

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON MAY 7, 2008 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

Mayor and Council Members Present: Mayor C. Byron Anderson; Council Members Todd Castagno, Mike Johnson, Tom Tripp, Brent Marshall, and Paul Rupp.

Appointed Officers and Employees Present: Recorder Jeremy Walker, and Records Administrator Rachel Wright.

Citizens and Guests Present: Colleen Brunson, Carol Addy, Randy Addy, Jane See, Jerry Edwards, Preston Miller, Anna Parkinson, Joseph Johnson, Jane Paulich, Bonnie Gardner, Vivian Prier, Kristan Karegeannes, Carla Chamberlain, Kristina Johnson, Julyann Tonaka, Joan Parkinson, Elaine Stangler, Josh Henwood, Dalores Kyle, Carma Jackson, George Ann Erickson, Dale Erickson, Justin Linares, Mike Colson, DeRay Sparks, and Teresa Reed.

Mayor Anderson called the meeting to order at 7:00 p.m.

PUBLIC HEARINGS:

A. Proposed rezone of 1.54 acres located at 124 East Main Street, from a R-1-8 zone to a CS zoning designation (Gordon Fields Application).

Mayor Anderson opened the public hearing at 7:00 p.m. to receive comments on the proposed rezone for Gordon Fields.

Dean Johnson presented a letter written by his son, Brandon Johnson opposing the rezone for Gordon Fields. This letter is attached to these minutes.

Kristan Karegeannes read a letter on behalf of residents living on Deseret Circle opposing the rezone for Gordon Fields. Their letter is attached to these minutes.

Mayor Anderson asked for further comment, no other comments were offered and the hearing was closed at 7:11 p.m.

B. Proposed rezone of .66 acres located at 450 North Hale Street from an A-10 and RM-7 zone to a R-1-12 zoning designation (Bonnie Gardner application).

Mayor Anderson opened the public hearing at 7:11 p.m. to receive comments on the proposed rezone for Bonnie Gardner. No comments were offered and the Mayor closed the public hearing at 7:12 p.m.

C. Proposed rezone of 126.73 acres located at approximately 550 South between Quirk and Hale Streets from an A-10 zone to a R-1-21 zoning designation (M-5 Development application).

Mayor Anderson opened the public hearing at 7:12 p.m. to receive comments on the proposed rezone for M-5 Development.

Justin Linares addressed the council. He requested that the council make the rezone contingent on the implementation of the development plan that M-5 Development presented to the Planning and Zoning Administrator. He stated he is concerned they will get the rezone and then sell the property.

Mayor Anderson asked for further comment. No other comments were offered and he closed the public hearing at 7:15 p.m.

D. Proposed amendment to the Street Master Plan, Technical Standards and the Land Use Management and Development Code to adopt new specifications for rural road and residential rural road cul-de-sacs (turn-arounds).

Mayor Anderson opened the public hearing at 7:15 p.m. to receive comments on the proposed ordinance amendments which would provide new specifications for rural road and a residential rural road cul de sacs. No comments were offered and the Mayor closed the public hearing at 7:16 p.m.

E. Proposed amendment to the Land Use Management and Development Code, to repeal Chapter 22 (“Development In Areas Without Existing Services” – Recovery Rights).

Mayor Anderson opened the public hearing at 7:16 p.m. to receive comments on the proposed minor subdivision. No other comments were offered and the Mayor closed the public hearing at 7:17 p.m.

F. Conveyance of Grantsville Senior Citizen Center property to Tooele County.

Mayor Anderson opened the public hearing at 7:17 p.m. to receive comments on the proposed conveyance of Grantsville Citizen Center to Tooele County.

Jerry Edwards spoke to the council. He stated he would like any transfer to be contingent upon the property continuing to be used for the senior citizens and that if it didn't that it would revert back to Grantsville City.

Mayor Anderson asked for further comment. No other comments were made the hearing was closed at 7:18 p.m.

The regular meeting was officially called to order at 7:18 p.m. by Mayor Anderson

AGENDA:

1. Summary Action Items

- a. Approval of Minutes of the City Council Meeting held April 16, 2008.
- b. Approval of Business Licenses for “Maverik, Inc”, “Maverik, Inc Beer Sales”, “Circle K”, “Circle K Beer Sales”, “APOCG Supply”, “Beck & Sons Performance Yard Maintenance”, and “Grantsville Dance Company”.
- c. Approval of Bills dated May 7, 2008 in the sum of \$104,000.75.

Motion: Councilman Marshall made a motion to approve the summary action items. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

2. Consideration of Ordinance No. 2008-19 for Bonnie Gardner to rezone .66 acres located at 450 North Hale Street from an A-10 and RM-7 zone to a R-1-12 zoning designation.

Councilman Castagno indicated that Bonnie Gardner wants to reconfigure her property through a boundary line adjustment by aligning her lots to go east and west instead of north and south and to locate outbuildings and a well on the lot she wants to sell. Rachel Wright indicated that in order for Ms. Gardner to realign her property she needs to rezone .66 acres of the property from its current zones of A-10 and RM-7 to a R-1-12 zone.

Motion: Councilman Tripp made a motion to approve Ordinance No. 2008-19, an ordinance amending the official zoning map of Grantsville City, Utah by rezoning property located along North Hale Street from an A-10 and RM-7 zoning designation to a R-1-12 zoning designation. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

3. Consideration of Resolution 2008-02 - Municipal Wastewater Planning.

Recorder Walker stated the proposed resolution needs to be submitted to the State. He indicated that the City Public Works Director has completed Grantsville City's Municipal Wastewater Plan, which is a part of the resolution and that once it has been approved by the Council that it will be submitted to the State as a part of a mandatory annual report.

Motion: Councilman Johnson made a motion to approve Resolution 2008-02, a municipal wastewater planning program resolution. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

4. Consideration of Resolution 2008-03 approving an agreement for the conveyance of the Grantsville Senior Citizen Center property to Tooele County.

Mayor Anderson stated Attorney Elton has submitted the proposed agreement to Tooele County and that the County Attorney has approved the agreement as to form. Mayor Anderson indicated that he has also discussed the proposed agreement with Tooele County Commissioner Jerry Hurst and he believes that the County will approve the agreement in an upcoming County Commission meeting. Mayor Anderson indicated that the proposed agreement will authorize the transfer of the Grantsville Senior Center to Tooele County with the objective that the Center will be upgraded by Tooele County. Councilman Marshall stated that the agreement provides that if the Center is not used for Senior Citizens that it would revert back to Grantsville City.

Motion: Councilman Marshall made a motion to approve Resolution 2008-03, a resolution approving an agreement between Grantsville City and Tooele County for the purpose of transferring the Grantsville Senior Citizen Center property to Tooele County. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

5. Review of status of Annexation Petition of Grantsville, LLC and A.F.C. Inc. (61.35 acres – Northwest of current City limits) and consideration of setting final public hearing.

Recorder Walker stated that no protests or objections to the proposed annexation petition have been filed.

Motion: Councilmen Marshall made a motion to set a final public hearing date for the annexation petition of Grantsville, LLC and A.F.C. Inc for May 21, 2008 at 7:00 p.m. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

6. Consideration of Janitorial Contract.

Mayor Anderson asked that the Council not consider this agenda item.

7. Consideration of amendment to the Computer Services Contract with Tooele County.

Recorder Walker stated that he had met with County IT department head to review the current computer services contract. He stated that he was pleased with the service that Tooele County has been providing to Grantsville City. He indicated that Tooele County is providing more time and more service to Grantsville than was originally contemplated and that Tooele County is, therefore, seeking to increase the reimbursement rate to \$2,000.00 a month. Recorder Walker recommended that the council consider accepting the new rate. The current agreement provides for reimbursement to Tooele County at the rate of \$1,200.00 per month.

Councilman Marshall asked if all of the computers are now new and have been upgraded why would the County be asking for additional compensation. He also questioned whether or not this contract should be bid out. Mayor Anderson stated that with an intergovernmental agreement the City would not need to bid out these services. Recorder Walker stated that some of the increase is to pay for service that the City wasn't paying for last year. He stated the City currently needs more service than was originally planned on. The original agreement was to service the City Hall computers and the new agreement would service everyone in the City Hall building and three servers need to be updated. Councilman Tripp asked about how many hours the County is providing in services to the City. Recorder Walker stated he could provide this information to the Council. Councilman Tripp asked how much is the City paying per hour for services. Recorder Walker stated that the County has requested compensation on a monthly basis for all services provided.

Motion: Councilman Marshall made a motion to table the amendment to the computer service contract with the Tooele County IT Department in order to receive additional information, including the actual time that the County has been providing under the current contract and in order to explore other options. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

8. Consideration of adoption of tentative 2008-2009 budget and set public hearing date.

Recorder Walker presented the tentative 2008-2009 budget to the council members.

Motion: Councilman Marshall made a motion to adopt the 2008-2009 tentative budget. Councilman Castagno seconded the motion, all voted in favor and the motion carried.

Motion: Councilman Marshall made a motion to set a budget work meeting on May 14, 2008 at 6:00 p.m. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

9. Pacific West Communities Lawsuit (Closed Session).

Councilman Castagno made a motion to go into a closed session to conduct a strategy session regarding pending litigation with Pacific West Communities. Councilman Johnson seconded the motion, all voted in favor and the motion carried.

The Mayor adjourned the open session at 8:00 p.m.

Mayor Anderson reopened the public meeting at 8:35 p.m.

Approved

Motion: Councilman Castagno made a motion to authorize the filing of an appeal and related legal proceedings with respect to the recent decision of the Third District Court, which terminated the City's PUD as it related to the future phases of the Country Haven Condominium project and to authorize the Mayor to retain the Smith Hartvigsen Law Firm to proceed with the appeal and related matters. Councilman Rupp seconded the motion, all voted in favor and the motion carried.

10. Council Information Updates.

Mayor Anderson asked the council to consider a meeting date and time to discuss a development agreement for the Wells Crossing PUD. Councilman Johnson stated he would like to consider the agreement in a regular council meeting. Mayor Anderson stated he will look into when would be the best time and date to put this matter on an agenda.

Councilman Marshall stated he is working on the planning of the upcoming Memorial Day Program. He also stated that Wal-Mart had donated \$500.00 for Christmas decorations. He stated the park should be more pleasing this year.

Councilman Rupp stated the J. Reuben Clark Farm improvements are going well. He stated that he had talked to the Public Works Director about locating some restrooms at the Farm. Councilman Rupp stated he would like to see the J. Reuben Clark Farm area used for public events.

Councilman Castagno stated the Grantsville Business Alliance had received \$4,500.00 from the Room Tax Board to support the Taste of Grantsville program.

Councilman Johnson stated he has received some bids to compare with the costs that WL Homes used in making improvements for Mountain Vista Park. He stated that the Public Works Director Joel Kertamus has a copy of the bids and he is going over them. Councilman Johnson stated he would like the parks to be treated the same as subdivisions and have the public works department inspect the improvements. Councilman Castagno stated Attorney Elton has requested the deed for this park property.

11. Adjourn

Motion: Councilman Marshall made a motion to adjourn the City Council Meeting. Councilman Johnson seconded the motion, all voted in favor and the motion carried. The meeting was adjourned at 8:37 p.m.

Jeremy A. Walker
Recorder

C. Byron Anderson
Mayor