

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE
GRANTSVILLE CITY COUNCIL, MARCH 16, 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, Kyle Matthews and Paul Rupp.

Appointed Officers and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, and Gary Pinkham Planning Commission Member.

Citizens and guests present: Gary Buhler, Bruce Clegg, Joe Cange, Richard Butler, Brent Palmer, Tom Camp, Mike Anderson, Kelly & Gail Williams, Alan Johnson.

PUBLIC HEARINGS:

- A. CONSIDERATION OF NAMING HALE STREET (60 WEST) TO BINGO STREET:** Council asked those present if they wanted the street name to be named Mountain View Drive or if they are seeking for the street to remain as it is currently named. Council stated that they have two petitions with many of the same names signing both. Blake Palmer a resident of this area to be renamed stated that he and his neighbors got together to decide on a name that they all liked. The name that was chosen was Mountain View Drive. Mr. Tom Camp stated that he would like to leave the street addresses alone and have the extension of Hale Street continues on its current path. When the new subdivision goes in that street should have a different name and not require all of the current residents to change their addresses. Kelly Williams interjected his concern about the current addressing on Hale Street (60 W). Mr. Williams stated that the current addresses are not sequential and need to be reviewed. Mr. Camp stated that there is a good deal of expense to the current residence for address changes. Mr. Camp stated that he has a monument that his brother-in-law built for him with the address of "504 S. Hale Street." Councilman Butler expressed that South Hale Street was considered except that the addressing would be very awkward to say 500 South South Hale Street. Recorder Palmer stated that the street name consideration was South Mountain Road. The issue was the double (south's). 500 South South Mountain Road. Mayor Anderson asked for any further comments. No comments being offered, Mayor Anderson closed the public hearing at 7:15 p.m.
- B. CONSIDERATION OF ZONE CHANGE FROM A-10 TO RR-5 550 EAST NYGREEN SOUTH TO CITY BOUNDARY:** Joe Cange and Bruce Clegg were present to discuss the proposed zone change. This property fronts along the South side of Nygreen Street East to Worthington Street. Mr. Cange stated that the Planning Commission has made a condition of subdivision that he be required to pave Nygreen & Worthington Streets. Attorney Elton stated that this hearing is for zone change only. Mr. Cange stated that he originally intended to put 200 lots on 200 acres. Now his intention is to develop 3-5 acre lots on 384 acres. For a total of 80 lots. Mr. Cange proclaimed that this development would be the only truly rural development in Grantsville. This development would have all the amenities of utilities and paved streets available to all the lots. Kyle asked why Mr. Cange did not think he should improve Nygreen and Worthington Streets. Mr. Cange stated that this development is only 84 lots and the property owners will enter and exit through Peak View, Shelly Lane and Nygreen. Mr. Cange stated that to develop urban streets would not be harmony with his development. It was determined that this point would be debated when the subdivision is presented. The issue currently before the Council is the Zone Change Public Hearing. Mayor Anderson asked for any further comments. No comments being offered Mayor Anderson closed the public hearing at 7:25 p.m.

C. CONSIDERATION OF ZONE CHANGE REQUEST BY JOHN CLAY at 445

E. Clark- A-10 to RR-1: Gary Buhler addressed the City Council stating that he has no objection to the zone change only that he had agreed to the original fence line adjustment from Mr. Clay's minor subdivision. This adjustment was to be in exchange for a new fence on the east boundary of his Clark Street property to be performed by Grantsville City. Mr. Clay was to replace the fence on the South Property line that fronts on Race Street. Mr. Buhler stated that he would like to have prior promises kept. Mayor stated that he would review this issue with the City Recorder and take appropriate action on the fencing. Mayor asked for any further comments. No comments being offered the Mayor closed the public hearing at 7:35 p.m.

APPROVAL OF MINUTES: Paul made the motion to approve the minutes of the 3-2-05 City Council meeting. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF PRELIMINARY PLAT FOR MIKE WARNER- WEST OF WILLOW STREET AT APPROXIMATELY 62 SOUTH WILLOW STREET:

Mike Warner was present to discuss his proposed subdivision of 12 lots. Each lot will be 7000 + square feet. Mike was asked why he wasn't going to use the Main Street entrance through the trailer court his main entrance. Mike stated that he does not own the trailer court. Mike reviewed the subdivision plan explaining the storm drainage plan and the sewer and water lines installation. Mike was asked if Willow Street could handle the added traffic? Mike stated that he has not done any traffic studies. The Engineers did not bring that issue forward. Mike stated that the entrance to the proposed subdivision is 748.02 feet from Main Street. This was a concern is to many intersections are close to Main Street. Mike stated that the Fire Department has requested that a fire hydrant be installed on Willow Street at the entrance to this subdivision. Mike requested that either the city pay for the fire hydrant on Willow Street or if he installs the hydrant that the city waives the water requirement in exchange for the hydrant expense. Council stated that they would make that determination at the final plat approval. Paul made the motion to approve the preliminary plat for Legacy Subdivision. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ADOPTION OF AN ORDINANCE DEFINITION OF SIGNIFICANT PARCEL OF REAL PROPERTY FOR DISPOSAL PURPOSES:

Wayne made the motion to approve the ordinance amending Chapter 2 of the Grantsville City Code by adopting a Policy of Disposition of Real Property. Robin seconded the motion. All voted in favor, motion carried.

CONVEYANCE OF OLD CITY HALL AT 7 SOUTH PARK STREET TO SALT LAKE COMMUNITY ACTION PROGRAM (HEAD START).

CONSIDERATION OF A REAL ESTATE CONTRACT WITH THE SALT LAKE COMMUNITY ACTION PROGRAM FOR THE SALE OF THE OLD CITY HALL:

Paul made the motion to approve the conveyance of the Old City Hall at 7 South Park Street to the Salt Lake Community Action (Head Start) program with the stipulation that if the building and property ever ceases to be used by and for the education program that the property would revert back to Grantsville City Corporation. Paul made the motion to authorize the Mayor to sign a contract and deed to the Salt Lake Community Action Program a Non-Profit organization for Head Start Preschool Program, for transfer of ownership of the Old City Hall at 7 S. Park Street. This transfer will be null and void if the property ever ceases to be used by the Community Action program for a school. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW JOB DESCRIPTION FOR ZONING

ADMINISTRATOR AND EQUIPMENT OPERATOR I: Attorney Elton explained the need for the change to the Zoning Administrators job description is to more clearly define the duties and update changes that need to be made to comply with the Fair Labor Standard Act. Paul made the motion to approve the amended the job description for the Zoning Administrators position. Wayne seconded the motion. All voted in favor, motion carried.

Equipment Operator I: This job description change is to more accurately describe the duties that are being performed. Along with the job description change Public Works Director is recommending a salary increase for Alan Harris who will be holding this job position. As it describes his duties. Kyle made the motion to approve the job description change and salary for Equipment Operator I/Alan Harris. Grade 10 step 11. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF RFP FOR PRE-CONSTRUCTION SERVICES FOR PROPOSED FIRE STATION: Mayor Anderson informed the Council that Councilman Castagno, Recorder Palmer and himself met with the Community Impact Board (CIB) Director, Keith Barrett along with Financial Advisor Alex Buxton. Mayor stated that Mr. Barrett the Director of CIB informed them that the best the City could hope for is for a 2.5% interest-bearing loan. Tooele County is not a high impact county as it relates to mineral extraction. The harvest from the Great Salt Lake does not pay into this CIB fund. Only mineral extractions from mining of silver, gold, copper, petroleum, etc. Due to the gas prices this CIB fund has an abundance of money to use for the purpose of helping the County's that pay into the fund. The majority of the funding will go to Carbon, Emery, & Iron County's. Tooele County is eligible to receive funding in these good years. Mayor Anderson stated that we need to get the application filled out and the budget and design complete to be able to present our application by August 1, 2005. From August through November Grantsville City will be given a date to meet in front of the entire CIB members to present our application. At this presentation we must have all of our ducks in a row. Mayor asked for approval from the Council to send out an RFP for Engineer/Architect services. Paul made the motion to authorize the Mayor to advertise for proposals for Engineer/Architect services for the design and pre-construction services for the proposed fire station. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF SALARY STEP INCREASES: Wayne made the motion to approve the salary step increase for Brent Rowley to Grade 15 Step 11. Kyle seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Kyle made the motion to approve the business licenses for the following:

- a. E & DW Enterprises-655 E. Main – for handmade jewelry sold on the Internet & tradeshows. Edward and Desiree Webler.
- b. Civil Constructors Inc.- Gary B. Pinkham- 752 E. Main Street.
- c. Farmer's Insurance Group-822 E. Main #8 (under construction) Robert Gravitt.

Seconded by Robin. All voted in favor, motion carried.

SET PUBLIC HEARINGS:

Robin made the motion to set the public hearings for Zone change proposal from R1-21 to CD on the South West corner of SR112 and SR138 and Amending the Land Use Code to allow the City Council to review Conditional Use Permits for commercial construction over \$250,000 or residential Planned Unit Developments over 4 residential units. Wayne seconded the motion All voted in favor, motion carried.

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

WATER BOARD INFORMATION UPDATE: Mayor informed those present that he Kyle, Wayne and Paul met with the Grantsville Irrigation Company Representatives as a Water Board. The issues that were discussed was the desire to have a sign off by the Grantsville Irrigation Company on Subdivision Plats, Irrigation Company billing Procedures and the need for a master set of rules. The Grantsville Irrigation Company would like to have more input on proposed subdivisions and a signature spot on the final plat. Attorney Elton stated that Grantsville City could asked the Developers to sit down with the Grantsville Irrigation Company to review possible problems and solutions. Attorney Elton advised the Mayor and Council to not allow the Grantsville Irrigation Company to have veto power on a city issue. This is not the Grantsville Irrigation Company's right to dictate to the City Council. They are a separate utility entity.

Grantsville City does not require or allow any of the other utilities to sign off on approvals of subdivisions. It was discussed if Grantsville City can turn the culinary water off for non-payment of irrigation water. Attorney Elton stated no. Then after further discussion it was determined the question was intended toward Grantsville City owned irrigation shares that are dedicated to a parcel of property. This ordinance was adopted at the last Council Meeting. Mayor stated that the Irrigation Representatives expressed their board members desire to have a work meeting with all of the Irrigation Company Board Member and the full City Council and Mayor. Kyle stated that he felt that no benefit would come from the full group getting together. Kyle stated that the Irrigation Company meetings are not productive now. If we added more people to the meeting nothing would be accomplished. The intention of the meeting is to develop a set of master rules. Grantsville Irrigation Company needs help in making sure that the Irrigation Lines are not built on. It is the Irrigation Company's request that Grantsville City be the enforcement of making sure that buildings are not placed on Irrigation Company lines. Attorney Elton stated that it is not Grantsville City's responsibility to manage that issue for the Irrigation Company. As a courtesy Grantsville City can have individuals contact the Irrigation Company and discuss their plot plan for construction. Kyle stated that he would like to make it an ordinance. Attorney Elton expressed his concern that Grantsville City does not provide this courtesy to any other utility company. Recorder Palmer stated that Gloria Kerby, who issues the Building Permits came up with a suggestion that the Building Permits Applicants need to talk with the Irrigation Company just so they are fully aware of where the lines are on their property. If Grantsville City has the Irrigation Company representative come into City Hall to sign off on the permits the Building Permit Applicant does not normally receive a copy of their plot plan back at the time of issuance of the Building Permit. Recorder Palmer stated that the city office is going to require that building permit applicants get a sign off from the Irrigation Company prior to accepting a building permit application. Recorder Palmer stated that what is needed is a good phone number and names of people from the Irrigation Company to contact so that our citizens are not chasing all over town trying to contact someone. Kyle suggested contacting Karen Johnson and she could set up a time or possibly hold the plot plans for Lynn Taylor, the Water Master, to review and sign. Recorder Palmer stated that the Irrigation Company needs to be prepared with more than one person who can sign off on these plot plans. If Mr. Taylor gets sick or goes on vacation it is not fair to our citizens that they cannot submit a building permit for a week or two until Mr. Taylor is available again. Kyle stated that he would talk with the Irrigation Company to come up with a solution. Recorder Palmer stated that if Mr. Taylor could call city hall each morning as he is driving down to town to make sure if there is any permits that need his attention that would greatly help until this issue is solved.

COUNCIL INFORMATION UPDATES: Mayor Anderson stated that Wal-Mart would be hosting two Grand Openings. The first is March 31, 2005. This event is by invitation only and those invited are the Council, Mayors, and individuals most active in the process of making this EDA happen. The second Grand Opening will be by invitation for all City Employees, Wal-Mart Associates, and other invited guests and families throughout the County. This open house is scheduled for April 9th. Mayor stated that the event on April 9th would have food and games and activities for the whole family. Wal-Mart felt for security reasons that they would not be able to open this event up to anyone in the County and State.

Wayne reminded everyone about the Old Folks Sociable that is this Saturday.

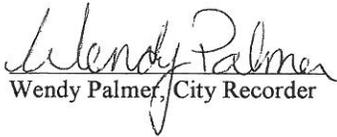
Paul stated that he is getting a lot of requests for Eagle Scout Projects at the J. Ruben Clark Park. One of the projects removed the fence and another project cut up the metal from the old silo. Paul stated that the new fence should be done at the powder coat paint company and ready for installation. Paul stated that he talked with Com-Cast Cable Company about lifting their lines for the moving of the Anderson Granary to the J. Ruben Clark Park. They were very cooperative and would charge \$77 per hour. Paul will get with the Public Works Director to get the slab of cement poured to place the granary on. Paul is proposing that the Grantsville Stake Youth Conference paint the buildings at the J. Ruben Clark Park.

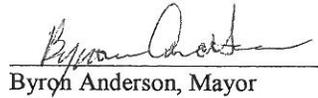
Recorder Palmer asked the Council on behalf of the Grantsville Stake about the possibility of allowing Gunderson Acres to participate in the Clean Up on April 30th. Council stated that in the past that only Grantsville Residents were allowed to participate. If a Grantsville Resident were hauling the debris for the Green Clean nothing would be said.

Mike Anderson from the Chamber of Commerce reminded the Council about the Easter Egg Hunt on March 26th at 10 a.m. at the Cherry Street Park. The Fire Department is going to handle the organization. Mike stated that many of the local businesses contributed to the prizes. Todd Castagno will replace Tom Randle on the Board to represent Grantsville. Mr. Anderson stated that he would like to arrange for a meeting that would include Grantsville Business only to come together as a community and share ideas and offer the services of the Chamber to help businesses that want to move from a home based business to a Main Street operation.

Mayors stated that Darrell Nielsen is considering building warehouses and advertise them as build to suit for companies that want to rent. Also provide space for fast food operations to open up.

ADJOURN: Kyle made the motion to adjourn this City Council meeting at 9:10 p.m. Wayne seconded the motion. All voted in favor, motion carried.


Wendy Palmer, City Recorder


Byron Anderson, Mayor