

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, APRIL 17, 2002.**

Mayor and Council Present: Mayor Byron Anderson. Council Members: Craig Anderson, James Christensen, Kevin Hall, Justin Linares, and Paul Rupp.

Appointed officers and employees present: Wendy Palmer, City Recorder, Attorney Ron Elton.

Citizens and Guests: Jennifer and Jan Baird, Robyn and Rueben Quarnberg, Mickey McKenzie, Paul Ott, John Clark, Lester Higley and son, Mike & Vickie Roper, Sumner Swaner, Van King, Randy Hunt, and Jason Duhon.

PRESENTATION: Miss Grantsville 2000 Jennifer Baird presented the City with the picture history of the Miss Grantsville Queens. Mayor and Council thanked Jennifer for the gift. Jennifer stated that she intends to be responsible for the continual update of the history as well as obtain the missing pictures.

PUBLIC HEARING:

Consideration of amending the Land Use Management Book by increasing the authority of the Zoning Administrator to approve conditional use permits. Attorney Elton and James explained that the Zoning Administrator will be able to approve conditional use permit for most uses including home occupations as long as the applicant can comply with the stated requirements. If the applicant wants anything outside of the requirements then they must present their ideas in front of the Planning Commission. All physicians, therapists' etc must request approval from the Planning Commission. Mayor asked for any further comments. No further comments being offered, Mayor closed the public hearing at 7:07 p.m.

APPROVAL OF MINUTES: Kevin made the motion to approve the minutes of the City Council meeting of April 3, 2002. Craig seconded the motion. All voted in favor, motion carried.

SWANER DESIGN-OASIS SKI LAKES: Sumner Swaner presented his plan to build a that would create a subdivision of homes around two water ski lakes approximately one mile south of Interstate 80. Mr. Swaner is requesting cooperation from Grantsville City for the connection to Grantsville City water and sewer systems. Mayor and Council instructed Mr. Swaner to come back after he gets approval for the development from Tooele County.

CONSIDERATION OF NEW BUSINESS LICENSE:

Steven Bell 285 E. Orchard Lane. James explained that Mr. Bell is applying for a Handy Man License. Justin made the motion to approve the business license for Mr. Bell. Kevin seconded the motion. All voted in favor, motion carried.

SPECIAL MEETING AT APRIL 24, 2002: Justin updated the Mayor and Council on the Main Street Revitalization meeting that is scheduled for next Wednesday. James stated that there was over one hundred invitations sent out. James stated that he has had a positive response so far from business and property owners.

CONSIDERATION OF WATER PURCHASE AGREEMENT WITH JOHN LAING HOMES:

Kevin made the motion to postpone this approval of the agreement until the next meeting due to the request of the City Council to review the contract. James seconded the motion. All voted in favor motion carried.

CONSIDERATION OF HERITAGE PRESERVATION COMMISSION GRANT CONTRACT. Attorney Elton stated that he has reviewed the contract and approved it as to form and content. Paul made the motion to authorize the Mayor to sign the contract that included \$5500 in matching funds to perform a historical survey of Grantsville City buildings in pursuit of obtaining approval of buildings to be on the Historical Register. James seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF JAIL CONTRACT: This item was tabled.

CONSIDERATION OF SETTING PUBLIC HEARINGS: Craig made the motion to set the public hearings for 1-Allowing a home based day care in the CS zone and 2-Consideration of zone change from A-10 to RR-1 for May 15, 2002. James seconded the motion. All voted in favor, motion carried.

DISCUSSION OF DEBRIS: Mayor Anderson informed the Council that he met with Tooele County Health Department, Tooele County Attorney, and Tooele County Engineer to discuss the problems of dumping along the West side of Grantsville City. Mayor stated that Tooele County is considering setting up a dump station or distribution station to give residents a place to be able to dump their debris without traveling to the Bauer Pit. Mayor stated that he would report when he had more information.

CONSIDERATION OF LITTLE RENO BOND REVOCATION: Attorney Elton explained that Little Reno posted their subdivision improvement bonds April of 1999. They should have had their improvements complete by April 2001. This development has not completed their improvement as of this date. Public Works Director informed Recorder Palmer that the development is about 50% complete with the improvements. The real concern about this project is the improvement bond was one of the last property bonds that were approved. When portions of the improvements are completed then lots are released that equal the improvement expense so that the developer can sell additional lots. The problem is that this development has not had many lots sell so the improvements have not been completed. Randy Hunt was present who is the developer of Little Reno Estates. Mr. Hunt stated that he has not sold on lot in 18 months. Mr. Hunt asked for an extension on the subdivision bond. Attorney Elton advised the Council not to allow for an extension of the bond. If the city grants a bond extension that would make the city liable to put improvements in for the developer and the developer would not be liable for the expense until the end of the extension of time. It was suggested to Randy that he could phase this first phase of the subdivision into 1a and 1b. This would reduce the bonding requirement and reduce the risk for Grantsville City. Randy stated that he would talk to the property owners of lots in the undeveloped area of Little Reno Estates Lot 13 & 17 to see if they would consider trading for lots within the developed area. The Mayor and Council strongly encouraged Mr. Hunt to get the development completed or phase it.

ADDITION TO AGENDA: Kevin made the motion to add property acquisitions to the City Council Agenda. Craig seconded the motion. All voted in favor. Recorder Palmer contacted Mary Ruth Hammond at the Transcript to inform her of the agenda item addition at 9:00 p.m. All voted in favor, motion carried. Kevin explained to the Mayor and Council that the rodeo grounds has had a parking problem for years. Kevin stated that he was aware of the riding club being turned down to host a horse show at our facility because there was not adequate parking. Kevin stated that he asked Recorder Palmer to find a phone number for the owners of the property directly across the street from the rodeo grounds, to discuss purchasing some land to provide for the needed parking. Kevin stated that he was unable to make contact with the owners, but the fellow that had earnest money down on the property came in to the City Hall. Recorder Palmer approached him and asked if he would consider selling some of the property to the City for parking during rodeo events. The fellow was interested and Recorder Palmer gave the phone number to Kevin to negotiate an agreement. Kevin stated that the buyer offered to sell 5 acres at the same price that he purchased the property for, \$3833 per acre. Mr. Clay the buyer is willing to sell 200 feet of Clark Street frontage by 1084 feet to the north. Kevin stated that he and Craig talked about the fact that this property could also provide a benefit to Pegasus Equestrian Center that is directly to the west of this property. Kevin stated that in the past the rodeo contestants have parked along Clark Street during events. The buyer of this property is planning on dividing the Clark Street frontage into building lots and this will eliminate the parking along the north side of Clark Street east to Race Street. If we are going to continue to promote and use our rodeo grounds then we need to provide for the parking. Kevin asked the Attorney if we could give the owner of the property earnest money and then work out the subdivision and other details later? Attorney Elton stated that we need to work out who pays for the survey, title insurance, and subdivision fees. It was suggested that since the city is a

partner in this transaction that the city's fees could be waived. Justin was concerned about the subdivision consistency between residents and the city. We need to live by what we preach as a city. Kevin stated that the subdivision is for parking and not homes. It was determined that in order for the city to be able to create a lot that is more than 3 times the length as the width, the lot must be more than five acres. Craig made the motion to authorize the Mayor to sign a contract to purchase of a minimum of 5.01 acres from John Clay, property located directly across Clark Street from the Rodeo Grounds. Kevin is charged with the duty of working out the details of the purchase. Purchase price not to exceed \$20,000 for all expenses including the cost of survey, proration of the taxes. Kevin seconded the motion. All voted in favor, motion carried. Recorder Palmer reminded the Council that the title insurance if we used the same company that issued insurance on Monday, the insurance fee would only be half of the original fee.

APPROVAL OF BILLS: James made the motion to approve the bills. Paul seconded the motion. Craig and Kevin declared that their businesses are being considered tonight and they will refrain from voting on their specific bills. All voted in favor, motion carried.

Mayor asked that the Council look at the restricted capital balances. Mayor also asked that the Council review the budget that Recorder Palmer has prepared and handed out. Recorder Palmer informed the Mayor and Council that she has given each of them a copy of the financial statement, 2001 Capital Facilities Plan as well. Recorder Palmer gave the Mayor and Council the option of setting a budget work meeting prior to May 1st or she would balance the preliminary budget for the May 1st meeting then work out the details through the month of May. Mayor Anderson asked Recorder Palmer to go ahead and balance the budget and then work meetings can be scheduled throughout May.

James asked Recorder Palmer to provide a financial statement monthly or at least quarterly. Recorder Palmer stated that she would provide the financial statement for the second meeting of each month.

OTHER BUSINESS:

Justin expressed a concern about a line cut in his new street and he was concerned how the contractor would be required to fix it. Kevin stated that they must compact the trench and post a bond with the city for the excavation. The contractor would be putting regular asphalt back over the excavation so the integrity of the road should be ok.

Paul stated that Mr. Duhon the 4th of July Chairman is present to get a dollar figure from the Council for the 4th of July budget. Recorder Palmer stated that when she met with Mr. Duhon and Paul she informed Mr. Duhon that he had \$4000.00 to begin and organize the Parade, Flag Raising Ceremony and the Concessions. The remainder of the expenses will be allocated in the next fiscal year beginning July 1, 2002. Recorder Palmer stated that she has put in the tentative budget an expense of \$20,000. Recorder Palmer was asked to write a letter to the queen contest committee and let them know what their budget will be.

Craig requested that the May 1st meeting begin at 6:00 p.m. in order to accommodate an information meeting with Desert Power/MagCorp. This company has requested time to present a joint venture they are proposing. Craig made the motion to begin the May 1st City Council meeting at 6:00 p.m. James seconded the motion. All voted in favor, motion carried.

ADJOURN: Craig made the motion to adjourn this City Council meeting at 9:20 p.m. Kevin seconded the motion. All voted in favor, motion carried.

Wendy Palmer
City Recorder

Byron Anderson
Mayor