

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL HELD ON APRIL 1, 2009 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.**

**Roll Call - Mayor and Council Members:** Mayor C. Byron Anderson; Council Members Paul Rupp, Todd Castagno, Tom Tripp and Mike Johnson were present. Brent Marshall was excused.

**Appointed Officers and Employees Present:** Attorney Ron Elton, Building Inspector Mike Haycock, Public Works Director Joel Kertamus and City Recorder Rachel Wright.

**Citizens and Guests Present:** Colleen Brunson, Jen Kelley, George Brown, Missy Thompson, Clint Castagno, Misty Castagno, Julie Edwards, and Kevin Edwards.

**PUBLIC HEARINGS:**

- a. **General Plan amendment for 34.315 acres located at the corner of Burmester Road and North Street (Lot #2 of the Pioneer Subdivision) from a Low Density Residential land use category to a Commercial / Higher Density Residential land use category. (Kakland Utah Holdings, LLC Application).**

Mayor Anderson opened the public hearing at 7:00 p.m. to receive comments on the proposed general plan amendment for Kakland Holdings, LLC.

Doug Pike was present representing Kakland Holdings, LLC. He stated the owners of the property are seeking input from the Council because they would like to submit a project that is acceptable to the community. He stated the owners are not sure the direction the City would like to go. He stated that the owners have ample water for the property. He stated they are looking to set aside a portion of the property for family use and sell some of the property for retirement. He stated the idea is to have a variety of different sized lots to allow options as well as affordability. He indicated they would like to create a nice development for the community. Mayor Anderson stated that the item is for public hearing only at this time and the Council should not give direction until the item is put on the agenda for formal consideration.

Mayor Anderson asked to receive any further comments. No other comments were offered. The Mayor closed the public hearing at 7:10 p.m.

- b. **Rezone of 34.315 acres located at the corner of Burmester Road and North Street (Lot #2 of the Pioneer Subdivision) from a RR-1 zoning designation to a RM-15 zoning designation. (Kakland Utah Holdings, LLC Application).**

Mayor Anderson opened the public hearing at 7:10 p.m. to receive comments on the proposed rezone for Kakland, LLC. No comments were offered and the Mayor closed the public hearing at 7:11 p.m.

**AGENDA:**

**1. Summary Action Items**

- a. Approval of Minutes of the March 17, 2009 and March 18, 2009 City Council Meetings.
- b. Approval of Business Licenses for K/M Lawn Service, Diamond D Custom Hauling, Rodney Myer LLC, and Clint Castagno Horse Training and Shoeing.
- c. Approval of Bills dated April 1, 2009 in the sum of \$850,322.51
- d. Personnel Matters (none).

Councilman Tripp stated that at the last City Council meeting the additional bill beyond the current monthly amount for Tooele County IT support contract was not approved in order to determine what the additional amount was for. He stated the Council had previously approved an increase to the Tooele County IT contract amount, but the increase was never updated with Accounts Payable so the additional bill was to bring the City current with the contract amount. He also inquired about the business license for Clint Castagno. Mr. Castagno was present and stated he would be training and shoeing horses. He stated that he will have about 5 to 6 customers per month for horse training and for horse shoeing he typically travels to the customer's property. He stated the barn he will be utilizing for training is on a ten acre parcel. Councilman Johnson stated that he feels the location is perfect for horse training and shoeing.

**Motion:** Councilman Tripp made a motion to approve the summary action items. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**2. Consideration of Ordinance No. 2009-07 amending the zoning map for 9.1 acres at 570 East Durfee Street from an RR-5 zoning designation to an R-1-12 zoning designation. (Dick Johnson and Roger Hale Application).**

**Motion:** Councilman Castagno made a motion to approve Ordinance No. 2009-07. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

**3. Consideration of extension of lease agreement for J. Reuben Clark Property. (Ryan Marshall).**

Attorney Elton stated Ryan Marshall asked to extend his lease agreement for a portion of the J. Reuben Clark Property for an additional term. He stated the agreement allows for one year renewals up to three years. Councilman Rupp stated it is nice to have a presence at the farm. Councilman Tripp stated the lease states that Mr. Marshall is required to request a renewal in February. He stated that Mr. Marshall was late in asking for a renewal in the prior year as well. He asked if the contract was put out to bid. Attorney Elton stated that it was.

**Motion:** Councilman Johnson made a motion to approve a one year extension of the lease agreement for a portion of the J. Rueben Clark Farm. Councilman Rupp seconded the motion. All voted in favor and the motion carried.

**4. Request to provide irrigation shares in lieu of impact fee (BS Diamond Properties).**

Attorney Elton stated that BS Diamond Properties paid the required outdoor water acquisition impact fee thinking they would receive irrigation shares for their assisted living facility property. He stated they are now asking to turn over irrigation shares and be reimbursed for the outdoor acquisition fee that they previously paid.

**Motion:** Councilman Tripp made a motion to approve the request of BS Diamond Properties to allow them to transfer to the City the appropriate amount of irrigation shares for their assisted living facility and to be reimbursed the outdoor water acquisition impact fee that they previously paid the City. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

**5. Consideration of architect for police department building.**

Mayor Anderson stated the City had received five proposals from architects to design a proposed new police department building. He stated that he had directed Mike Haycock and Jeremy Walker to review and rank the proposals as set forth in the Request for Proposals. He stated one offer had a slightly lower fee but they didn't have the depth of experience that the top ranked architects had. He stated that MHTN was the firm that had designed the new fire station. Attorney Elton stated once the architect is selected, staff will meet with the firm and outline the City budget and ask the firm to design the new building consistent with the budget. He stated they will have the architects do two layout designs one for a new building and one for an addition to the current City Hall. Building Official Mike Haycock stated the funding would come from public safety impact fees which has around \$100,000.00 currently and the rest (approximately \$200,000.00) would be borrowed from another City account and paid back with public safety impact fees as they are collected. He stated this building should help the City eliminate the two office trailers and the money going toward them could be put toward the building or addition. Councilman Rupp stated his opinion that the City is in need of additional space.

**Motion:** Councilman Rupp made a motion to approve the selection of MHTN Architects to perform the work for new police department facilities including consideration of a new building or an addition to City Hall and that the preliminary design and cost estimates be presented to the Council for approval prior to proceeding with the actual design work. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**6. Consideration of Ordinance No. 2009-08 amending Section 5-1-12 of the Grantsville City Code to increase the appeal board for building and fire code standards from three to five members.**

Mayor Anderson stated the ordinance amends the appeal board to have five members instead of three. He stated the building official felt five members would be more responsive and fewer tie votes would result. He stated it also allows the board to take action even if one or two members were unavailable for any reason including a conflicts of interest. Attorney Elton indicated that the law provides for a board that can include three or more members. Councilman Tripp asked if it was a standing board. Attorney Elton responded that the members continue on the board until they are replaced.

**Motion:** Councilman Johnson made a motion to approve Ordinance 2009-08, an ordinance amending Section 5-1-12 of the Grantsville City Code to increase the number of the members of the board of appeals for building standards from three to five members and making other technical amendments. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**7. Consideration of appointing board of appeals members for building and fire code standards appeals.**

Mayor Anderson stated the board of appeals members that he is presenting for approval are well qualified. They all have worked in the construction area. He stated they have to know the law and feel they are all good candidates that should serve the community well.

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**Motion:** Councilman Tripp made a motion to appoint Wade Sandberg, Jeff Killpack, Shane Ault, Gary Banford and Dan Dow to the Board of Appeals. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

**8. Consideration of approval of plans and specifications for West Street improvement project and authorization to bid project.**

Public Works Director Joel Kertamus stated that he would like to start construction on Durfee Street because of the favorable pricing and he wanted to place West Street on the agenda as well so if the City is able to get any of the Federal stimulus funds that the West Street project would also be shovel ready. He stated that most of the engineering for West Street was completed by the developers of Northstar Ranch.

**Motion:** Councilman Rupp made a motion to approve the plans and specifications for West Street construction project and to authorize the City to bid out this project subject to the City receiving federal or other funding. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**9. Consideration of approval of plans and specifications for Durfee Street Paving Project and authorization to bid project.**

Public Works Director Joel Kertamus stated that the Durfee Street construction project is currently in the 2008-2009 City budget, that oil prices have decreased significantly and he would like to get started on this project as soon as possible. Councilman Tripp asked about the width of the proposed street. Mr. Kertamus stated that they are planning on 24 feet of pavement. He stated it will be easy to add additional width at a later date if needed. He stated the funding will be taken out of Class C road funds, which does not affect the City's general fund. Councilman Tripp asked who supervises the project. Joel stated that the public works department will oversee the majority of the project.

**Motion:** Councilman Johnson made a motion to approve the plans and specifications for the Durfee Street construction project and to authorize it to be placed out for bid. Councilman Castagno seconded the motion. All voted in favor and the motion carried.

**10. Council Information Updates.**

Mayor Anderson stated that Tooele County was not successful in locating Project Cannonball just north of Grantsville City. He stated that if Utah County is unable to complete the financing package, then Tooele County would still be the next choice. He stated the amount of subsidies provided was the main reason for Utah County being the choice. Mayor Anderson also reported that he had a UDOT meeting with Joel Kertamus and that the State is planning on doing some improvements to SR 112 this summer.

Councilman Tripp stated he received a call from Jill Thomas asking about funding for the Easter Egg hunt. He stated the Grantsville Business Alliance is having a difficult time obtaining the needed funding for the Easter Egg Hunt. Mayor Anderson stated that he had authorized \$250.00, but the Council is able to increase that amount if they would like. Councilman Johnson suggested donating \$250.00 more for this event

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**Motion:** Councilman Johnson made a motion to authorize a \$500.00 total donation to the Grantsville Business Alliance for the Easter Egg Hunt. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

Councilman Tripp stated he is concerned with allowing the use of the City Hall building for private and commercial uses especially if the City Hall is being used to sell products. Mayor Anderson stated he will look into this matter. Councilman Tripp asked if he could do some research into street impact fees, Mayor Anderson stated that it would be a great idea.

Councilman Johnson stated he is still working on the concession stand.

## **11. Adjourn.**

**Motion:** Councilman Rupp made a motion to adjourn. Councilman Johnson seconded the motion. All voted in favor and the meeting officially adjourned at 8:15 p.m.