

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY
COUNCIL HELD WEDNESDAY, MARCH 19, 2003.**

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 Shauna Kertamus Zoning Administrator

Citizens and Guests: Boy Scout Troop 3167, DeAnn Christiansen, Jason Duhon, Gary Buhler, Chris Williams, Nicole Cline, Sheila & Gary Snow.

PUBLIC HEARING: Mayor Anderson opened the public hearing to receive comment on the Annexation Policy Plan for Grantsville City. No comments were offered. Mayor Anderson closed the public hearing at 7:10 p.m.

DEANN CHRISTIANSEN TOOELE COUNTY HOUSING AUTHORITY: DeAnn Christiansen made a formal request to the Mayor and City Council to authorize the purchase of land at 257 W. Main for the construction of a 20 unit multifamily housing. The purchase funds are planned from Community Development Block Grant Grantsville City has received. Recorder Palmer informed those present that no funds can be spent until the final contracts are signed. The Mayor and Council were concerned if the proposed property would appraise for the asking price. Recorder Palmer stated that she would see if the previous CDBG funds could be used to obtain an appraisal. James stated that he felt that the money would be better spent on a five-acre parcel of ground and then part of the property not used could be made into a park. DeAnn Christiansen informed the Mayor and Council that this project will be for LMI families and a park would increase the maintenance tremendously. DeAnn stated that the reason she picked the parcel of property she did was based on the Grantsville City General Plan. The LMI housing unit needs to be within walking distance of schools, stores etc. LMI families most often only have one vehicle. Justin approved the authorization to spend the previous CDBG funds to pay for an appraisal of the property on West Main if it is an approved use of those funds. Paul seconded the motion. All voted in favor, motion carried.

APPROVAL OF MINUTES: Justin made the motion to approve the minutes of 3-5-03 meeting. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF INTER-LOCAL GOVERNMENT AGREEMENT WITH TOOELE COUNTY: Nicole Cline, Planner for Tooele County presented an agreement to the City Council for consideration of Building Inspection services. Grantsville City Building Official is not certified to inspect a commercial building like the proposed distribution center. This agreement spells out the terms and conditions of fees to be paid to Tooele County. After Attorney Elton was able to verify the correct method and table that building fees are calculated for Grantsville City he approved the agreement as to form. James made the motion to adopt the proposed inter-local agreement in reference to the building and plan check inspections for a commercial building that is within Grantsville City limits. The fee is to be 65% of the usual permit fees are the only fees to be paid to Tooele County for their services. Craig seconded the motion. All voted in favor, motion carried.

DELAUN BLAKE- MINOR SUBDIVISION: Kevin made the motion to table this item until a decision is made on the main water line. Craig seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF PRELIMINARY PLAT – FERRIS WILLIAMS ESTATE: Zoning Administrator Kertamus was present to explain the process since this is the first subdivision to be presented since the new Subdivision Ordinance was adopted. Zoning Administrator Kertamus stated that this subdivision is in RR-1 zone and has 9 lots. Kevin stated that he has a concern about the temporary turn around. It is too long and it violates our ordinance. Kevin stated that if we are going to allow this length of a cul-de-sac then we should amend the ordinance. Kevin stated that he is concerned about running

sewer line through public utility easements. Sewer lines should be in the street rights-of-way. It was suggested that if this subdivision was being developed under a PUD then the road width could be amended. It was suggested to move the frontage of lot 2,3,4,5 and create a road over the top of the proposed route of the sewer line. Kevin stated that Grantsville City and the residents of Hale Street paid to upgrade the road surface of South Hale Street South of Kelly's. The homes that have been built in the minor subdivision have destroyed that portion of South Hale, I think this subdivision should repair that portion of South Hale Street that it fronts on Hale Street. Craig made the motion that the City Council send this subdivision back to the Planning Commission to receive their recommendation of considering this development as a PUD. James seconded the motion. Zoning Administrator Kertamus suggested that the new subdivision ordinance place the adjustments to subdivisions in the hands of the City Council. Attorney Elton concurred with the Zoning Administrator. Craig withdrew his motion and James withdrew his second. James made the motion to approve the preliminary plat for Ferris Williams Subdivision with the requirements that lots 2,3,4,5 be turned to face an additional street that will be placed over the proposed sewer line. The subdivision to be considered a PUD and allow the Road Right a way to be 60 feet wide between 2,3,4,5. Developers to place a two-inch of overlay asphalt on South Hale Street to the width that exists at the time they sell five lots from the northern boundary of Kelly Williams to the South Boundary of Williams Lane. Williams Lane should be changed to a permanent cul-de-sac. Also all changes must be engineer approved. Justin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF APPROVAL OF ANNEXATION POLICY PLAN: Craig made the motion to adopt the Ordinance approving the Annexation Policy Plan for Grantsville City. Kevin seconded the motion. All voted in favor, motion carried.

4TH OF JULY: Jason Duhon the 4th of July Chairman asked the Mayor and Council to give him direction on the permitting of alcohol staging area for the 4th of July celebration. Mr. Duhon stated that Tracks Restaurant & Brewery would like to set up a booth. Mr. Duhon stated that at the arts festival the brewery pays 10% to the city. This to be considered at the next agenda.

CONSIDERATION OF NEW BUSINESS LICENSES: Craig made the motion to approve the business license for Val's Cleaning Service at 358 E. Shelley Lane, Grantsville- for home cleaning service. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SALARY STEP INCREASE: Craig made the motion to approve the salary step increase for Sgt. Brent Rowley from grade 15 step 8 to grade 15 step 9. All voted in favor, motion carried.

MAIN STREET VITALIZATION PROGRAM: James informed the Mayor and Council that his steering committee has been meeting regularly. They have narrowed the improvements to the park strip between Hale and Center streets as the first priority. They have received support from UDOT in the form of a \$20,000 grant toward the project. The steering committee has master planned their ideas to include trees to be planted every thirty feet where possible, decorative lighting on both sides of the street and raised planter beds. The Steering Committee also would like to create an entrance to Grantsville as well. James asked the Council for direction on where to begin. The Committee needs to have designs drawn up and they already have a person who will provide a bid for the landscape plants and irrigation system needed. Can we go forward or do we need to wait for other projects like the fire station to be complete? It was determined that James would contact Craig Neeley to provide the centroid for the placement of the proposed fire station and James would get bids for retaining an architect. James made the motion to seek a scope of work for the Main Street vitalization. Kevin seconded the motion. All voted in favor, motion carried.

Kevin started out by demonstrating to the Mayor and Council the dynamic of the Class C funding. Kevin stated that he was disturbed by the continual statements that the Class C road funds would maintain the city streets. Kevin presented a worksheet of the proposed projects for this year alone will cost more than the funds we will receive. So when statements are made that developers should not have to repair or improve existing streets because the Class C Road funds are for that purpose it just does not add up. I believe we need to require that the developers need to be responsible for the additional stress that construction equipment put on our city streets during the construction of the development.

Justin expressed his misunderstanding as a citizen about the Class C Road funds. Justin stated that during the times he was present as a citizen at City Meetings he kept hearing about these Class C Road monies and that they were to build city roads, it made Justin frustrated that he had to pay for the upgrade of South Hale Street when he thought the city had money sitting in the bank. Now as a Council Member, he understands that there just isn't enough funds to improve and build all of the roads in the city.

CONSIDERATION OF DUMP TRUCK PURCHASE: Kevin presented the bids for purchase of a new dump truck. This funding is from prior years of setting aside funding from Water, Sewer and Class C Road funds. Kevin made the motion to accept the low bid was from Sterling Truck of Utah for \$77,233.00 for Cab and Chassis portion of the truck, Tesco Williamson for the Dump Bed, Plow and Sander for \$35992.00 plus and additional \$2947.00 for the Stainless Steel Sander for a total of \$38939.00, for a Grand Total of \$116,172.00. James seconded the motion. All voted in favor, motion carried.

James made the motion support an additional \$25,000 up to the supported budget amount for the total of the dump truck which was \$160,000.00, to purchase of a bucket truck. Paul seconded the motion. All voted in favor, motion carried.

RODEO GROUND PARKING LOT FENCING: James made the motion to approve up to \$3000 for fencing materials and labor to fence the 5.01 acres of land adjacent to the Rodeo Grounds. Kevin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SUMMER HIRES: Kevin informed the Mayor and Council that the Maintenance Department is in need of three temporary seasonal workers. Craig made the motion to open the positions of 3 seasonal employees for hire. Pay to be \$5.15 per hour. James seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Kevin made the motion to pay the bills, Craig seconded the motion. All voted in favor, motion carried.

OTHER BUSINESS: Mayor Anderson announced to the Council that Grantsville City's application for waiver of the 20% budget requirement for RDA incremental tax was approved today by the Olene Walker Housing Committee by a unanimous vote. Mayor stated that this would have not been possible if it were not for the excellent work of Attorney Fiel and Recorder Palmer.

Mayor informed the Council that the Memorandum of Understanding is almost ready for consideration by the Council. Mayor informed the Council that they have the most current copy in front of them to review and a final copy will be given to them as soon as it is available.

Recorder Palmer to make a list of names and addresses of the taxing entities within the County for the committee.

Justin asked Recorder Palmer to place the enterprise zone on the next agenda for consideration.

Irrigation company talked with Justin concerning the city requirement of two “A” shares of water for large lots. The Irrigation Company does not require two “A” share they require one “A” share and one “B” share unless the lot is completely covered in grass. Recorder Palmer assured the Council that she would correct the information she gave to the office staff that the city only requires two shares of irrigation water.

Craig announced that the city clean ups are as follows:

Green Clean April 19th

General Clean May 10th

Craig stated that he is looking for funding to begin some of the trail improvements.

ADJOURN: Craig made the motion to adjourn this City Council meeting at 10:25 p.m. James seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor