

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE  
GRANTSVILLE CITY COUNCIL, FEBRUARY 2, 2005. HELD AT  
GRANTSVILLE CITY HALL, 429 E. MAIN, GRANTSVILLE, UT 84029**

**Mayor and Council Present:** Mayor Byron Anderson; Council Members: Robin Baird (6:30 p.m.), Wayne Butler, Todd Castagno, and Kyle Matthews and Paul Rupp (7:00 p.m.).

**Appointed Officers and Employees Present:** City Recorder Wendy Palmer, Attorney Ronald Elton, Fire Department Officers: Chief Perry Skaug, Brent Marshal, Kirk Gibson, Kent Liddiard.

**Citizens and guests present:** Cadet Girl Scout Jessica Palmer, Brian Hobbs, Kelly & Gail Williams.

**WORK MEETING 6:00 P.M.**

Discussion of construction of proposed fire station. Brian Hobbs a Grantsville Resident who has construction management experience with Layton Construction was present to offer his knowledge in the different ways that the construction of a fire station can be accomplished. Mr. Hobbs began by explaining the three different methods most commonly used. The 1<sup>st</sup> is the design build with an architect. This process has been used for several years. This process you would contact an architect and have them design the building that you want and then have a bid process to see how much the project will cost. You may end up having to pare down the size of the project in order to afford it. This process usually ends up busting a budget because architects can design but they are not good at construction costs. This type usually entails many change orders.

The 2<sup>nd</sup> is a design build with a contractor in charge. The contract usually has access to an architect or different buildings that they have already built. This type of construction controls costs but you have very little flexibility once construction has started. This option does not have change orders.

The 3<sup>rd</sup> option is a Construction Manager (CM). The construction manager has accessed to an architect or sometime the cities hire their own architect. The Construction Manager once given the project funding budget he takes the responsibility to make sure it is built within that budget. This option usually requires little or no change orders because you have a construction manager that will have the most accurate estimates of construction costs.

Mr. Hobbs stated that he has seen a trend change from the option one to the option three in the last ten years. The State of Utah has been using the CM method because it helps them control costs better and they have the ability to get the product they want.

Mr. Hobbs stated that after meeting with the Fireman and listening to their needs and wants he feels that the city could build a station for 1.5 million. Mr. Hobbs included in his list of options a proposal from Layton Construction for pre-construction management services in the amount of \$16,000. Recorder Palmer was to seek and RFP advertisement to allow for other companies to bid. The closing date would be March 2, 2005 at 5:00 p.m. This item to be on the March 2, 2005 meeting.

**7:00 p.m. Regular City Council meeting**

Paul Arrived.

**APPROVAL OF MINUTES:** Wayne made the motion to approve the minutes of 1-19-05 City Council meeting. Kyle seconded the motion. All voted in favor, except for Paul who abstained due to his absence at this meeting.

**CONSIDERATION OF BIDS FOR INSTALLATION OF LIGHTS FOR RECREATION CENTER:** Recorder Palmer presented 3 bid for installation of lights on the Recreation Center. ID Electric was the low bid by about \$50.00. Robin made the motion to award the Recreation Center lighting to ID Electric. Todd seconded the motion. All voted in favor. Robin was concerned about the lights being on all night. He asked Recorder Palmer to look into the use of motion detector lights in an effort to save electricity.

**CONSIDERATION OF NEW BUSINESS LICENSES:** Kyle made the motion to approve the business licenses for Healer's Tough Massage at 168 E. Main for Allen Matthews and Ed's Signs at 143 S. Hale for Ed Bartunek. Wayne seconded the motion all voted in favor, motion carried.

**CONSIDERATION OF INPUT FOR NAMING 60 WEST (HALE STREET SOUTH OF 500 SOUTH):** Recorder Palmer read the proposed names that were emailed by a couple of residents of 60 West. Meadow Lark, Lark Street Country Bend Drive, Meadow Street. Kelly & Gail Williams proposed South Mountain Road. Kyle stated that area has always been known as the "Bingo". Kyle made the motion to propose the name of Bingo for 60 West and South Street for 500 West, and set the public hearing for March 16, 2005 at 7:00 p.m. Robin seconded the motion. All voted in favor, except for Todd who abstained. Motion carried.

**APPROVAL OF BILLS:** Todd made the motion to approve the bills as presented. Kyle seconded the motion. All voted in favor, motion carried.

**AUTHORIZATION TO DEED CDBG PROPERTY TO GRANTSVILLE APARTMENTS, LP. – TOOELE COUNTY HOUSING AUTHORITY:** Recorder Palmer reported that the Community Development Block Grant that was intended to purchase the property for the LMI housing project partnership with Tooele County Housing needs to be deeded to a Title Company and then to Tooele County housing as they request. The CDBG program manager must come to the City Hall to examine the project performance criteria prior to funding being available. Once the CDBG Program Manager has signed off then the city can be reimbursed for the funds expended to purchase the property. The purchase of the property prior to CDBG sign off was necessary so that the Tooele County Housing authority could obtain the tax credit loans that is the major funding source for the project.

Paul made the motion to authorize the title to the property for the CDBG project to be transferred to B & D Title Company until such time as the CDBG Program manager can finalize the grant. It is further authorized to deed the property to the Grantsville Apartment LP. Robin seconded the motion. All voted in favor, motion carried.

**COUNCIL INFORMATION UPDATES:** Mayor stated that he has set up a meeting to talk with the County about the problems that they may be facing with the approval of the Race Track at the Deseret Peak Complex. The current well that the County just drilled will only supply enough water for the current areas of water needs for the Deseret Peak Complex. Any Further expansion will violate the agreement with Grantsville City.

Kyle stated that he is not sure of the plans for the service project offered by Cargill Salt. Kyle stated that he hasn't had a chance to talk to his dad in reference to skilled labor that could help on the concession stand.

Wayne stated that he would not be present at the next meeting because his daughter is getting married. Wayne stated that he sent an email to Willie Sweckard to get a tour set up February 22 @ 1:00 p.m. Mayor Anderson stated that he will not be present at the next meeting either and the Council will need to elect a Mayor Pro-tem.

Wayne complimented the Maintenance Department on the work they have done on the Maintenance shop. Wayne suggested an open house when it is complete.

Mayor Anderson stated that Barry Formo contacted him in reference to additional work that is being done at the Wal-Mart Distribution Center. Mayor stated that he would get with Mr. Sweckard and work with Inspector Clark.

Paul stated that the wood that was removed by an Eagle Scout project from that old barn to repair the current barn has been stolen. Paul stated that he asked the Public Works Director to run a cable across the property to keep people out. Paul stated that he had a key and so does Joel. Wade Bitner has volunteered to help. Paul stated that the first set of fence sections is done with the powder coating and the next set is ready to go in. Todd asked when the Anderson granary would be moved. Paul stated that when he gets the money.

Todd asked if the Williamson's have responded to the offer to purchase. Recorder Palmer stated that she has not and the city will most likely have to turn the funds back.

Robin stated that he is moving forward with the snack bar.

**ADJOURN:** Wayne made the motion to adjourn at 8:05 p.m. Kyle seconded the motion. All voted in favor, motion carried.

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Wendy Palmer, City Recorder

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Byron Anderson, Mayor