

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 17, 2010 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 Present: Mayor Brent Marshall and Council Members Tom Tripp, Mike Johnson, James Vera and Mike Colson. Councilman Todd Castagno was excused.

Appointed Officers and Employees Present: Attorney Ron Elton and City Recorder Rachel Wright.

Citizens and Guests Present: Sam Drown, Colleen Brunson, Jill Thomas, Kent Liddiard, Jodi Sandberg and Martie Leo.

Mayor Marshall welcomed Scout Troop 166.

AGENDA:

1. Summary Action Items

- a. Approval of Minutes of the March 3, 2010 City Council meeting.
- b. Approval of Business Licenses for Lift Right Concrete, LLC; No Creek Transport; Moosely Creations; and Over the Top Yogurt Store, LLC.
- c. Approval of Bills
- d. Personnel Matters (none).

Motion: Councilman Tripp made a motion to approve the summary action items with a condition for the owner of the Over the Top Yogurt Store, LLC to obtain all required permits including the health and building permits in order to obtain a business license. Councilman Vera seconded the motion. Councilman Colson abstained from voting on the business license for Over the Top Yogurt Store, LLC. All voted in favor and the motion carried.

2. Rocky Mountain Power Presentation regarding power lines.

Marty Leo was present representing Rocky Mountain Power. She outlined the proposal of Rocky Mountain Power to construct a power line originating at Mona. She stated the power line will traverse through Juab and Utah Counties, enter Tooele County at 12 Mile Pass and travel along the west side of Deseret Chemical Depot and South Mountain ending at the Limber Station. She stated the line will be a single circuit line. Councilman Colson inquired about putting in a double circuit. She stated that research was conducted about running a double circuit line and the systems did not operate and provide the needed service. She stated that the major issue was the cost so it was decided to run a single line. Councilman Tripp asked why Rocky Mountain Power doesn't go from Mona directly north to the Salt Lake Valley. Ms. Leo stated the rules have changed with how utilities are to construct large projects. She stated that a project has to be built to a 300 year standard. Councilman Tripp stated the line is to benefit the Salt Lake Valley. He stated it should be run along the foothills of the east side of the Salt Lake Valley. Councilman Vera also stated that it seems that a lot more money would be saved if the power lines were located on the east side of the Salt Lake Valley. Ms. Leo stated that the Tooele Valley is trying to bring in economic development and that one thing that is stopping that is the availability of power. Councilman Tripp stated that for economic development moving the terminal station proposed at the southwest area of Tooele Valley to a location north and west of Grantsville City would better serve the Tooele Valley. Ms. Leo stated that the substation encompasses 380 acres and that they did not want to interfere in urban development. Mayor Marshall suggested moving the substation to the I-80 corridor. Ms. Leo stated Rocky Mountain Power is concerned with the soil on the I-80 corridor. She stated they have been working with landowners and one in particular does not want to see it on the I-80 corridor. She stated that there are protected wetlands in the area. She stated they would need permanent access. Councilman Vera stated that the future needs should also be considered and that the

proposed location does not seem to make sense in the long term. He stated that the 345 kv line has too much power so it will need to be reduced at the Oquirrh Substation. He stated multiple lines will spider out from the terminal station and create problems in Tooele Valley. Mayor Marshall stated his concern that the west side of the valley will turn into a power corridor under the current proposal. Councilman Vera stated that the location of the substation needs to be done right the first time and needs to be thoroughly looked at.

3. Wells Crossing Development timeline and fees. (Sam Drown).

Sam Drown was present representing the Wells Crossing Development. He stated that Darrel Nielsen bought the property and wants to construct the same development as was proposed by Fieldstone Homes. He stated they are asking the Council to consider amending the zoning ordinance to allow additional extensions to record the subdivision plat. The first plat has been previously approved, but they are not ready to record it now and the time to record the plat is nearly up. He stated if the City is unwilling to amend the ordinance he would ask the council to consider waiving the development fees they have already paid if they bring the subdivision back to the City in the future. He stated a third option would be to get creative with the bond and allow a property bond. He stated the problem they are experiencing with recording is obtaining an improvement completion bond. He stated development financing is currently difficult to get. He stated in order to get a bond financing has to be in place. He stated the current owner, Darrel Nielsen, has land and water that he would be willing to post as security for the bond. Mayor Marshall stated that extensions have been denied in the past, but exceptions made on waiving the fees have been allowed as long as the development does not change from what was approved by the City Council. Councilman Johnson asked if a time limit was specified in the previous agreement. Mayor Marshall stated no. Councilman Johnson stated he would like to see them pay for the City's actual costs to process the subdivision in the future because there will still be some administrative time and other expenses. Councilman Tripp stated that the City fees are a minor part of the total subdivision costs. Mr. Drown stated it isn't the City fees, but the developer's design and engineering fees that add up. Councilman Johnson stated he would like a time limit specified if the City approved the proposal and he suggested two years. Mr. Drown asked when does the two year timeframe take place. Attorney Elton stated they would have two years to start the subdivision approval process from the date the Council approved the request.

Motion: Councilman Johnson made a motion to approve the waiver of development fees that have already been paid to the City for the Wells Crossing Development, if the developer comes back to the City to seek approval of the same development within two years from today's date, but that the developer be required to pay the City's actual costs to process the development at that time. Councilman Vera seconded the motion. All voted in favor and the motion carried.

4. Consideration of Agreement with Tooele County to provide sewer and water service to Deseret Peak Service District.

Attorney Elton stated that the proposal prepared by Aqua Engineering to provide water and sewer services to the Deseret Peak Service District uses the City's current impact fees to determine the value of the services to the County. Mr. Elton indicated that Aqua Engineering has also prepared a draft capital facilities plan and impact fees for new users of the sewer and water systems in the service district, but these fees have not been used in the current proposal. Mayor Marshall stated Tooele County has not seen the proposal yet and the Council needs to approve the same before it is presented. Attorney Elton stated that Page 6 of 6 Table 8.1 has a cost breakdown showing the value of the County's improvements and what the City would charge under its current impact fees. Councilman Tripp stated that the Deseret Peak Service District would be a new service area and that the impact fees previously collected by the City should not be applied to the Service District. Councilman Johnson stated that it was his opinion that the proposal would be fair

and equitable. Councilman Johnson stated the figure breakdown is fair. Attorney Elton stated Tooele County may question the value of the water rights that were credited towards the County's contribution to the system. He stated the value used in the proposal is based on water rights the City recently purchased.

Motion: Councilman Colson made a motion to approve the proposal prepared by Aqua Engineering to provide water and sewer services for the Deseret Peak Special Service District and that the same be presented to Tooele County as the basis for an agreement. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

5. Council Information Updates.

Mayor Marshall stated the Transit Room Tax committee met and approved projects. He stated that Grantsville City received \$10,000.00 for the Old Lincoln Park project and \$500.00 for the Donner Reed Museum Blacksmith shop.

Mayor Marshall stated he attended and spoke at the Girl Scouts Silver Award ceremony concerning their projects and volunteering in the community. He stated that he met with Mr. McMullin, the possible new owner of most of the lots in the South Willow Ranches Phase 2 subdivision regarding the work that needed to be completed. He stated they are foreclosing on the lots and wish to correct the outstanding items on the improvements bond. They claim they will finish this project by this summer.

The Mayor stated that he had met with Jason Duhon the chairman for the July 4th celebration. He stated the City's contribution to the celebration has been made without any of the receipts coming back to the City. He asked the council to review the financial report and determine if the past practice should be continued.

The Mayor indicated that he had met with representatives for the Grantsville Irrigation Company about the Irrigation Company coming up with a mechanism to attach water shares to residential lots and for the City to deliver all of the shares that it has been holding for the benefit of lot owners back to the Irrigation Company. The Mayor indicated that the City should not be collecting irrigation assessments from property owners. The Mayor indicated that the Irrigation Company agreed with his proposals and that they would be working on a proposal to attach the water.

Mayor Marshall stated that he had met with representatives of the Cities and Counties challenging EPA's proposed designation of new areas in Utah as nonattainment areas. One of the problems is the attorney's fees to challenge the designation. He indicated Tooele County was willing to shoulder most of the costs but had requested assistance from industry and others.

Mayor Marshall stated that he had met with representatives from the City's beautification league. They had asked for permission to hang flower baskets along Main Street on power poles and to use the City's water truck. The Mayor stated that Rocky Mountain Power may not allow flowers to be located on their poles. Mayor stated he would talk to Bonnie Plants about donating plants.

Mayor Marshall attended a meeting with Mike Colson regarding a physical education program which requested support for its efforts.

The Mayor stated he was concerned with late and other fees being charged by KeyBank. He stated that some of these fees may be dropped when the City obtains the use of another credit card which provides rewards. He stated that staff had scheduled a meeting with KeyBank.

Mayor Marshall stated Tooele County had awarded a contract to repair the Rowley access road with Geneva Rock.

Approved

Mayor Marshall stated that a potential purchaser of the undeveloped lots in the Dolorosa Estancia Subdivision has asked about changing the CC&Rs to allow smaller homes to be constructed in that subdivision.

The Mayor reported that a Prevention event will be held at April 6th at 6:00 p.m. at the High School and everyone is invited to attend.

Mayor Marshall stated that he had met with representatives from the State and the School District regarding the possible move of the City Library to the High School. The School District had concerns with paying a custodian to be available during summer hours. Other issues need to be worked out, but it looks like an agreement is possible. He said they would have one more meeting on April 12, 2010.

6. Adjourn.

Motion: Councilman Vera made a motion to adjourn. Councilman Colson seconded the motion. All voted in favor and the meeting officially adjourned at 8:30 p.m.