

MINUTES OF THE REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL HELD APRIL 19, 2006 AT THE GRANTSVILLE CITY HALL.

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

Appointed Official and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton, and Deputy Fire Marshal Kent Liddiard.

Citizens and Guests Present: Mary Ruth Hammond (Press), Laura & Jerry Hill, Kim Jenkins, Ken Hale, Max Coon, Jeff Coon, John Forsythe, Steve Heaps from Dollar Store, Aaron Arbuckle, Danielle Estrada-Collard, Tom Eason, Boy Scout Troop 1278, Rob Arbon and Son.

PUBLIC HEARING:

Proposed amendments to Chapter 21 subdivision in the Land Use Management and development code: Mayor opened the public at 7:00 p.m. to receive comment on the proposed amendment. No comment being offered the Mayor closed the public hearing at 7:01 p.m.

APPROVAL OF MINUTES: Todd made the motion to approve the minutes of the Council meeting held Mach 15, 2006. Robin seconded the motion. All voted in favor, motion carried.

REQUEST FOR EXTENSION OFF SITE IMPROVEMENT BOND FOR CHERRY GROVE SUBDIVISION: Cary Yates was present to request a 6-month extension for recording the final plat of Phase 2 of the Cherry Grove Subdivision. Brent made the motion to approve the extension for Cherry Grove Subdivision for 120 days. Robin seconded the motion. All voted in favor, motion carried.

REQUEST FOR EXTENSION FOR OFF-SITE IMPROVEMENT BOND FOR HERITAGE GROVE SUBDIVISION AND SOUTH WILLOW RANCHES SUBDIVISION: Alan Johnson was present representing both Heritage Grove and South Willow Ranches Subdivisions. South Willow Ranches: Council was concerned that the bonding time frame had not expired. Attorney Elton read the Zoning Ordinance stating that the developer has 90 days to bond and record the final plat. Alan stated that the Phase 2 of South Willow Ranches was approved in August 2005. Wayne made the motion to approve the 90-day extension for South Willow Ranches phase 2. Todd seconded the motion. All voted in favor, motion carried.

Heritage Grove- Alan stated that he has been waiting for Grantsville City to complete the sewer modeling before he could proceed with phase 1b. Phase 1a is just the LDS Church site. Paul made the motion to grant a 120-day extension for Heritage Grove Subdivision 1b improvement bond and record his final plat. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF PROPERTY PURCHASE AGREEMENT BETWEEN GRANTSVILLE CITY AND GRANTSVILLE APARTMENTS LP: Attorney Elton stated that he talked with Grantsville Apartment LP Attorney and they are not ready with the amended agreement. Robin made the motion to table this item until notified by the Tooele County Housing Authority. Wayne seconded the motion. All voted in favor, motion carried.

CHRIS FORSYTHE-DOLLAR STORE:

- a. **Consideration of conditional use permit for commercial development on the corner of Matthews Lane and Main Street:** Brent made the motion to approve the Family Dollar Project as approved by the Planning Commission. Paul seconded the motion. All voted in favor, motion carried.

Steve Heaps a representative of the Family Dollar updated those present on basic information about this company. Mr. Heaps stated that the Family Dollar headquarters is in Charlotte, North Carolina. There are 6000 stores nationwide. Traditionally the Family Dollar works with developers and leases the buildings from them. Todd asked how many employees they expect to hire. Mr. Heaps responded that they would hire 10-15 part-time employees. Annual sales projected are \$850,000.

- b. Family Dollar request for assistance from Grantsville City for improvement of Matthews Lane:** Attorney Elton explained to the City Council that the Planning Commission is requiring that Matthews Lane be improved to Grantsville City Street Standards to the southern end of the Dollar Store property. Todd stated that one issue we need to verify is if the property owner has allowed for their portion of Matthews Lane on their property to achieve a 33-foot half width to the centerline of Matthews Lane. Mr. Forsythe informed the City Council that it is their intention to landscape the Main Street frontage and not install curb, gutter and sidewalk. On Matthews Lane there will be curb, gutter, not sidewalk. The Council asked Mr. Forsythe if he is planning on traffic coming from the South on Matthews Lane? Mr. Forsythe stated that he was only intending to improve Matthews Lane from Main Street South to the north drive entrance. Council asked Mr. Forsythe if his delivery trucks would be using the north drive entrance. Mr. Forsythe stated that the delivery trucks would be using the south entrance. Mr. Forsythe stated that if he is required to improve all of Matthews Lane to the end of his property it would break his budget and kill the deal. Todd asked if we could improve Matthews Lane in phases. Paul stated that he did not see the point in improving half of the street.

Robin made the motion to approve the improvement of Matthews Lane:

1. The full 33 foot width of Matthews Lane to the south edge of the North Drive to the Family Dollar Store.
2. Install Curb and Gutter to the South edge of the property 154 feet South of Main Street.
3. Cut asphalt edge on the east side of the existing asphalt of Matthews Lane and install road base and asphalt to edge of gutter.

Todd seconded the motion. All voted in favor, motion carried.

MAX COON- REQUEST FOR CLEAR TITLE OF LOT 8 GRANTSVILLE INDUSTRIAL PARK: Todd made a motion to remove Grantsville City's restriction on the title of Lot 8 Grantsville Industrial park for Max Coon. Mr. Coon has complied with the conditions of building a building and running a business for 2 years. Paul seconded the motion. All voted in favor, motion carried.

KEN HALE SUBDIVISION- FINAL PLAT APPROVAL: Wayne asked Mr. Hale what he was going to do to improve Pear Street? Mr. Hale stated that he would be improving his half width of Pear Street. Wayne made the motion to approve the Ken Hale Subdivision on Pear Street and authorize the Mayor and Attorney Elton to review and approve the water right transfers and improvement bonds. Brent seconded the motion. All voted in favor, motion carried.

GRANTSVILLE CITY FIRE STATION:

- a. Consideration of bid specifications and approval to go out for bid.** Brent reviewed the activities of the last couple of weeks stating that he delivered everyone a copy of the plans and specification the week of April 7th, met on April 12th to receive comment for any changes. This document that is complete is ready to be approved. The final cost breakdown for the new fire station construction is \$1,907,193.00. Mr. Arbuckle reminded the Council to budget for \$20,000 for special inspection fees and the architect fee is outside of this figure. Mr. Arbuckle and Brent reminded the Council that the furnishings are also extra. Brent stated that the Fire Department is planning to budget furnishings in the next budget. Brent made the motion to approve the bid specification for the new fire station and approve the advertisement for bids. Bids are to be sealed closed bids turned in to City Recorder by noon on May 11th and bid opening will be at 5:00 p.m. at the Grantsville City Hall. Brent will review bids and the award will take place at the regular City Council Meeting held May 17th, 7:00 p.m. Wayne seconded the motion, all voted in favor, motion carried.

CONSIDERATION OF ORDINANCE AMENDING CHAPTER 21 OF THE LAND USE MANAGEMENT AND DEVELOPMENT CODE:

Attorney Elton informed the Mayor and Council that he has reviewed the document that Nicole Cline has prepared. She has not included all of the updates from the Planning Commission and she has left conflicting requirements in the chapter as it relates to water rights. Brent made the motion to table consideration of Amending Chapter 21 until Attorney Elton approves the final draft. Paul seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Brent made the motion to approve the business license for Aspen Home Loans- Todd Castagno. Robin seconded the motion. All voted in favor except for Todd who abstained due to personal conflict. Motion carried.

Wayne made the motion to approve the remaining business license presented: TC Custom Hauling, Trent Coates, Esprit Homes General Construction, Linda Sosa, Steve Subcontracting, EZ Home Inspections, Marjorie Baesler Draperies. Paul seconded the motion. All voted in favor motion carried.

CONSIDERATION OF SALARY INCREASES:

Brent made the motion to approve the salary step increase for Jeremy Kirschman. Brent commented on how he had the opportunity to work on the demolition of the Fire Station and was impressed with Jeremy's work. Wayne seconded the motion. All voted in favor, motion carried.

Wayne made the motion to approve the salary step increase for Steve Barrett Police Department. Brent seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS:

Brent asked if the city could save money by purchasing the oxygen and acetylene bottles rather than renting them. Robin and Todd reported that the State High School Rodeo representative complimented Grantsville City for accommodating the needs of the High School Rodeo Team with the improvements to the arenas. Wayne made the motion to approve the bills as presented. Paul seconded the motion. All voted in favor, motion carried.

COUNCIL INFORMATION AND UPDATES:

Mayor Anderson informed the Council that UDOT turned down the Trail Enhancement Grant. Mayor Anderson stated that he and Craig Neeley are going to sit down with the contact person with UDOT to review the application. Mayor stated that the Aqua Engineering completed that Grant Application and we could have gone out for bid with the application details. That's why he wants to know why our application did not rake higher. Mayor informed the Council that he and Recorder Palmer met with Jason Burningham to discuss an Annexation Benefit Analysis for Grantsville to annex to Sheep Lane. Mayor informed the Council that before the full Benefit Analysis is done he thought it would be better to do some testing of the water. Jason Burningham is going to come back with a phasing price list. This would give the city a price for meeting with the effected entities and enlisting their participation before the city invests a lot of money into the full benefit analysis. If the city is going to receive 100% resistance then there is no point in proceeding further. Mayor stated that he met with Larry Miller concerning the water needs that Mr. Miller is planning for the racetrack or any other development. Mayor stated that he did ask Mr. Miller if he would be opposed to annexation and Mr. Miller stated that he would not be opposed but would like an analysis of how annexation would affect his property. Mayor will set up another meeting with Mr. Miller and Jason Burningham to go over the effects of annexation.

Brent asked the Mayor and Council if they would like to have a groundbreaking ceremony for the new fire station. Mayor and Council all agreed that a groundbreaking ceremony would be appropriate. Brent will set it up and let them know. Brent inquired if there is any solution to having the dump station open on weekends? Mayor explained to Brent some of the reasons why the dump station is under a controlled situation. Mayor asked Brent to come up with some ideas and bring them back to the Council to discuss.

Wayne reviewed the well level and flow charts that he had Recorder Palmer place in their packets. Wayne stated that the wells are recharging and we are doing OK for now. Wayne mentioned that the County owes the city a watering plan as part of their agreement for the Deseret Peak facility.

Paul stated that he would like to install a flagpole on the J. Rueben Clark Farm in order to hold the flag raising ceremony there for the 4th of July. Discussion of purchasing 50 more chairs was discussed. Mayor Anderson to follow through.

Todd asked if Durfee Street between Willow and 500 E was going to be improved this year. Wayne stated that it is on the list. Todd asked about the Park Agreement for South Willow Estates. Ron stated that he has the final agreement that the Council needs to review and make comments before the Mayor signs the agreement.

Robin stated that the snack bar is coming along faster. The framing and block work is done and we are seeking bids for the kitchen equipment. All bids will be faxed to the city and compiles. Robin stated that he would talk with Larry or Joel to get the weed killer so the weeds can be killed at the new ball field.

Mayor sought the opinion of the Council concerning an impact fee. Mayor stated that a resident received a Conditional Use Permit for a Mother-in-law apartment in 2005. They came in for their building permit in 2006 after the new impact fees were adopted. Mayor asked the Council if they would have any concerns about this citizen being allowed to pay the 2005 rate. The consensus of the Council was that they could pay the 2005 impact fee rate because of the 2005 conditional use permit.

ADJOURN: Robin made the motion to adjourn this meeting at 9:35 p.m. Todd seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor