

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY  
COUNCIL HELD WEDNESDAY, OCTOBER 2, 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, and Treasurer Susan Gustin.

**Citizens and Guests:** Mary Ruth Hammond (press), DeAnn Christiansen, Rosemary Anderson, Patti Hicks, Emmallee Anderson, Josh Rowley, Dee and Dan Lewis

**PUBLIC HEARING TO RECEIVE PUBLIC INPUT ON POTENTIAL PROJECTS FOR THE 2003-2004 FUNDING YEAR:** Mayor Anderson opened the public hearing for the CDBG program and stated that this hearing is being called to consider potential projects for which funding may be applied under the 2003-2004 Community Development Block Grant Program. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Wasatch Front Regional Council, in which Grantsville City is a member, was expecting to receive approximately \$300,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review it at any time. Mayor Anderson then explained the eligible activities listed including sponsor the Tooele County Housing, land purchase, public works project, also eligible are loan programs for private businesses, which would then hire low-income persons. Mayor Anderson indicated that in the past Grantsville City has received several grants over the years that built the Senior Citizen Center, upgraded water lines, installed sidewalk, purchased land for LMI housing project with Tooele County Housing. The city has handed out its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the city has identified as being needed in the community. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing. No comments being offered the Mayor closed the public hearing at 7:05 p.m.

**YOUTH CITY COUNCIL:** Mayor Anderson introduced Patti Hicks as the new Youth City Council (YCC) advisor. Patti introduced the Youth City Council Co- Mayor Emmallee Anderson. Recorder Palmer administered the oath of office to YCC Co-Mayor Emmallee Anderson. Patti informed the Council that Shawn Sagers is the other Co-Mayor. Recorder Palmer told Ms. Hicks to have Shawn come into the office during the day and she will swear him in. Paul asked Emmallee to inform the Council and Mayor of the YCC activities. Emmallee informed the Mayor and Council that the YCC held the annual formal dance for Home Coming and made about \$640.00. The YCC decided to hold a Halloween Carnival on the 30<sup>th</sup> of October. This carnival will have a costume contest and Mrs. Hicks explained that they are trying to get a bike donated for the winner. Mayor stated that we would take care of that.

**Presentation:** Mayor Anderson asked past YCC Advisor Rosemary Anderson to step forward and receive a letter of thanks and a plaque expressing Grantsville City's appreciation for the 6 years of service that she has given to the Youth City Council. Rosemary thanked the Mayor and Council and asked that they help the Youth City Council maintain their traditions like taking pictures at the Santa Claus Day.

**APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING:** Kevin made the motion to approve the minutes of September 18, 2002. James seconded the motion. All voted in favor, except for Justin who abstained due to his absence at this meeting. Motion carried.

**CONSIDERATION OF NEW BUSINESS LICENSE:** James made the motion to approve the business license for Carol Henderson at 65 S. Willow for a Beauty Shop. Justin seconded the motion. Kevin was concerned that there should not be any on street parking due to the narrowness of Willow Street. James added this as a condition of approval. All voted in favor, motion carried.

## **CONSIDERATION OF ORDINANCES & RESOLUTIONS:**

- a. Allow kennels as a conditional use in all residential zones with the exception of R1-8 & RM-15 zones:** James reviewed with the Mayor and Council the Planning Commissions intentions to allow Kennels in all residential zones except the R1-8 and the RM-15 under a conditional use permit. The Planning Commission felt that if a resident had enough property they should be able to apply for a conditional use permit to have a kennel. The Planning Commission felt that if the kennel became a problem they could revoke the conditional use permit. Kevin stated that he was concerned that allowing kennels in all zones that we would be creating problems for other people. Attorney Elton asked what the criteria would be for the conditional use permit. The Council wanted to comply with the same regulations for sportsman permits kennels would need to be 100 feet from any neighboring dwelling, each dog would need to have 900 square feet. It was mentioned that bark collars could be required as well. There was a concern that a kennel could be a Class C that would allow 50 dogs or more. James made the motion to approve the ordinance allowing kennels to be applied for under a conditional use permit in commercial and residential zones excluding R1-8 and RM-15. Kennels in the residential zones can only be allowed for a Class A Kennel License. Justin seconded the motion. All voted in favor, motion carried.
- b. Non-contributory Retirement systems for public safety:** Attorney Elton explained the 2002 Legislature has passed legislation to allow the Chief of Police a window of time to convert his retirement from Contributory Retirement System to the Non-Contributory Retirement System. This conversion is a cost saving to the city but also allows the Chief of Police to retire from within the retirement system and continue his employment. If the Chief of Police continues to work and retires he would work as a retirement exempt employee so he would not continue receive retirement benefits from the city. This new law also requires that any new officer that is hired by Grantsville City will be enrolled in the non-contributory retirement system. The legislature has not opened a window for current officers to convert their retirement. Craig made the motion to adopt Resolution 2002-09 allowing the Police Chief to opt into the Non-Contributory Retirement System. James seconded the motion. All voted in favor, motion carried.
- c. Revision of the Subdivision chapter-21 of the Land Use Management Code:** Bruce Parker was present to give an overview of the main changes within this new chapter. Mr. Parker stated that this new regulation would not have a concept plan approval. Mr. Parker stated that by approving a concept plan the city is really approving the subdivision without enough information. The development is then vested at the point of concept approval. The new chapter will have a sketch review that will be performed at the staff level. At this point the developer can decide to invest the money in a preliminary plat with staff input included or not, but the developer takes the risk of getting an approval from the Planning Commission for the preliminary plat. There is no appeal of staff recommendations. The developer must decide to incorporate the recommendations or risk being denied. Bruce stated that he did not see the water issues in this chapter and felt that this section needed to be added. Attorney Elton stated that he would make sure that the water section is included prior to the execution of the ordinance. The issue of minor subdivisions were discussed and James was asked to bring this issue to the Planning Commission to consider whether to leave the minor subdivision at 6 lots or less or reduce it. Council Members suggested limiting the amount of lots down to two or three lots on an approved street or private right-of-way. Bruce stated that he feels that every division should be treated the same as a major subdivision to eliminate the possibility of overlapping lot lines that could happen with metes and bounds description. Craig stated that when he became a Council Member the Minor Subdivision was one of the ordinances that he helped to initiate. Craig stated that he wanted to only allow 4 lots within a minor subdivision. Craig made the motion to approve Ordinance 2002-19 revision of the Subdivision Chapter 21, of the Land Use Management Code with the provision that Attorney Elton add the water issues into the chapter as it was intended. Kevin seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF CDBG POLICY – DEANN CHRISTIANSEN TOOEL COUNTY HOUSING AUTHORITY:** DeAnn presented the rough draft of the policy for the use of project funds \$50,000 minus \$5000 for administration. DeAnn stated that as part of the policy she included the income guidelines that are needed to qualify the families for funding of moving or improving their trailers in the 520 W. Clark trailer park. Discussion of whether to let each individual trailer owner hirer their own mover or should the Tooele County Housing Authority contract with one contractor. It was

decided that each trailer owner could hire their own contractor to move their trailer if the contractor met the guidelines from the Tooele County Housing Authority contractor requirements. The checks would be made out to the contractor and the trailer owner. James made the motion to approve the policy with the removal of Housing Authority to contract for the trailer movement, remove the minimum amount of participation at this time. Craig to come up with a criteria to inspect the trailers participating in the CDBG program to be certified as livable. Grantsville City will not assist families that will be moving from the trailer court. Justin seconded the motion. All voted in favor, motion carried.

James reviewed the action items: Mayor stated that he would set up a meeting with the residents of the trailer court. DeAnn will get bids from contractors to get an idea how much money the city would be participating per trailer, Craig will work with the State to come up with a set of standards for livability.

**CONSIDERATIONS OF SALARY STEP INCREASE:** Craig made the motion to approve the salary step increase for Officer George Huber from grade 13, step 4 to grade 13 – step 5. Craig stated that George does a good job with the kids in the community. George has become a good example of a seasoned police officer. Kevin seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF THE WILLOW STREET PEDESTRIAN PATH:** Craig reported that he would like to wait before doing any further action on the pedestrian path. Lets just see how things go for awhile and keep our eye on it. Kevin stated that he did not think that there is enough room on the south side of Pear Street to pave for reverse parking. Craig suggested moving the center line of the street further north to accommodate the room. There was discussion that the street right-of-way may need to be surveyed to establish its proper position. The Sandberg's that live on the north west corner of the street are claiming that they own out into the street on Willow and possibly Pear Streets. Grantsville City has approved a minor subdivision for the Sandberg's. Craig stated that he would get together with the Zoning Administrator to verify the problem in this area.

Mayor Anderson stated that he is still going to talk with the principal at the Middle School to try and encourage them to set aside about 10 parking stalls for parents picking up children after school.

**CONSIDERATION OF BONDING PROCEDURES FOR ROAD EXCAVATIONS:** Kevin made the motion to table this item until the next agenda. Kevin explained that he and the Public Works Director are trying to come up with a policy that the contractors pay for the road excavations up front and then Grantsville City can hire the paving company to do the repairs. Craig seconded the motion. All voted in favor, motion carried.

**APPROVAL OF BILLS:** Craig made the motion to pay the bills except for the Staker Paving bill for the raised crossing by the Willow Elementary School until Kevin can check it out. Kevin stated that that bill seems too high. Kevin seconded the motion. All voted in favor, motion carried.

**REPORT ON FUND TO FUND LOAN:** Recorder Palmer stated that due to the auditors presence the last two weeks she has not had the available time to work on the month to month actual cash flow. James asked Recorder Palmer to have a financial status at each meeting with the bills and a worksheet that will show how the current bills affect the current financial status. Recorder Palmer stated that converting the Caselle format to the Excel program format is so time consuming that she is unable to accomplish it for the meetings. Recorder Palmer was instructed to use the Caselle format and if the Council had questions she would walk them through the worksheet. It was discussed to have the time sheets adjust the bi-weekly payroll for the maintenance department personnel to be able to track the actual expenses to each department.

**OTHER BUSINESS:** Mayor Anderson read a letter from Utah Local Government Trust, the City's Liability Insurance Company, complimenting the City Staff for the efforts in management and attention to safety within the city. The letter goes on to state that the insurance company is impressed with how well the city is maintained and managed in all other areas. Mayor asked Recorder Palmer to make sure the rest of the staff gets a copy of this letter.

Mayor Anderson asked the Council for their input on a billing he received from the Tooele Valley Rotary Club. Mayor stated that Mr. Duhon led him to believe that as the Mayor he would have an Honorary Membership to the organization. Mayor stated that he does not have time to become involved in this membership and is in a dilemma what to do? James and Justin both asked what is the purpose of the Rotary Club? No one seemed to know for sure what the benefits of being a member of the Rotary Club would give the city. The Council felt that they would rather give taxpayers dollars to actual project rather than for dues that covers breakfasts for the members. It was determined that the Mayor was to contact Mr. Duhon and express to him that the city in general supports what the Rotary Club does but would opt out of the membership portion at this time. Grantsville City may be interested in helping with specific projects they may have.

James stated that the Fireman asked him if there has been a meeting set up with Jason Burningham and Mayor Anderson. Mayor Anderson stated that Jason has been out of town for the last week and he has not been able to get with him. Mayor told James that the Fireman should be talking directly with him and not trying to go through the backdoor. James suggested that the council meet on a semi-annual basis to review the budget and adjust it as needed. Craig suggested that the Council meet on a quarterly basis.

James asked if the Mayor and Council would consider having the sewer dump station open at night or a weekend in order to accommodate our citizens. Kevin and the Mayor both reviewed the issues that lead up to the sewer dump station being locked stating that commercial sewer contractors were dumping in the dump station. James stated that the citizens are opening their sewer pipe on their camp trailers and driving down Race Street to get rid of their sewage. James informed the Mayor and Council that he is aware of people taking the bolts of the gates on the dump station and using it on the weekend anyway. It was determined to put this item on the next agenda and consider having the on call employee be assigned to close the dump station on a specific night.

Justin asked what the status of the Tooele County Water Project? Mayor stated that he has not heard anything for a while. Attorney Elton stated that he had commented on the contract and he has received a revision with his corrections included. Mayor asked Recorder Palmer to put Tooele County Water Project on each agenda until the deal is final. Justin informed the Council about some information that his wife obtained in reference to the chicken manure being spread on the farms. Justin explained that his house is covered with flies' everyday. Justin stated that he suggested to his wife to call the Tooele County Health Department and see if they can help. Justin stated that the Health Department told his wife that if she would contact them when the first truck spreads the manure the Health Department can come down and stop them from spreading anymore manure. However, they must have a complaint in order to respond.

Kevin informed the Mayor and Council that a new company has located in the Industrial Park. MP Environmental has rented a building from Mike Johnson. Kevin asked Attorney Elton if he was able to get a clear title on the rodeo grounds parking property yet. Attorney Elton stated that he talked with Mr. Buhler and was informed that Mr. Buhler's mortgage company is dragging its feet. Attorney Elton received permission from Mr. Buhler to have the City's Title Company contact the mortgage company to obtain the release of lien. Attorney Elton then gave the appropriate information to Tooele Title to pursue the release of lien so the city can close on the property.

Recorder Palmer asked the Council and Mayor on their feeling on allowing a search light at the Wagon Wheel for attracting patrons to a dance. Attorney Elton stated that in reviewing the ordinance at Recorder Palmer's request search lights could be construed to be allowed or disallowed depending on the interpretation of the ordinance. The consensus of the Council was to allow the search light and see if there are any problems.

**ADJOURN:** Craig made the motion to adjourn this City Council Meeting at 10:05 p.m. Paul seconded the motion. All voted in favor, motion carried.