

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

**Mayor and Council Present:** Mayor Byron Anderson; Council Members: Robin Baird, Wayne Butler, Todd Castagno, and Kyle Matthews and Paul Rupp.

**Appointed Officers and Employees Present:** City Recorder Wendy Palmer, Attorney Ronald Elton, Tom Randle Accountant, and Treasurer/HR Susan Gustin.

**Citizens and guests present:** Roger Richins & Danny Barlow with Pinnock Robbins, Posey & Richins Accounting Firm. Darrell Nielson, and Jay Wadman, AND Mary Ruth Hammond (press).

**CONSIDERATION OF ANNUAL INDEPENDENT AUDIT FOR FISCAL YEAR 2004:**

Roger Richins and Danny Barlow CPA's for Pinnock Robbins, Posey and Richins Accounting Firm were present to report on the independent audit they conducted of the Grantsville City Financial Statements and Records.

Mr. Richins explained that this new audit is larger and more complex than in years past due to the implementation of GASB 34. This new requirement is intended to make city audits reflect a business type financial statement. The intent of the change is to make the Government Accounting more understandable to the average person as they read the financial statements. Mr. Barlow presented the overview and analysis that Recorder Palmer prepared for the Management and Discussion letter. Mr. Barlow explained that this document is a narrative overview and analysis of the financial activities of Grantsville City for the fiscal year ending June 30, 2004. Grantsville City management encourages readers to consider the information presented here in conjunction with the financial statements that follow this section. To help the reader with navigation of this report the city's activities are classified in the follow manner: Government activities refer to general administration, parks, streets, planning etc., while business-type activities refer to operations such as sewer, water, and garbage services.

**FINANCIAL HIGHLIGHTS:**

- ◆ Total net assets increase by \$768,379.
- ◆ Total general fund governmental revenues, including taxes exceeded total governmental expenditures by 90,197.
- ◆ Grantsville City's total bonded debt decreased by \$ 476,000. The key factor for the key fact for the increase was issuance of tax increment revenue bonds in the Redevelopment Agency. 632,000
- ◆ Total business-type revenues exceeded total business-type expenses by 393,482.total net assets in the business type activity increase by
- ◆ Total revenues from all sources were \$421,3252--
- ◆ The total costs of all City programs were \$3,444,873

- ◆ Actual Resources received in the General Fund were \$44,083 more than budgeted while actual expenditures were \$27,5646 less than budgeted.
- ◆ At the end of the current fiscal year, unreserved fund balance for the general fund was \$448,131 or 20% of total general fund expenditures.

Mr. Richins suggested prior to the next years audit, that the accountant meet with the auditors to go over the audit adjustments that have been made to make sure the accountant understands the adjustments so they can be made prior to the auditors review. Mr. Richins and Mr. Barlow commended the cooperation of the City Staff, stating that they are always pleasant and accommodating. Mr. Richins stated that he is not aware of any opinion shopping concerning any of the audit adjustments made. The city is in better shape this year than 5 years prior.

Robin made the motion to approve the 2004 Audit as presented. Kyle seconded the motion. All voted in favor, motion carried.

**APPROVAL OF MINUTES:** Todd made the motion to approve the minutes of the previous meeting held 2-16-05. Paul seconded the motion. All voted in favor, motion carried.

**SILVER FOX SUBDIVISION-REQUESTING APPROVAL OF PRELIMINARY PLAT:** Mr. Jay Wadman was representing Darrell Nielsen in this proposed preliminary plat request for 40 lots at approximately 900 North SR138 and Old Lincoln Highway. This subdivision is situated between the two roads. Recorder Palmer reported to the Council that Engineer Craig Neeley has just received the corrected copies of the plat and has not had a chance to review it. The storm water drainage was discussed as to how the property owners were going to handle it. Mr. Wadman stated that there is intended to be a catch storm swale on the north/east side of SR138 to handle the water coming from an existing gully. The drainage swale will carry water along the backside of the development to the north edge where the water would be dumped into the existing gully. The property that fronts on Old Lincoln Highway will have drainage swales within the lots. This way the property owners will be responsible to maintain the swales. Mr. Wadman was asked about the storm drainage within the development. Mr. Wadman stated that there would be curb, gutter and sidewalk within the development. The drainage from the interior of the development will run to the drainage swales on the Old Lincoln Highway lots. Paul stated that not all of the lots are ½ acre lots. The lots that front on Old Lincoln Highway are less than ½ acre. Mr. Wadman stated that the city wanted to provide for the trail system in this area and Mr. Wadman deeded the property along the front of the Old Lincoln Highway lots to the city for the trail system. Paul expressed his concern about allowing the lots to be less than the stated zoning district. Paul expressed that he felt that if you allow just a little bit less for this subdivision what will the next subdivision want that is just a little bit less than the prior subdivision received. Wayne asked the Council if they felt that this development should pay to upgrade Old Lincoln Highway. These 40 lots will generate a great deal of traffic and Old Lincoln Highway is in need of improvement. Kyle stated that there are land owners on both sides of Old Lincoln Highway. Kyle made the motion to approve the Preliminary

Plat for Silver Fox subdivision contingent on the approval of City Engineer and that lots 41, 28 and 27 are restored to a minimum of ½ acre in size, and an easement is recorded for the trail along 7 feet of the lots that front Old Lincoln Highway. Paul seconded the motion. Robin asked the developer to consider putting a park within the subdivision. This development is very far away from any of the city's parks. Where are the children going to play? Mr. Wadman stated that he does not want to establish a home owners association in order to pay for the upkeep of a park. Mr. Wadman stated that if they continue to develop the property to the north a park might be a consideration. Todd asked about the Irrigation Water. Mr. Wadman stated that they would have to deed over underground water right. Robin encouraged Mr. Wadman to consider a park. All in favor, except for Wayne who opposed. Motion carried

#### **CONSIDERATION OF ORDINANCES/RESOLUTIONS:**

- a. Consideration of amending Chapter 16 “use table” to make each use listed in the CN (Neighborhood Commercial) zone as a conditional use:** Todd made the motion to approve the ordinance making all uses in the CN zone as a conditional use. Kyle seconded the motion. All voted in favor, motion carried.
- b. Consideration of amending Chapter 16 “use table” to remove the use of sexually oriented businesses from all zones except the MD zone:** Todd made the motion to approve the ordinance making MD zone the only zone that would allow Sexually Oriented Business as a conditional use. Robin seconded the motion. All voted in favor, motion carried.
- c. Consideration of Ordinance amending the Water/Water Source Impact fee ordinance to allow for culinary water to be turned off for non-payment of secondary water assessments:** Wayne made the motion to a approve the ordinance that provides for the culinary water to be turned off for non payment of secondary water assessments. Robin seconded the motion. All voted in favor, motion carried.
- d. Consideration of ordinance to allow “B” shares:** Paul made the motion to table this issue until further information if obtained with the Irrigation Company. Wayne seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF SALARY STEP INCREASE:** Wayne made the motion to approve the salary step increase for Officer Darrin Yates from Grade 13 step 4 to 13 Step 5. Kyle seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF NEW BUSINESS LICENSES:** Kyle made the motion to approve All-star Concrete, Inc., Travis Anderson, business license at 393 E. Main Street on the condition that they show proof of State Contractor License. Wayne seconded the motion All voted in favor, motion carried.

Kyle made the motion to approve the business license for S. Dee Long- Attorney At Law at 52 W. Main Street. Paul seconded the motion. All voted in favor, motion carried.

**KYLE MATTHEWS – REPORT ON IRRIGATION COMPANY BUILDING**

**PERMIT REVIEW ISSUES:** Kyle stated that he was not at the Irrigation Company meeting last Wednesday but he received information from the Board that the Irrigation Company would like to have a signature line on the final plat. Attorney Elton stated that the engineering is not on the final plat. Utility lines are present on the preliminary plat and construction drawings. Kyle stated that even if an easement had been recorded the pipe would not be within the easement. It was stated that if the easement had been recorded at least the property owners would have been aware to call the Irrigation Company to mark the line. Kyle stated that he would like to see the city policy changed to an ordinance. Attorney Elton advised against making contacting the Irrigation Company an Ordinance. Grantsville City does not require contacting any other utility mandatory.

Mayor will set up a Water Board meeting with the Irrigation Company to discuss the issues between the two entities.

**WAYNE BUTLER – PROJECT PRIDE:** Wayne handed out some basic thoughts on improving Grantsville’s aesthetic appearances. Wayne showed an example of Panquitch City’s entrance stating that it was very nice and appealing. Wayne commended the tree committee by promoting planting more trees in our community. And stated that the Beautification League is going to begin their beautiful yard awards again. This will be done twice a month. The committee has obtained prizes from local business to give out. Wayne stated that finishing the park projects that are in the works are a great asset to our city. Wayne complimented the Maintenance Department on the maintenance of the current parks. There is a desire to start the Main Street revitalization Committee again to go after grants and improve the core commercial area of town.

**APPROVAL OF BILLS:** Todd made the motion to approve the bills and include Rebecca Peterson’s final amount of the design contract \$1900 for the J. Ruben Clark Park. Paul seconded the motion. All voted in favor, motion carried.

**COUNCIL INFORMATION UPDATES:** Mayor Anderson commented that the financial status of the city is that we are in good shape. Wal Mart paid their impact fees which \$180,000 was for Public Safety. Mayor reminded the Council that he, Todd and Recorder Palmer would be meeting with the Community Impact Board Representative on the 8<sup>th</sup> to see if this funding for the Fire Station is viable. Mayor stated that he and Recorder Palmer met with the Tooele County Commission along with Tooele Mayor Charlie Roberts to hear a presentation from two companies concerning the use of the garbage in the landfill. One company uses “wet” waste to create power and the other company uses the “dry” waste excluding trees to create a building product. These companies wanted to use the city’s bonding to fund the start up and they proposed that the bonds would all be paid in 5 years. The problem is that the garbage actually belongs to the garbage companies hauling the garbage and not the individual cities.

Wayne reported on the Wal-Mart tour. Wayne stated that Wal-Mart is currently employing 570 people they stated that 75-80% are local. Todd and Wayne stated that they did not recognize more than a couple. Mayor stated that he had heard concerns that the local people were not being hired. Mayor was going to check the statistics with the local Workforce Services and report back. Wayne informed Paul that the West Stake Young Men and Women would be having a community service day on April 30<sup>th</sup>. Wayne asked Paul if there was any project that 110 or so kids to do at the Clark Park? Paul thought he could put them to work. Wayne stated that the intersection at Durfee and SR112 is planned to be completed this year by UDOT.

Todd stated that the Chamber of Commerce Easter Egg Hunt is planned for March 26<sup>th</sup> and asked Recorder Palmer to Schedule the Park. The Chamber is going to work with the Fire Department to see if they would run with organization of the hunt this year. Todd informed the Council that Lowe's has applied for a building permit with Tooele City.

Robin Baird met with the Little League last week at City Hall and they have agreed to the plans of the Snack Bar. Jeff Killpack has agreed to ramrod the construction. Robin asked Recorder Palmer to disconnect the Power and other utility to begin the demolition. It is planned to have the new snack bar up and running by May.

**ADJOURN:** Robin made the motion to adjourn this meeting. Wayne seconded the motion. All voted in favor, motion carried.

Wendy Palmer  
City Recorder