

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON DECEMBER 4, 2013 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 Johnson, Mike Colson, Scott Stice and Neil Critchlow. Councilman Tripp was excused.

Appointed Officers and Employees Present: Joel Linares, Sherrie Broadbent and Christine Webb.

Citizens and Guests Present: Todd Castagno, Kent Liddiard, and Lisa Christensen.

Mayor Marshall asked Fire Marshall, Kent Liddiard, to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Review of Audit Report.

Steve Rowley from Keddington and Christensen addressed the City Council. He explained there were no findings in this year's audit. The audit was done by Jones Simkins LLC, which is based in Logan. Mr. Rowley stated because there were no findings and the City did not wish to have the auditors drive from Logan, he would present the audit report. He explained the auditors went over the financial statements and internal controls. The report states the findings rendered an unqualified opinion meaning no issues were noted and there were no findings. Mr. Rowley stated even though there were no findings, that does not mean there are not areas that could be improved. If there were any issues such as fraud, they would have been brought to Keddington and Christensen and they would have been brought to the City Council. Mr. Rowley said Sherrie and the accounting department has done a great job making sure the records are materially correct. There were no significant difficulties, there were no uncorrected statements noted at the end of the audit that should have been recorded but were not and there weren't any disagreements with management or any of the accounting policies the City has implemented. Mr. Rowley commented the records have been kept in accordance with governmental standards, the auditors did not note any internal controls or any weaknesses of any kind.

Gary Keddington added this is a rarity to have an audit with no findings. He said not only did the accounting staff do a great job, but the court has had to comply with new State rules and the administrative staff has to comply with certain regulations, such as providing notice of public hearings, etc. These are things the auditors look at when conducting the audit. Mr. Keddington commented it has taken us a few years to get to this point and we will strive to achieve another audit with no findings but it may not happen.

Councilman Critchlow stated on page two under Opinions it says "present fairly, in all material respects, the respective financial position of the governmental activities". He expressed appreciation to Finance Director, Sherrie Broadbent, and Tom Hammond for handling it so well.

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Mayor Marshall stated it is a big effort and commended all the directors. He said we have conducted inventory of all the items at the maintenance shop. Mayor Marshall commented some people may dread an audit but he looks forward to it because it helps us to find areas needing improvement. He expressed appreciation to the City Council for their willingness to make changes to eliminate some findings we had in the past. The Mayor stated he appreciated Tom Hammond for the work he has done, Sherrie for stepping in when Tom got sick and Gary and his staff for helping our staff when questions arose. He appreciates their efforts.

Councilman Stice stated he also appreciated Tom and Sherrie and the work they have done. He would like to see the City stay away from having findings.

2. Public Hearings:

a. Proposed General Plan Amendment for David Christensen at 650 N. Burmester Road for 6.276 acres to go from a “Rural Residential – 2” designation to an “Industrial” designation.

Mayor Marshall opened the public hearing for comments. No comments were made and the Mayor closed the public hearing.

b. Proposed concept plan for MJC Holdings, LLC on Heritage Grove Subdivision containing 57 lots in the R-1-21 zone at 420 E. Shelly Lane.

Mayor Marshall opened the public hearing for comments. No comments were made and the Mayor closed the public hearing.

c. Proposal to amend and extend Anderson Ranch with Phase 5C for Welles Cannon to adjust boundaries on 3 lots and add access road for dedication purposes.

Mayor Marshall opened the public hearing for comments. No comments were made and the Mayor closed the public hearing.

d. Proposed minor subdivision for Jay Hale Family Trust at 448 E Main - 1 lot into 2 lots.

Mayor Marshall opened the public hearing for comments. No comments were made and the Mayor closed the public hearing.

3. Summary Action Items:

- a. Approval of Minutes from November 20, 2013 Work Meeting and November 20, 2013 City Council Meeting.
- b. Approval of Bills in the amount of \$83,333.40.
- c. Personnel Matters (none).

Motion: Councilman Colson made a motion to approve the summary action items. The motion was seconded by Councilman Johnson. All voted in favor and the motion carried.

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4. Consideration of a General Plan amendment for David Christensen at 650 N. Burmester Road for 6.276 acres to go from a “Rural Residential – 2” designation to an “Industrial” designation.

Mayor Marshall explained this went through Planning and Zoning with a unanimous vote to pass. The area is just south of the Industrial Park. Councilman Stice spoke with the owner of the property next to this and he does not have a problem with it.

Motion: Councilman Stice made a motion to amend the General Plan for David Christensen at 650 N. Burmester Road to go from “Rural Residential – 2” to an “Industrial” designation. Councilman Critchlow seconded the motion. All voted in favor and the motion carried.

5. Consideration of a concept plan for MJC Holdings, LLC on Heritage Grove Subdivision, containing 57 lots in the R-1-21 zone at 420 E. Shelly Lane.

Todd Castagno was present. Councilman Critchlow reported the concept plan was approved by the Planning Commission. Mayor Marshall stated it does comply with all of the laws and the City Code. He confirmed with Mr. Castagno that only part of the subdivision could be completed at this time.

Councilman Johnson stated he liked the previous plan better.

Motion: Councilman Critchlow made a motion to accept the concept plan for MJC Holdings, LLC on Heritage Grove Subdivision, containing 57 lots in the R-1-21 zone at 420 E. Shelly Lane. Councilman Stice seconded the motion. All voted in favor and the motion carried.

6. Consideration for Welles Cannon to amend and extend Anderson Ranch with Phase 5C plat.

Mayor Marshall provided the engineering report to the Council Members. The engineering report stated everything is in compliance with the City requirements and standard engineering practices. Welles Cannon addressed the Council. Councilman Stice inquired about the reason for the changes. Mr. Cannon explained one of the reasons was to dedicate the connector road to the City which goes out to Worthington, there was a seven foot overlap from the right of way on lot 507 (that lot was not large enough to take seven feet and still have a legal half acre lot so they had to adjust the road) and lot 416 had an irrigation main line located through it, so the lot line was moved twenty seven feet. Mr. Cannon reported the adjustments to the plats are reflected. Mayor Marshall stated he appreciated Mr. Cannon making the adjustments.

Motion: Councilman Johnson made a motion to approve the amendment for Welles Cannon and extend Anderson Ranch with Phase 5C plat. The motion was seconded by Councilman Colson. All voted in favor and the motion carried.

Councilman Colson expressed appreciation for Mr. Cannon’s willingness to work with the City.

7. Consideration of minor subdivision for Jay Hale Family Trust at 448 E Main – from 1 lot into 2.

Mayor Marshall explained the Hale family has complied with all of the regulations. They have had the ground surveyed and reissued deeds. The Mayor stated the reason for subdividing the property is to

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divide the house out of the ground at the back with the fuel tanks so they can sell the house and settle the estate. Councilman Stice asked if the property is commercially zoned. Mayor Marshall said he believed the back part of the property is. Councilman Johnson replied he thought it was grandfathered in as commercial.

Motion: Councilman Colson made a motion to approve the minor subdivision for Jay Hale Family Trust at 448 E. Main to go from one lot to two. Councilman Johnson seconded the motion. All voted in favor and the motion carried.

8. Consideration of Resolution 2013-11 appointing a City Council Member to the Tooele County Board of Health.

Mayor Marshall explained the City has to appoint a City Council Member to the County Board of Health by resolution which will then go to the County to be approved at their meeting. Councilman Tripp has been our representative and has asked to serve again. Councilman Stice commented he thinks Councilman Tripp does a good job working with the Board of Health.

Motion: Councilman Stice made a motion to approve Resolution 2013-11 appointing Councilman Tom Tripp to the Tooele County Board of Health. The motion was seconded by Councilman Critchlow. All voted in favor and the motion carried.

9. Consideration of Resolution 2013-12 amending Grantsville City Policies and Procedures regarding personal use of Grantsville City Property to bring cell phone use and reimbursement for City Building Official in accordance with actual use.

Mayor Marshall stated the City Building Official will eliminate his internet connection for his laptop in the vehicle and will use a smart phone which will provide an electronic copy of all communications. This will save the City \$20 per month. In order to go this route the Building Official will need to have a data plan for his cell phone.

Motion: Councilman Colson made a motion to approve Resolution 2013-12 amending Grantsville City Policies and Procedures regarding personal use of Grantsville City Property to bring cell phone use and reimbursement for City Building Official in accordance with actual use. The motion was seconded by Councilman Critchlow. All voted in favor and the motion carried.

10. Matters for Review.

Mayor Marshall stated there were no matters for review.

11. Mayor and Council Reports.

Mayor Marshall attended the Trans Com Meeting at the Wasatch Front Regional Council in Salt Lake. The main discussion was on the proposed gas tax. He attended the EMS meeting with Dr. Bradley. He reported the EMTs are back in their building. The Mayor met with representatives from Zion's Bank to review options for locating a branch in Grantsville. Key Bank has offered to sell their building but has placed a deed restriction for ten years on the property that it cannot be used for another bank or credit

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union. Zion's Bank is working to develop a banking system that will work in our community. Mayor Marshall helped with the preparations for the Light and Santa Parade. The Light Parade is growing. Mayor Marshall heard many comments from citizens they liked combining it with bringing Santa to town. One recommendation for the parade was to not allow candy to be thrown due to safety concerns. The Mayor attended the employee appreciation event at Key Bank. He participated at Tip a Cop at Casa del Rey and attended the County Commission Meeting where he spoke against the combining of the offices of recorder and surveyor and the clerk and auditor. All four positions are elected positions. The item was tabled. The employee evaluations will be in the Mayor's office for review tomorrow.

Councilman Stice reported Mosquito Abatement is a week away from hiring a new manager. They have spent many hours interviewing people and discussing it. He attended the Light Parade.

Councilman Critchlow attended the Light Parade. He stated there are a lot of good people in our community. He expressed appreciation for the Mayor, the Fire Department and the Royalty helping with the Light Parade. He reported the Planning and Zoning Meeting went well. Councilman Critchlow reminded everyone the Fire Department's Christmas Party Saturday at 5:00 p.m.

Councilman Colson and Councilman Johnson both expressed appreciation to the City staff and the work which allowed us to have the audit report we received.

Todd Castagno asked who runs the Grantsville food bank. Mayor Marshall explained it was run by the Salt Lake CAP. Mr. Castagno explained he had been asked if the donations taken at the Grantsville food bank stay in Grantsville or go to Salt Lake. The Mayor reported donations stay here.

12. Closed Session (Personnel, Real Estate, Imminent Litigation).

Motion: Councilman Colson made a motion to go into a closed session. Councilman Stice seconded the motion. All voted in favor and the motion carried. The City Council went into a closed session at 7:55 p.m.

Motion: Councilman Critchlow made a motion to end the closed session. Councilman Colson seconded the motion. All voted in favor and the motion carried.

13. Adjourn.

Motion: Councilman Stice made a motion to adjourn. The motion was seconded by Councilman Colson. All voted in favor and the meeting was adjourned at 8:25 p.m.