

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

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

Appointed Official and Employees Present: City Recorder Wendy Palmer, Attorney Ronald Elton. Fire Chief Lance Marshall, Firefighter Scott Rowley.

Citizens and guests present: Joe Cange, Allison Barclay, and Robert Gunther.

PUBLIC HEARINGS:

- a. Concept Plan for Joe Cange on 13.28 acres of land located west of Palomino Ranch containing eleven (11) lots:** Mayor Anderson opened the public hearing at 7:02 p.m. No comment being offered the Mayor closed the public hearing at 7:03 p.m.
- b. Concept plan for Todd Castagno/Carlene & Conrad Shultz on nineteen (19) acres of land located at approximately 595 S. Willow Street:** Mayor Anderson opened the public hearing at 7:03 p.m. No comment being offered the Mayor closed the public hearing and 7:04 p.m.
- c. Considerations of compensation increase for full time city attorney.** Mayor opened the public hearing to receive comment at 7:04 p.m. No comment being offered Mayor closed the public hearing at 7:05 p.m.

APPROVAL OF MINUTES: Wayne made the motion to approve the minutes of the previous City Council meeting held 10-18-06. Brent seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF CONCEPT PLAN FOR JOE CANGE ON 13.28 ACRES OF LAND LOCATED WEST OF PALOMINO RANCH CONTAINING (11) LOTS: Mr. Cange represented his development proposal to the Mayor and City Council. Mr. Cange stated that at the Planning Commission level he was asked to remove the dead end street with a culdesac for J. Ruben Clark Estates. It was the determination of the Planning Commission and the wishes of the current residents that traffic from the industrial portion of the city not be allowed to travel through this residential area. Mr. Cange stated that the property directly to the south of this land belongs to the city. Mayor asked Mr. Cange if the rodeo grounds will be a problem that is planned for the city property. Mr. Cange stated that based on the plans that he has seen the rodeo grounds should present no problems. Brent made the motion to approve the concept plan for 13.28 acres of land that is west of Palomino Ranches containing 11 lots be approved and include the cul-de-sac. Todd seconded the motion. All voted in favor, motion carried. Todd explained to those present that the new subdivision ordinance allows for a cul-de-sac to be 750 long where the previous ordinance only allowed for 650 feet long.

CONSIDERATION OF CONCEPT PLAN FOR TODD CASTAGNO/CARLENE & CONRAD SHULTZ 19 ACRES OF LAND LOCATED AT APPROXIMATELY 595 S. WILLOW STREET: Todd excused himself from the Council position in order to present this agenda item. Wayne asked Todd if the entrance/exit from this development has any road hazards due to the fact that Willow Street curves in this section. Todd stated that he hasn't received any comments from the engineer that this would be a problem. Todd stated that all of the homes would front the Subdivision Street and not Willow Street. Todd wanted to call the street Willow Court and it will be 80 feet wide. Todd explained that the drainage would be handled by drainage swales along the front of the home and the culdesac. Todd stated that he is going to extend the pavement and ribbon curb out to Willow Street. Todd stated that the current trees that are existing will be removed and new trees planted along the entire frontage along Willow Street. Wayne made the motion to approve the concept plan for the 9- lot subdivision on 19 acres for Todd Castagno and Carlene/Conrad Shultz. Robin seconded the motion. All voted in favor, motion carried. Ron recommended to Todd that he look into the recovery rights that were granted to South Willow Estates for water, sewer, and road.

CONSIDERATION OF OLD LINCOLN HIGHWAY WATERLINE EXTENSION: Mayor Anderson explained that the upsize from a 4" inch line to a 12" inch line would cost the city \$37,355.48. Council asked the Mayor if he found out what the type of

construction the buildings would be for the Green House operation? Mayor stated that he hasn't received the estimate property tax value. Mayor stated that this company is Bonnie Farms. They have greenhouses throughout the country and they supply Kmart, Lowe's, Wal-Mart and many other major retail centers. Mayors stated that they would be building 10 green houses and employ 35 part-time employees. There will be an administration building. Brent made the motion to approve to pay for the upsizing of the Old Lincoln 4" water line that Darrell Nielson is intending to install. This approval is conditioned on Mr. Nielson agreeing to annex into Grantsville City. Robin seconded the motion. All voted in favor, motion carried. Ron will draw up the contract.

Wayne mentioned that he has been approached by the landowners in the Grantsville Industrial Park requesting that the city water be extended down to them. The Mayor and Council felt that a cooperative arrangement may make that possible since the tenants have availability to excavation equipment.

ANNEXATION PETITION FROM NADINE HUNT TO ANNEX 29.06 ACRES:

The Council expressed concern about annexation further to the West due to the condition of the private street of Mack Canyon Road. Robert Gunther asked the Council what they would expect from a development of 25 home. The council stated that they would require that Mack Canyon Road be brought up to City standards. Brent also stated that rather than having wells and septic tanks, Mr. Gunther should consider one large well and storage facility to provide service his property. This way a fire hydrant system could be installed for the safety of the possible new residence. Mr. Gunther asked if the annexation could still be considered and then if they decide to develop the property they would address these issues. Todd made the motion to accept the petition for annexation of Nadine Hunt for further consideration. Brent seconded the motion. All voted in favor motion carried.

CONSIDERATION OF LEASE AGREEMENT WITH BOYS AND GIRLS CLUB AT THE RECREATION CENTER:

Allison Barclay was present o represent the Boys and Girls Club of Greater Salt Lake in pursuit of approval of a lease for the use of a portion of the Grantsville Recreation Center. Robin stated that he has met with Ms. Barclay and with Ken Goodworth. Ken Goodworth runs the Tumbling program at the Recreation Center now and he is very supportive of having this group share the Recreation Center with him. Mr. Goodworth has also offered at his own expense to move the stage and queen float out of the Recreation Center and place it in a storage facility. Ms. Barclay stated that the start up program for the Boys and Girls Club will be for elementary age children. The program would need a portion of the Recreation Center three times a week. This program is funded by a grant from the United Way. The goal of this program is to teach children life skills. At this time there are 29 children that are ready to start. Todd asked if there was a limit on how many children could come. Ms. Barclay stated that they do not turn children away. Robin made the motion to authorize the Mayor to sign the lease with Boys and Girls Club of Greater Salt Lake that would include no rental payments for two years and the use of the south office. Termination by either party must give 30 days notice. Wayne seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF NEW BUSINESS LICENSES: Brent made the motion to approve the business licenses for Liberty Yates for day Care and Universal Mud Products, Inc. Robin seconded the motion. All voted in favor, motion carried.

CONSIDERATION OF ORDINANCES:

- a. **Proposed compensation increase for full time City Attorney Position:** Wayne made the motion to approve the ordinance changing the compensation for Full Time City Attorney position. This position would pay \$80,000 annually. City attorney would be responsible for Municipal and Prosecution duties. Robin seconded the motion. All voted in favor, motion carried.
- b. **This item was postponed until next meeting.**

CONSIDERATION OF TERMINATION OF CITY PROSECUTOR CONTRACT:

Todd made the motion to terminate the contract with Prosecuting Attorney Wayne Jones effective December 31, 2006. Robin seconded the motion. All voted in favor, motion carried.

CITY PARK UPDATE: Mayor read the information received from the Public works Director. Mayor stated that he will continue to work with Joel and pursue the completion of this park as agreed to by Mountain Vista.

DECLARATION OF SURPLUS PROPERTY: Robin made the motion to declare 2006- SURPLUS PROPERTY LIST: keyboards, Xerox copier, Computer towers- Pentium III, 4 – Monitors, 25 – miscellaneous bicycles, HP printer, office chair, 1973 Ford 10 wheel Dump, 1992 Ford F-350 with dump bed, 1992 Ford F- 150 pickup, 1987 Dodge Dakota pickup, Yamaha ATV, YCB 250, Stanley Hydraulic Pump Unit w/ breaker and 3” trash pump, Dixon riding mower (model 6601), Toro Mower (commercial), Television and VCR, Ryan, Line trimmer, Maruyama, Line trimmer, Weed Eater, Line trimmer Homelite, Leaf Blower, Compaction Equipment, Case jumping jack Misc. Playground Equipment, Roof Mount Swamp Cooler. Auction date to be set as November 16, 2006. Preview will be from 8 a.m. to noon. Auction to begin at 1 p.m. at the Grantsville City Shop, 332 W. Main Street. Wayne seconded the motion. All voted in favor, motion carried.

APPROVAL OF BILLS: Wayne made the motion to approve the bills dated October 27th, 2006. Brent seconded the motion. All voted in favor, motion carried.

COUNCIL UPDATES AND INFORMATION: Mayor announced that there is a Housing Summit on November 9th, 2006. This summit is to discuss and create an action plan to help the homeless in Tooele County. Attorney Elton stated that he would represent the city at this Summit. Attorney Elton stated that he was on the committee and the director for this committee is doing a great job. Mayor stated that the income from the RDA is higher than the original estimates which means the RDA can be paid off quick and the tax revenues can begin to flow to all agencies sooner.

Brent asked if the Council still wanted to see if the City could purchase the trees cheaper through our tree program. Council agreed. Brent and Wayne talked about the roofing contractor wanting to put ice melt felt on the fire station roof, which would increase the cost of the roof a little over \$5000. Todd made the motion to add this item to the bills. Wayne seconded the motion. All voted in favor, motion carried. Brent stated that he has been working to get bids for the phone system in the new station and will bring the final bids to the council.

Wayne reported on the Quirk Street Drainage project. The contractor in on the job and it will be complete in about 3 weeks. The South Hale street water line is almost done. Wayne stated that South Willow Ranches has not done anything to begin the improvement of the condition of Quirk Street. Wayne stated that he talked with Alan and was told that the survey staking began this week. Wayne asked Alan to get the road base on before winter.

Todd stated that the Grantsville Business Alliance is working on the Santa Parade. Todd stated that a few months ago he received permission to use the city letterhead, envelopes and stamps to send out a letter to all of the Businesses within Grantsville City. Todd wanted to make sure this was all right. Mayor and Council agreed. Todd stated that Tooele County 4-H and FFA are hosting their first annual Turkey Show Tuesday November 21, 2006. Todd requested a donation from the city. Recorder Palmer stated that the Mayor had already authorized \$250.00 donation. Todd stated that the need for a crossing guard at the crosswalk in front of the Willow Elementary School is really needed. Mayor will talk with Chief Johnson.

Robin stated that the senior cent is seeking support for an expansion of their facilities. The current facility is used so much that it needs additional square footage. Grantsville Senior Citizen Center Issues to be on the next agenda.

ADJOURN: Brent made the motion to adjourn this meeting at 9:30 p.m. Robin seconded the motion. All voted in favor, motion carried.

Wendy Palmer, City Recorder

Byron Anderson, Mayor