

**MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD MARCH 1, 2006 AT THE GRANTSVILLE CITY HALL.**

**Mayor and Council Present:** Mayor Byron Anderson, Brent Marshall, Wayne Butler, Paul Rupp, and Todd Castagno.

**Appointed Official and Employees Present:** City Recorder Wendy Palmer, Attorney Ronald Elton, and Planning Commission Chairman Gary Pinkham.

**Citizens and Guests Present:** Mary Ruth Hammond (Press), Jerry & Laura Hill, Gary and Sheila Snow, Dennis Ray, Tom Eason, Jerry Caldwell.

**APPROVAL OF MINUTES:** Todd made the motion to approve the minutes of the City Council held 2-15-06 as amended for grammatical spelling. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF TOOELE COUNTY WEED BOARD ISSUES:** Jerry Caldwell from Tooele County Weed Board addressed the Council concerning the open house that they are holding in Tooele County. One will be held at the Deseret Peak Complex Fire Museum on March 7<sup>th</sup> and Rush Valley Town Hall on March 9<sup>th</sup>. Both meetings will begin at 7:00 p.m. Paul asked Mr. Caldwell what is considered a noxious weed. Mr. Caldwell stated that any plant not native to this area that is invasive. For example the plant called white top. Mayor and Council thanked Mr. Caldwell for his attendance. Mayor reminded the Council that Larry Bolinder is the city representative on this board.

**GRANTSVILLE CITY PARK ISSUE:** Brent stated that if Mountain Vista would deed the school site property over to Grantsville City and then Grantsville City can begin to install sprinkling systems and get the land leveled to plant grass this fall. I still think the park is a great idea and opportunity to gain 13 acres of land and have \$20,000 to use toward the Old Lincoln Highway Park.

Todd stated that he has put a lot of thought in the park as well. Todd stated that if his hind sight was as good as his foresight there would have been things he would of done differently. Todd stated that going forward the \$200,000 that is to be spent on the park, as it is being proposed by Derek Ellis and Mountain Vista, provides an addition to the current city parks and does not cost the city a dime. Todd stated that Mountain Vista should deed over the 13 acres of property unencumbered along with new completed park to the city. Then at least the city can begin to fund additional improvements.

Paul reminded the Council that he was never in favor the park initially and he can see the situation that is on the table now. Some parts of this I don't care for but putting my emotional side away and looking at the long term and what we're going to have I am leaning toward and going along with what is proposed. It is not worth giving up the whole thing.

Wayne stated that the history of the proposed use of this money was the city approached the developer to use the \$120,000 for a trail from South Willow Estates to Willow Elementary School and to Durfee Street. I don't want to see us loose the park. We have seen the pressure on the current parks now and additional parks are definitely needed. Wayne stated that he couldn't remember any discussion about phasing of the park. Wayne stated that in 1997 he with a group of volunteers rebuilt the large baseball field, with grant funds from the Tooele County Recreation Board. We were able to build a \$150,000 ball field for \$20,000.00. We could do the same thing with the 13 acres if deeded to us by applying for grants from Tooele County Recreation Board and using volunteer labor.

Brent made the motion to approve the park funding with the condition that the school site and improved portion of the park is deeded to Grantsville City free and clear of any encumbrances. Grantsville City has the ability to construct the remaining park (phase 2) as the city deems appropriate for the needs of the city. This to be an amendment to the development agreement and authorize the Mayor to sign the agreement when approved by Mountain Vista and Attorney Elton and Mayor. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF BROCKBANK SUBDIVISION PRELIMINARY PLAT:**

Todd read the minutes from the Planning Commission meeting held November 2005 the minutes read that the Planning Commission requested that Brockbank Subdivision move the road to the south boundary of the subdivision. In the December minutes Brockbank came back to the Planning Commission and stated that moving the road would just move the light problem from one house to another. The Planning Commission did not verify the information on their own they took the developers word and approved the subdivision with the location of the road unchanged. Todd stated that he drove up to Hale Street to where the Brockbank Subdivision is located and he confirmed that the road is moved to the south it would mostly line up with the empty field between the two houses. Wayne stated that the road would not be directly on the south fence line of the Brockbank subdivision because of the technical standards it will move the road so it lines up with the open field. Wayne stated that we have a responsibility for the well being of the Grantsville Citizens. Wayne stated that he surveyed the T intersections in the city and 99 percent of the homes that are affected by a T intersection, built there after the road was in place. Paul asked for clarification concerning the request that the Planning Commission made to Brockbank. Paul asked if the developer was asked to move the road in November and then seemed to give the Planning Commission bad information in order to not comply with their request in December. Paul stated that if this is true he believes that the road should be required to be moved to the south boundary of the Brockbank Property as it was first requested by the Planning Commission November 2005. Brent made the motion to approve the Brockbank Subdivision preliminary plat on the condition that the road is moved to the south boundary of the subdivision. Todd seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF EMT AND MOUNTAIN WEST MEDICAL CENTER**

**MOU:** Due to the Council only having access to one of the agreements Brent made the motion to table the issue until the next meeting. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF REQUIRING IMPACT FEES TO BE PAID BY THE DEVELOPER AT FINAL PLAT APPROVAL:** Mayor referred to the Memorandum that was forwarded to the Mayor and Council by Lewis Young Robertson & Burningham, Inc. Justin Carlton representative wrote: “The primary advantage of assessing the impact fee to the developer up front is that the City collects impact fees before development occurs. This gives the City enough funding to begin the construction of public infrastructure that is needed to serve future development. On the other hand, if impact fees are collected at the time of building permit issuance, the city may be forced to debt finance or borrow funds from another account to pay for needed public infrastructure since the City may not have amassed sufficient impact fees to fund public infrastructure through impact fees.”

Todd stated that he thinks that the Impact fee payment could be part of the development agreement as an option. If we implemented the impact fees to be collected up front it would be the final nail for the local little guy that wants to develop some of his own property. Brent stated that he felt that local residents would be forced to sell their property to big developers because they could not afford to front that kind of expense. Attorney Elton stated that the water source is required up front for major development. Paul suggested some type of tiered system that would allow for paying some of the impact fee at different stages. Paul made the motion to table this item. Wayne seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF NEW BUSINESS LICENSES:**

Ray'd Subcontracting Services: Mr. Dennis Ray was present as requested by the City Council to answer questions concerning his proposed business. Mr. Ray was asked where he would be storing the chemicals that he uses in his business. Mr. Ray stated that he subcontracts for a company in Stansbury Park. Mr. Ray stated that he obtains the chemicals needed for his days work each morning and would be parking a company vehicle at his home that would only have his tools. Mr. Ray stated that his truck has a shell on the back that locks so it would not be accessible to anyone. Brent made the motion to approve the business license for Ray'd Subcontracting at 233 Country Haven Lane. Wayne seconded the motion. All voted in favor, motion carried.

Todd made the motion to approve the business licenses for AB Cleaning at 1134 S. Chokecherry Circle, Artistic Logo and Quilting Designs, 30 E. North Street, General Custodial Service Inc, 462 E. Clark Street. Paul seconded the motion. All voted in favor, motion carried.

**CONSIDERATION OF SALARY INCREASES:** Wayne made the motion to approve the salary step increases for Dan Chamberlain grade 15 step 10 to grade 15 step 11 and Darrin Yates grade 13 step 5 to grade 13 step 6. Brent seconded the motion. All voted in favor, motion carried.

**UDOT TRAFFIC STUDY RESULTS – WAYNE BUTLER:** Wayne referred to the written results that were in the Mayor and Council packets. Wayne went over the results and summarized by stating that at this time Grantsville City does not warrant a traffic light along SR138 (Main Street). Wayne did remind the Council that the traffic study for SR112 and SR138 has not been completed and this information will be forth coming.

**CONSIDERATION OF CITY-WIDE TRAFFIC STUDY:** Todd explained that the Planning Commission on recommendation from Craig Neeley the City Engineer, has been requiring a traffic study for each development. The Planning Commission wondered if the City Council would consider funding a city-wide study so that a baseline could be set. Then when development traffic studies are submitted the city would have the baseline to compare with. Mayor stated that he would contact Craig Neeley to get a bid on what the expected cost might be.

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

**COUNCIL INFORMATION AND UPDATES:** Mayor informed the Council that Larry Miller will be hosting a race rally that will have the race cars drive through Grantsville and then through Tooele and park in Tooele to allow the kids to sit in them. Mayor to have the Larry Miller Public Relations representatives come to a Council meeting for a presentation.

Brent stated that the asbestos clean up will amount to 27 lineal feet of insulation tape that is on the furnace pipe. Brent stated that they will be at the Planning Commission meeting March 9, 2006 for consideration of the Conditional Use Permit for the new fire station. Brent reported that JD Palmer has offered to demolish the old fire station and library. Mr. Palmer has offered to tear the buildings down with his equipment with the request that the city pay a couple of his employees and provide additional trucks for hauling debris and fuels expenses. Brent felt that the bricks could be dumped at the city gravel pit to be crushed up at a later date. Brent reported that the State Road Shed has made room for the Fire Trucks. He has not received the signed agreement back from UDOT yet. Brent had a question about the road that is in the Old Lincoln Park property. This road enters onto Clark Street but there is a barricade across it. The trailer court resident's drive around it. Brent wondered what this situation was. Mayor explained that this portion of the road that Mr. Conway installed is sinking. Once the park is completed this road will not exist. A fence will separate the trailer park and the Old Lincoln Hwy. Park.

Wayne stated that he had a meeting with the County Commissioners, Larry Miller, and Greg Miller project Manger for Sahara Construction concerning the water situation. They have good facts on the water now. Wayne reported that the Miller Sports Park would be watering 20- 25 acres of landscape including the entrance. The park will consist of 4 oasis areas where ½ acre of grass will be water there would be bleachers at each oasis and a buildings for restrooms and concessions. Tooele County has allocated 125-acre feet of water for the Sports Park. The South Willow well will be upgraded with a larger pump to provide the 1200 gpm needed. This will be done at Tooele County expense. Wayne stated that Craig Neeley will have a summary report for the Council explaining what the estimates are for the condition of the aquifer and what the water table may be.

Wayne stated that he wants to go out for bid on the Durfee Street Project pavement project.

Paul stated that he has put in for another grant for the J. Rueben Clark Farm for shingling the Anderson Granary, and purchase of shrubbery and trees. Paul stated that he has 6 eagle scouts needing projects so if any of the Council has any ideas to let him know.

Todd asked what the status of the Quirk Street and Main Street Drainage is. Wade wants to move forward with his strip mall. Todd stated that he is moving forward with the Grantsville Business Alliance and it is being received by the businesses that he has contacted positively.

**ADJOURN:** Brent made the motion to adjourn this City Council meeting at 8:50 p.m. Wayne seconded the motion. All voted in favor, motion carried.

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Wendy Palmer, City Recorder

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Byron Anderson, Mayor