

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 3, 2011 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 7:00 P.M.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE.

Mayor and Council Members Present: Mayor Brent Marshall and Council Members Mike Colson, Tom Tripp, James Vera and Todd Castagno. Councilman Mike Johnson was excused.

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

Citizens and Guests Present: Jenny Fawson, Tory Marshall, Donna Thomas, Kent Liddiard and Emma Penrod.

Mayor Marshall asked Councilman Todd Castagno to lead the audience in the Pledge of Allegiance.

PUBLIC HEARING:

- a. Proposed amendment to the Chapter 15 Use Table of the Grantsville Land Use Management and Development Code to allow up to 12 children to be cared for in a home day care center in all residential zones as a conditional use.**

Mayor Marshall opened the public hearing at 7:00 p.m. to receive comments on the proposed amendment to the Chapter 15 Use Table.

Jenny Fawson was present. She stated that she is a child care provider and she is asking the City Council to approve the amendment to the Grantsville Land Use Management and Development Code to allow more children in a home day care. She stated that she has been working with the State of Utah to become a State licensed daycare. She stated that she has met all the criteria for the State to receive a license with the exception of the City business license. She commented that she felt the City's ordinance only allowing 6 children is outdated. She stated that the State allows a maximum of 8 children with one provider and 16 children with 2 providers which counts a provider's own children under the age of 4. She stated that she loves children and has always known that she wanted to have a daycare business. She commented that she wants to have 5 children and the daycare business allows her to earn money while being able to stay home with her children. She stated that she will provide a safe and loving environment. She stated that she wants to have a daycare with 2 providers. She commented that there is a great need for childcare especially in Grantsville City. She remarked that Utah State received 114 inquires for child care providers in Tooele County. She stated that the current City Ordinance does not encourage people to get licensed. She stated that there are a lot of daycares that are not licensed. She stated that if a person wants to have regulated childcare they have to go somewhere else. She stated to become licensed for daycare there are a lot of guidelines meant for children's safety. She stated that she plans on running a professional daycare. She commented that there are a lot of benefits from the State to becoming a licensed daycare that she would like to be able to take part of. She stated that majority of the cities follow the same guidelines as the State on the number of children that can be in a daycare. She stated that the concern for safety has been brought up. She commented that parents rarely drop children off at the same time. She stated that there are a lot of checks and balances provided by the State. She commented that safety is more of an issue with a preschool because the children all come and go at the

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same time. She stated she wants to follow the rules and asked the Council to approve increasing the number of children allowed in a residential childcare to match the numbers the State recommends.

Donna Thomas was present with from the State. She stated that what Mrs. Fawson didn't mention is that the State requires 35 square feet per child. She stated that the areas measured are the ones that will be used for the daycare. She stated that the State does allow 16 children with 2 providers with no more than 2 under the age of 2. She commented that the State does have a lot of rules and regulations to ensure the safety and welfare of children. She stated that they do conduct unannounced checks throughout the year to make sure the daycares are in compliance. She encouraged the Council to vote favorably for the proposal.

Mayor Marshall asked for any further comment. No other comments were offered and the Mayor closed the public hearing at 7:27 p.m.

AGENDA:

1. Summary Action Items:

- a. Approval of Minutes of the July 20, 2011 City Council meeting
- b. Approval of Business Licenses for Hatfield Driving Services, Fragrant Petals and DJ's.
- c. Approval of Bills in the sum of \$64,451.61.
- d. Personnel Matters (none).

Councilman Castagno stated that a revision needed to be made to the proposed minutes of the previous meeting. He stated that the motion to adjourn had his name as being the person making the motion. He stated that he was not in attendance. Councilman Vera stated he made the motion with Councilman Colson seconding the motion. Mayor Marshall stated that the business license for DJ's is a carpet cleaning business. He stated that the owner Daniel Jean understands that he is not authorized to dump any chemicals into the Grantsville City sewer system. Councilman Vera asked if Hatfield Driving Services will do any training at the owner's house. Recorder Wright stated no, all the training will be done offsite.

Motion: Councilman Castagno made a motion to approve the summary action items with the requested amendments to the minutes. Councilman Vera seconded the motion. All voted in favor and the motion carried.

2. Consideration of proposals and award of contract for janitorial services for City Hall.

Mayor Marshall stated the City received four bids for custodial services. He stated Finance Director Hammond recommended Hawks Janitorial be selected for a month trial period as proposed at the current rate then after a month negotiate a long term contract. Mayor Marshall commented that Hawks Janitorial will provide all the cleaning supplies. Councilman Castagno noted that the paper products are not included. Mayor Marshall stated that the City could try Hawks Janitorial for a month and if the price goes up can go out for bids again. He commented that Hawks Janitorial is currently cleaning the Tooele County Courthouse. He stated that the County is satisfied with their services. Councilman Tripp asked if they have a current business license. Recorder Wright stated she will verify that they are operating with a current business license. Councilman Tripp inquired who the current contract is with. Mayor Marshall

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stated Colton Sackett. Councilman Castagno stated that Colton is currently employed by Hawks Janitorial.

Motion: Councilman Tripp made a motion to approve the City Finance Director's proposal as understood to be a one month trial period and then authorize the Mayor to enter into a one year contract if the bid comes back the same or less than the City is currently paying. Councilman Colson seconded the motion. Councilman Castagno abstained from the vote. All voted in favor and the motion carried.

3. Consideration of termination of current janitorial services contract.

Motion: Councilman Colson made a motion to give the appropriate notice to terminate the current janitorial contract with Colton Sackett. Councilman Tripp seconded the motion. All voted in favor and the motion carried.

4. Consideration of approval of the Grantsville Library Planned Unit Development minor subdivision.

Mayor Marshall stated the proposal is to create a second lot located behind City Hall for the new library. Councilman Castagno stated the City is asking for reduced setbacks than are allowed in the Grantsville Land Use Management and Development Code. Mayor Marshall stated that the property is located in a commercial zone. He stated the request allows accommodation for the library, parking, courtyard and a park.

Motion: Councilman Vera made a motion to approve the Grantsville Library Planned Unit Development Minor Subdivision. Councilman Colson seconded the motion. All voted in favor and the motion carried.

5. Discussion of increasing sewer fees due to power rate increases.

Mayor Marshall stated that the new sewer facility is using more power than the old system. The rates need to be adjusted to \$2.00 - \$2.50 just to cover the additional power costs. He stated that the current impact fees are out of date. In order to adjust the impact fees for the wastewater system a new capital facilities plan would need to be done. He stated that the recommendation is to adjust the fees immediately to cover the current operational costs and then have a new capital facility plan formulated and establish new impact fees and user fees in order to plan for the future.

Councilman Tripp stated that looking at the end of year budget the sewer service revenue was \$626,000.00 whereas the sewer expenditures were \$964,514.13. Councilman Castagno stated that in previous discussions it was decided to wait until the new sewer facility was finished then adjust the fees as needed. Mayor Marshall stated it is hard to budget when costs rise after a budget has been approved. He stated that Finance Director Hammond received a notice that the power was going to increase 3% after the budget had been approved. Attorney Elton suggested having the City Finance Director look into the sewer fees and provide a breakdown of operating costs. Mayor Marshall stated that the budget for power was \$110,000.00 whereas the actual amount spent was \$123,185.97. Councilman Tripp stated

that the growth has not been as high as was expected and he questioned whether the City could use less of the plant in order to save money. Attorney Elton stated that is a good question to ask Engineer Craig Neeley. He stated that Mr. Neeley suggests looking into the future and revising the capital facility plan in order to make a final decision regarding user fees. Attorney Elton stated that Public Works Director Kertamus would like the City to immediately consider an updated capital facilities plan for both water and wastewater and new impact fees. Mayor Marshall stated that the new sewer plant is running better than anticipated. He commented that it exceeds projections. He suggested looking at water usage and basing the fees on usage and impacts. Councilman Castagno agreed that it is better to charge big consumers for their usage. He commented that it will help those on a fixed income that do not impact the system as much. Councilman Tripp suggested going out for bid for consulting services for a new capital facilities plan and impact fees, rather than using the proposal of the City Engineer. Attorney Elton stated that all of the City's impact fees are out of date and they need to be redone. Councilman Tripp suggested looking into a street impact fee as well. Attorney Elton stated they could all be done at once or one at a time. Councilman Colson suggested looking at one at a time.

Motion: Councilman Tripp made a motion to request proposals for consulting services to prepare new capital facilities plans and impact fee studies for the culinary water and wastewater systems. Councilman Vera seconded the motion. All voted in favor and the motion carried.

6. Mayor and Council Reports.

Mayor Marshall stated that he will be making a presentation to the Community Impact Board in the morning for funding for the new library.

Councilman Vera stated that he received an email from the architects for the library regarding the number of meetings they have had as well as need to finish the library. Attorney Elton stated the email said that they were originally planning on 6 meetings whereas they have already had 8. He suggested having Recorder Wright present to the Council the updates of the library and that way the architects would not have to attend the Council meetings. The Council all agreed that would be fine, but they wanted to review and approve the materials for the exterior of the building and approve the final plans and specifications when completed.

Councilman Vera commented that he saw that Stockton City is still working on preserving the sandbar located near the Stockton border. He stated that he would like the record to reflect that he still supports their effort and wishes them success in their endeavors.

Councilman Tripp stated that while driving down Main Street he has noticed a lot of signs. Mayor Marshall stated he will have the Ordinance Enforcer look into the signs to ensure that they are in compliance with City Ordinances.

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Councilman Colson stated the Little League Baseball Team went to Nationals. He stated they lost the first game, won the second game then lost the third game placing them out of the tournament. He stated that the team would like to return the \$1,000.00 the City offered in exchange for work at the parks, since they did not use it. He stated they did have an excellent time and experience.

7. Adjourn.

Motion: Councilman Vera made a motion to adjourn. Councilman Colson seconded the motion. All voted in favor and the meeting officially adjourned at 8:20 p.m.