tire recycling facility. The Planning Commission had provided approximately six months for the facility to address compliance concerns, with the primary objective of removing tires stored on the ground as required by the conditional use permit. Councilmember Butler noted that more than 50,000 tires were currently stored at the site and expressed concern regarding the associated fire hazard. He also reported that the Library Board had discussed budget reductions and stated that the Library had adjusted its operations accordingly.

Councilmember Thomas reported that Phase One of the Veterans Memorial Park had been completed within the amount previously authorized and budgeted. Fundraising continued for future phases, with the next objectives including irrigation and landscaping. He also reported that discussions with the Tooele County School District regarding Cherry Street Park had progressed and that a draft MOU was being developed. Under the proposed arrangement, the School District would maintain the park throughout the year and pay a fee for its use. The agreement was anticipated to be reviewed annually and would be presented to the Council for consideration.

Councilmember Dalton reported that he had received information regarding potential grant funding for athletic field lighting, including possible lighting at the Scenic Slopes baseball field, and planned to coordinate with Ms. Alexa Stewart regarding the opportunity. He also requested that staff and the Planning Commission review the City's Mixed-Use zoning provisions, noting that requirements were located across multiple code sections and could be difficult to interpret consistently. The Council and staff discussed whether the Mixed-Use provisions should be revised and clarified, particularly regarding development size, commercial components, residential density, open space, and compatibility with surrounding neighborhoods.

Councilmember Skinner reported that the Board of Health had met and was continuing to seek a dental hygienist for its low-cost dental services. She stated that recruitment had been difficult

because of the compensation available for the position. She also reported that she had been asked to participate with a statewide Board of Health organization and assist with an upcoming symposium.

Councilmember Williams reported that he had met with Stephen Babbitt regarding potential uses of the Clark Farm and had subsequently walked the property to consider alternatives. He discussed preserving drainage through the property while considering agricultural uses, including a potential youth agricultural center with livestock pens. Councilmember Williams also raised questions regarding the appropriate legal structure for allowing an outside organization to use City-owned property. City Attorney Tysen Barker stated that Friends of the FFA was a 501(c)(3) organization, which could be considered as discussions progressed.

Mayor Hammond reported that the grand opening activities for the new racetrack were anticipated for September 18 and 19, with the September 18 activities expected to be more invitation-based and September 19 more oriented toward the public. Mayor Hammond also requested feedback regarding the City's employee Christmas party. Staff generally preferred continuing to hold the event during the workday rather than in the evening because of family schedules and commuting considerations. The Council and staff discussed potential locations, including the existing venue and the racetrack. Mayor Hammond also reported observing work underway on Sheep Lane and noted that progress was being made near the traffic signal.

12. 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 Thomas moved to proceed into a Closed Session to discuss imminent litigation, real estate negotiations, or personnel.

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 began at 10:14 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 Butler moved adjourn the closed session and return to 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 10:35 p.m., and the Council returned to the open meeting.

13. Adjourn

Motion: Councilmember Skinner moved adjourn.

Second: Councilmember Derek 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 10:36 p.m.