

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON SEPTEMBER 7, 2016 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 Brent Marshall and Council Members Krista Sparks, Jewel Allen, Neil Critchlow, Tom Tripp, and Mike Colson.

Appointed Officers and Employees Present: Rhonda Fields, Joel Linares, and Christine Webb.

Citizens and Guests Present: Kent Liddiard, Carole Worthington, Clayton Worthington, Adam Nash, Neil Johnson, and Aaron Steger.

Mayor Marshall asked Officer Rhonda Fields to lead the audience in the Pledge of Allegiance.

AGENDA:

1. Public Hearing:

a. Proposed rezoning of 21.1 acres of land at 176 West Clark Street for Lazy Heart Livestock Corporation and Adam Nash to go from an A-10 zone to a R-1-21 zone.

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

b. Proposed amended concept plan for Harold and Jill Van Dyken, Neil and Cheryl Johnson, and Adam Nash on the Mustang Ridge Subdivision at 650 East Main Street for the creation of one hundred twenty-four (124) lots in a split zone of RM-7 and R-1-21.

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

c. Proposed minor subdivision for Sha Rhon's Enterprises, LLC and Gordon Fields dividing 3.45 acres of land from one (1) lot into three (3) lots at 840 North Old Lincoln Highway in the RR-1 zone.

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

d. Proposed minor subdivision for Carole Worthington Geldmacher dividing 73.97 acres of land from one (1) lot into four (4) lots at 550 North Old Lincoln Highway in a split zone of R-1-21 and A-10.

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

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e. Proposed minor subdivision for Grantsville Property, LLC and Todd Castagno dividing 86.10 acres of land from two (2) lots into four (4) lots at approximately 1200 East SR112 in a split zone of RM-15 and CS.

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

2. Public Comments.

Mayor Marshall asked if there were any public comments. No comments were offered.

3. Summary Action Items.

- a. Approval of Minutes from the August 17, 2016 City Council Work Meeting and August 17, 2016 City Council Meeting.
- b. Approval of Bills in the amount of \$206,382.63.

Councilman Critchlow asked Mayor Marshall to tell him about the north cemetery sprinklers. Mayor Marshall answered the north cemetery sprinklers are the cemetery sprinklers on the J. Reuben Clark Farm that they agreed to do. Councilman Critchlow said he did not remember agreeing to do that. Mayor Marshall pointed out that they did; it was approved to be a cemetery. Councilman Critchlow stated he did not approve to have the Mayor spend that money on it. Mayor Marshall declared that was what that money was for. Councilman Critchlow remarked they talked about it and anything that came through as a capital improvement funds, that the Mayor would bring it to the City Council before he spent it. Mayor Marshall answered he did; it was brought up in this meeting. Councilman Critchlow asked when; he could not remember saying, "Hey, let's start spending money on sprinklers." Councilwoman Allen said she remembered the discussion showing the Council the plan but not specifics. Councilman Tripp suggested moving to approve the sprinkler expenditure that has already occurred and its continuing development separately from the rest of the bills. Mayor Marshall stated it is money from the cemetery fund that can only be used for the cemetery; it is a restricted account. Mayor Marshall said they had talked about replacing the water line which they didn't do because the water had already come on. He said they did talk about putting the sprinkler system in. They looked at the layout and it was approved. Councilman Critchlow argued he did not remember it being approved. He suggested pulling up the past notes and looking into it and tabling that part until we get it done. Mayor Marshall asked if he wished to leave the bill hanging. Councilman Critchlow expressed that it never should have been spent. Mayor Marshall declared the money was approved for the cemetery, so the money was spent on the cemetery. Councilman Critchlow argued when you spend things, it should come to the City Council and they could discuss it. Mayor Marshall answered he did not overspend what was allowed to be spent. Councilman Critchlow did remember Councilwoman Sparks saying, "So anything that comes up," and Councilwoman Allen said, "We have to have a capital expenditure on it, it will come before the City Council." Attorney Linares interjected a capital expenditure is for \$20,000 or more. Mayor Marshall said when you approved the budget, there was money there on the Clark Farm for the cemetery. Attorney Linares stated the procurement policy requires anything less than \$5,000 to go to three (3) phone bids and can be approved internally. Anything over \$20,000 is a capital expenditure and has to come before the City Council for approval before it can be spent. Councilwoman Allen clarified the amount for the sprinklers as \$3,517.60. She asked Attorney Linares if it did not need to go in front of the City Council because it was less than \$5,000. Attorney Linares explained according

to the procurement policy that we have, anything over \$20,000 has to be approved by the Council, anything between \$5,000 and \$20,000 requires three (3) phone bids, and less than that just requires phones bids basically. He stated he was not involved in the purchase so he did not know what procedure was followed. Councilwoman Allen said when the CUP was granted on the original part of the Clark Farm (the initial cemetery land) and then she asked Councilman Critchlow if they followed the same procedure. She asked if when they granted the CUP, they put in the sprinklers or if that was a separate discussion. Councilman Critchlow answered things were approved as they were putting the cemetery in. Attorney Linares stated that no, when they did the Wootton cemetery, they approved the CUP, and then the City just put the cemetery in. He said we did not bring every purchase to the Council as they put the cemetery in. Councilwoman Allen specified she was talking about the cemetery that the Clark Farm is on now; that the Clark Farm owns now. Mayor Marshall commented when that was originally done, it was approved as a cemetery and they started moving forward to make it a cemetery. Councilwoman Allen asked if that was when the CUP was approved. Mayor Marshall answered yes, and we did the sprinkling system, planted the grass, and put the meter in. Councilwoman Allen clarified that she was asking if those purchases came to the Council. Attorney Linares answered it came this exact same way. He stated they could table this one issue until the minutes get pulled to show it was approved. Mayor Marshall said he knew it was on the approved budget plan for the cemetery there on the Clark Farm; the Council approved the budget. Councilman Critchlow said they specifically talked about approving anything else down there. Mayor Marshall said we did approve the road. Councilman Critchlow agreed but felt that anything further north was supposed to be voted on. Mayor Marshall commented we laid the map out, everybody looked at it, and it was said then, let's move forward. Councilman Critchlow commented he did not want to shaft this guy we are buying the sprinklers from so he will vote to approve this. He then stated as we move forward, they need to be kept up to speed of what we are doing. Mayor Marshall said he did not think anybody has tried to hide anything. Councilwoman Allen stated she thought that was a prudent way to be. Councilman Critchlow commented as we make expenditures, we need to keep everyone informed of what they are doing. Mayor Marshall stated he believed he has. Councilman Critchlow said, "Well, maybe you haven't, so..."

Motion: Councilman Tripp made a motion to approve the summary action items as presented. The motion was seconded by Councilwoman Sparks.

Councilwoman Allen asked if this would be the time to amend the motion so that future expenses can be discussed first. Attorney Linares expressed concerns about requiring approval any time we spend money. He stated they would have to be clear on what they are doing. Councilman Critchlow commented this is such a divisive thing and we are just going ahead and pounding it through no matter what happens. Mayor Marshall commented he didn't know that we had pounded anything through. He said we talked about putting a road in there and we talked about surveying the property. The property has been surveyed. He stated we talked about the layout. Attorney Linares said we can pull the minutes and see exactly where we are at. Councilman Critchlow expressed an interest in seeing them.

Motion: Councilman Tripp made a motion to approve the summary action items as presented. The motion was seconded by Councilwoman Sparks. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

4. Consideration of Ordinance 2016-15 amending the Official Zoning Map of Grantsville City, Utah by rezoning 21.1 acres of land at 176 West Clark Street for Lazy Heart Livestock Corporation and Adam Nash to go from an A-10 zone to a R-1-21 zone.

Adam Nash was present. He stated the owners of this property, Lazy Heart Livestock Corporation, wanted to sell this property together with three or four (3 or 4) other parcels. This is the one Mr. Nash's group was interested in working on the development of. He said this was in the A-10 zone and for the development they would like to go into a R-1-21 zone. Mr. Nash announced he had talked to several of the neighbors. The neighbors he has talked with are in support of the development. Mr. Nash commented he has been made aware of some historic right of ways and other things that he plans to honor and make sure they get figured out. He said there is a boundary line agreement on an old established fence that was agreed to. That will be part of their application when they get to that. Mayor Marshall stated this does comply with everything; this is a zoning change. The lots are larger than they could be. Councilman Colson asked if he means the lots are larger than RM-7 but not larger than A-10. Attorney Linares explained the lots are larger than what is allowed under the General Plan.

Councilman Tripp commented that Mr. Nash had stated some neighbors were okay with this proposal. He asked if there were some neighbors that were not okay with it. Mr. Nash answered he did not know of any. Councilman Tripp announced he had Mr. Ratcliff and Mr. Johnson contact him and state they were not okay with it. Councilman Colson added that he had calls from each of them as well. Mr. Nash clarified they were talking about Mike Johnson and Craig Ratcliff. He said he talked to both of them and they said they were okay with it. He reported that Mike Johnson is the one they are doing the boundary line adjustment with. Councilman Tripp stated he does not think Mr. Johnson is in favor of this. Mr. Nash commented that he should have been here; he told Mr. Nash that he is in favor of it. Mr. Nash said Mr. Ratcliff called him from Colorado. Councilman Tripp said Mr. Johnson called him this evening from Idaho. Councilwoman Allen asked what their objections were. Councilman Tripp received several objections. One objection was the surrounding area has much larger lots and has an agricultural feel. It would change the feeling of those guys. Councilman Tripp said you can't necessarily go on feelings but it would change the character of that part of the City from what it is now to something much more densely populated. Another concern is there is no sewer service in the area and you cannot develop more than four (4) lots with septic tanks in the County. Mr. Nash recognized the location of the property and the adjoining properties, they intend to pursue a conservation easement subdivision which is in the zone of Grantsville City and it will be approximately eighty (80) acres of the property. He stated that will be under an agricultural easement to be used specifically for agricultural purposes. Mr. Nash added they have a design for a forced main sewer system they have used elsewhere in town and plan to use here. Councilwoman Allen asked what the forced main sewer system meant. Councilman Colson answered a lift station basically. Mr. Nash confirmed that is the plan; Clark Street has a gravity flow and they will do a tank called a wet well where they will collect the gray water in the well that has a mechanism and several backups in it, and when it reaches a certain level, it kicks the pump on and forces the sewage to the sewer system. Councilman Tripp explained we have installed capital projects to eliminate those pumps. He does not think it is our practice to have those pumps because when the power goes out, it is a scramble to save somebody. Councilman Critchlow interjected this would be a home owner association that would take care of this lift station. Mayor Marshall stated we are talking about lift stations and this is a rezone. Attorney Linares inquired if it is Mr. Nash's intent to deed the lift station over to the City. Mr. Nash answered it is. Mayor Marshall remarked the City is not interested in assuming any more lift stations. Mr. Nash said we can work that out when we get to it.

Councilman Critchlow commented that Mr. Nash came to the Planning and Zoning Meeting and lectured the Planning Commission about the Master Plan and how well it was used. Councilman Critchlow stated that was not well received. Mr. Nash apologized. Councilman Critchlow told Mr. Nash to apologize specifically to them next time. Mr. Nash said he would.

Councilwoman Allen expressed reasons for the sewer question being relevant. She said servicing that many lots in the area, rezoning the property will allow a capacity for more homes, and the impact will be greater on the infrastructure. Mayor Marshall agreed but added this is on the agenda for a rezone, not sewer. He said the issue is whether or not the Council would approve the rezone from an A-10 to a R-1-21 or not. He said this is not a subdivision currently. It is a zone change. He said the concerns about the sewer can be raised when this is presented for subdivision approval. This is strictly a rezone. Councilwoman Allen addressed the Planning Commission Meeting. She said she read the minutes from that meeting and felt some of the comments may have been directed towards a vote the City Council took. She clarified her reasons for her way of voting on the rezone from agriculture to smaller lots was because she does not want Grantsville to turn into another Stansbury Park. Councilwoman Allen stated she was able to talk with Jennifer Williams, the Zoning Administrator, and based on their discussion, Councilwoman Allen feels like our City is taking steps to protect and manage growth. She stated she felt better about the process and this is something she could support. She said from here on she has a better perspective of the process. Mr. Nash apologized again. He said he was under the impression of some things and felt that we are being led by a Master Plan of the community and then we run resistant to the Master Plan. He commented that he has never run into a situation here in town where he has not been able to work out a compromise or to someone's satisfaction. He stated he was out of line with those comments. He said the Planning Commission does not need him telling him how their commission and a Master Plan works.

Councilman Tripp expressed his concerns that Mr. Nash found no one with opposition but he was contacted by at least a couple who oppose it.

Motion: Councilman Tripp made a motion to table Ordinance 2016-15 for one month to get additional input from our citizens. Councilman Colson seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

5. Consideration of an amended concept plan for Harold and Jill Van Dyken, Neil and Cheryl Johnson, and Adam Nash on the Mustang Ridge Subdivision at 650 East Main Street for the creation of one hundred twenty-four (124) lots in a split zone of RM-7 and R-1-21.

Adam Nash explained that originally they proposed a concept plan with roughly twenty-five (25) single family homes and the RM -7 zone on Main Street which was approved. He reported since that occurred they have added property. They have added about forty-eight (48) acres between Main and Durfee. He stated in working with Jennifer Williams they felt it would be best to include the Van Dyken property with an overall Master Plan of the community. He said they have not abandoned the approved concept plan but have amended it with the balance of the project. Mr. Nash explained the project is in five (5) phases. They anticipate the first phase to go in next summer. He reviewed some of the plans they have for this development.

Mayor Marshall commented he understood that with the fire flow, some of the lots could be done with the first phase but the fire flow isn't where it needs to be. He requested the water line proposed in Phase 2 be part of the project in the first phase. He also asked that the storm drainage be addressed in Phase 1 as well. Mr. Nash commented the memo from Craig Neeley deals with the water for emergency vehicle access for fire. Mr. Nash reported ultimately they plan to upgrade the water but initially there are two (2) things involved. The City has a capital project slated to get a twelve (12) inch line put into Main Street which would solve the problem in the area by itself. Mayor Marshall stated that is two (2) years out. Mr. Nash stated this project is three to five (3-5) years out. Mr. Nash explained there is a provision in the recommendation and in the code that homes could be in just the first phase if they are of a certain size that 1,000 gpm would cover as long as the Fire Marshal is okay with it. Mr. Nash continued ultimately the line will go through. Mayor Marshall stated he has reviewed it with the Fire Marshal and his recommendation is that the fire flow system be put in during the first phase to eliminate that. He said if the project is three (3) years out before you start, that changes the demographics but if it goes in next year, we need to have that. Mr. Nash remarked he may have to work something out with Mr. Johnson because they farm that property. Mayor Marshall said he understood; he wasn't sure if they planned to put the line down the fence line but it really needs to be explored. Fire Marshal Liddiard said the Planning Commission approved the concept plan with the condition of the fire flow be completed for Phase 1. Councilman Critchlow agreed and added another recommendation was to address the storm water. Councilwoman Allen reviewed the requirements from the Planning Commission. Mr. Nash reported they have plans that are further than that. They have a storm water plan and the water line is planned. Councilwoman Allen inquired about the storm water plan. Mr. Nash answered the storm water is planned as a basin and some runoff in the park strips. Councilman Tripp asked where the basin is planned to be located. Mr. Nash reported it will be directly to the west. Councilman Tripp asked if it is on site of this subdivision. Mr. Nash answered no. Councilman Tripp asked if they will take care of this basin. Mr. Nash said it will be taken care of and they will meet all of the ordinances; they have already worked out the calculations. Councilman Tripp clarified he was asking who would take care of it and keep the weeds out and keep it from being a fire hazard. Mr. Nash answered the City ultimately. Councilman Tripp pointed out we are not in favor of that. Mayor Marshall stated it would have to be made a part of the HOA. Mr. Nash said he has experience with that. He added the size of this will be sufficient at about 1.24 acres and will serve also as green space and/or a park. Councilman Tripp pointed out the last time we talked about this it was with Ranch Road and the City ended up having to take it over. Mr. Nash responded that he has grown in the last ten (10) years and understands how those things work and it will be part of their development agreement. Councilman Colson asked if that was in Phase 1. Mr. Nash answered it is due west of the Phase 1 boundary. Mayor Marshall stated they could require it to be done as part of Phase 1 requirements. Mr. Nash commented it does not have to be done for Phase 1. He added the standards throughout the project boundary have to meet the math of what goes off the property after development has to be the same as before the development. Councilman Tripp asked about having access to the green space. Mr. Nash answered that there will be access between lots to the green space. He said there will be a walkway across private property. It will be an easement and just like it is the responsibility of keeping the snow off your sidewalk in front of your house, it will be the property owners' responsibility to take care of the easement. Mr. Nash stated he plans to give notice to the owners of the easement and their responsibilities regarding it.

Motion: Councilwoman Allen made a motion to approve the amended concept plan for Harold and Jill Van Dyken, Neil and Cheryl Johnson, and Adam Nash on the Mustang Ridge Subdivision at 650 East

Main Street for the creation of one hundred twenty-four (124) lots in a split zone of RM-7 and R-1-21 with the following conditions: there needs to be a water line tied in from Durfee Street to Main Street for Phase 1 that addresses the fire flow issue and there needs to be a retention basin that will be aesthetically pleasing, not become a fire hazard, and will be the responsibility of an HOA to maintain. The motion was seconded by Councilman Critchlow. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

6. Consideration of a minor subdivision for Sha Rhon's Enterprises, LLC and Gordon Fields dividing 3.45 acres of land from one (1) lot into three (3) lots at 840 North Old Lincoln Highway in the RR-1 zone.

Gordie Fields was present on this item. Mayor Marshall stated everything is in line on this. It complies with all of the regulations of the City. Councilman Critchlow said there was one individual that spoke in the public hearing at the Planning Commission Meeting who was opposed to this. Mayor Marshall remarked that individual has changed his mind. He came in and told the Mayor that he is okay with it.

Motion: Councilman Tripp made a motion to approve a minor subdivision for Sha Rhon's Enterprises, LLC and Gordon Fields dividing 3.45 acres of land from one (1) lot into three (3) lots at 840 North Old Lincoln Highway in the RR-1 zone. Councilwoman Sparks seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

7. Consideration of a minor subdivision for Carole Worthington Geldmacher dividing 73.97 acres of land from one (1) lot into four (4) lots at 550 North Old Lincoln Highway in a split zone of R-1-21 and A-10.

Carole Worthington Geldmacher was present. Mayor Marshall said everything was okay on this. He pointed out this is a minor subdivision but the next split will make this a major subdivision. A major subdivision requires you to put in the curb, gutter, and sidewalk. Mayor Marshall explained to Mrs. Geldmacher that this could be tabled if she wanted to look into it. He asked her if she wanted to move forward with the minor subdivision now. Mrs. Geldmacher answered yes.

Motion: Councilman Colson made a motion to approve a minor subdivision for Carole Worthington Geldmacher dividing 73.97 acres of land from one (1) lot into four (4) lots at 550 North Old Lincoln Highway in a split zone of R-1-21 and A-10. Councilman Critchlow seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

8. Consideration of a minor subdivision for Grantsville Property, LLC and Todd Castagno dividing 87.10 acres of land from two (2) lots into four (4) lots at approximately 1200 East SR112 in a split zone of RM-15 and CS.

Todd Castagno was present on this item. Mayor Marshall stated this was property that originally had approval and the frontage is the road going to Tooele. Mr. Castagno explained the previous plan and the current plan consists of commercial, multi-family, and single family properties. He said the previous

developers had it as one project but as they started working with City staff he thought it would be advantageous to break it down into more manageable pieces. Mr. Castagno felt it would be easier to look at the commercial by itself, the single family by itself, and the multi-family by itself. He reported they have worked with Craig Neeley and Ensign Engineering to meet all of the criteria for a minor subdivision. Mr. Castagno stated they will be bringing the utilities (sewer, water, etc.) in. They have met with UDOT and they are requiring a traffic study. He reported that UDOT is going to require SR112 to be widened with some acceleration and deceleration lanes. Councilman Tripp asked if Mr. Castagno mentioned that each of these lots is mixed. Mr. Castagno answered no. The commercial is in Lot 1 and Lot 2, Lot 3 is multi-family, and Lot 4 is single family. Councilman Tripp reminisced about when the Council turned them down on a proposal which proposed a Target or some other major retailer in the development. Mr. Castagno commented there was a lot of ground work laid into the proposal from both sides. Mayor Marshall reported there is a boundary dispute on the east line of the property. Mr. Castagno stated he was aware of that. Mayor Marshall felt it would be nice to have it corrected. Mr. Castagno said in the development agreement they will have to bring that forward because it lapsed, but the plan was to bring sewer and water initially from Durfee Street over and then at a certain phase, they will have to bring the water from the water line that comes from the Deseret Peak Complex to have two (2) major water lines to the project.

Councilman Colson asked if any of the original developers were involved with this. Mr. Castagno answered no, the group that owns it are the finance group that loaned the money and then got left with property in Grantsville. He recalled there were twenty-one (21) investors. Mr. Castagno reported they have been able to get some things corrected such as the back parcel was in an LLC and the County rejected the front parcel based on a technical error with the boundary description.

Mayor Marshall stated he felt dividing the property into four lots to address each section made a lot of sense. Mr. Castagno said it would help with marketing the project as well.

Councilwoman Allen commented the Planning Commission recommended the costs of the off-site improvements for water and sewer be the developers responsibility. Attorney Linares explained that is always the case.

Motion: Councilman Colson made a motion to approve a minor subdivision for Grantsville Property, LLC and Todd Castagno dividing 87.10 acres of land from two (2) lots into four (4) lots at approximately 1200 East SR112 in a split zone of RM-15 and CS. Councilwoman Sparks seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

9. Consideration of a 120-day final plat extension request for Todd Castagno on the Anderson Farms Subdivision, Phase 1.

Todd Castagno presented on this item. Mayor Marshall explained they are entitled to final plat extension as sometimes time runs away before they are completed. Mr. Castagno said they are not quite ready to record this yet but they are close. Councilwoman Sparks inquired where this subdivision is located. Mr. Castagno answered it is between Nygreen and South Street. Attorney Linares added it is just south of the gated community. Mayor Marshall asked how much time Mr. Castagno felt he needed.

Mr. Castagno answered 120 days. Councilman Tripp stated he asked for 180 days. Attorney Linares added the Code only allows for 120, so we corrected it. Mr. Castagno explained in order to record, you have to have the bonding in place and all of that; this is a substantial project and they have it all lined up, just not signed.

Motion: Councilman Tripp made a motion to approve a 120-day final plat extension request for Todd Castagno on the Anderson Farms Subdivision, Phase 1. Councilwoman Allen seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

10. Consideration of Resolution 2016-21 adopting the 2016 Pre-Disaster Mitigation Plan.

Bucky Whitehouse, Emergency Manager for Tooele County, presented the Pre-Disaster Mitigation Plan for 2016 for Grantsville. He explained the plan itself is a guiding document or tool for growth and development as it relates to natural hazards specifically for emergencies to occur. Mr. Whitehouse stated the insert he provided to the Council Members is just a piece of the plan that directly affects Grantsville. He commented the plan is multi-faceted and the document is about 248 pages. He said both Mayor Marshall and Attorney Linares have been involved with the process of planning this plan. Mr. Whitehouse stated this plan has taken about two (2) years, from start to finish, to complete. He went over a few of the graphs and the risks for our residents. Mayor Marshall stated it will allow the City to apply for grants and mitigation funding. It also helps to spell out for FEMA what our plan is for disasters.

Motion: Councilwoman Allen made a motion to approve Resolution 2016-21 adopting the 2016 Pre-Disaster Mitigation Plan. Councilman Critchlow seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Aye", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

11. Consideration of approval for sludge pumping for the Wastewater Treatment Facility.

Mayor Marshall explained how the sewer treatment plant works. He said we have the aeration tubes that go across in pond one (1). The tubes have holes in them to create the aeration and they are on a cycle where the fans run and blow air stirring up the effluent water with the bugs eating them up. When the fans shut down you have a tendency to have the heavy solids or effluent water with some of the solids in it get sucked into the pipe because there isn't a cover over them.

Mayor Marshall asked what troop the scouts were with that had attended the meeting. The leader answered they were Scout Troop 1370.

Mayor Marshall continued as the tubes go across the pond, they are proprietary to a certain company that designed them. He said they do make a cover that goes over them so they do not fill up with the sludge. Mayor Marshall explained what is happening is when the sludge is pulled into the tube and then the fans activate and push the sludge out, it is being pushed into pond two (2). We are having a sludge buildup in pond two (2). The Mayor stated we are not currently discharging and we have not been discharging because our ammonia levels are too high. Mayor Marshall said he is not a chemist but he

tried to explain the situation. He reported some of the phosphates, which are the solids we have, go through the breakdown process which includes the bugs eating them and the stirring up create nitrates and ammonia. The EPA has changed the ammonia levels that allow you to discharge at a higher rate. The Mayor commented we have been dropped down; we are real close to being able to discharge. Pond two (2) is starting to fill up with some of the sludge on the west side. He stated we need to get the sludge out of pond two (2) and back into pond one (1) so we can get it stirred up and the aerators working. Mayor Marshall reported we want to move the aerators from pond three (3) to pond two because pond three is okay on the ammonia levels. He said it is kind of an expensive process. We put it out to bid and received three bids which run from \$15,000 to \$27,045 for the pumping of the sludge.

Motion: Councilman Tripp made a motion to approve sludge pumping for the Wastewater Treatment Facility by awarding the bid to W-Cubed for \$15,000. Councilwoman Sparks seconded the motion. The vote was as follows: Councilwoman Sparks, "Aye", Councilman Colson, "Nay", Councilman Tripp, "Aye", Councilwoman Allen, "Aye", and Councilman Critchlow, "Aye". The motion carried.

12. Mayor and Council Reports.

Mayor Marshall attended the TransCom meeting at the Wasatch Front Regional Council (WFRC) and the active shooter and venue security training at the Emergency Operation Center. He spent time with representatives from the Attorney General's Office on roads leading to the canyons and on BLM property. The Mayor attended the Lantern Fest at UMC. He reported there were 8,000 or more in attendance. He attended the Council Meeting at the WFRC. He attended and spoke at the Legacy Wall unveiling. Mayor Marshall attended a meeting with EDCUtah about Project ALI with a tour of the Flux site. He attended a meeting with Senator Lee about the issues that are affecting our community that the federal government may be able to help with. He attended Suzanne Anderson's farewell party at the Tooele USU campus. Mayor Marshall attended Lieutenant Chamberlain's retirement party and Jeremy Kirschman's party. He explained that Jeremy is reporting to the Army. All of our summer help have left for the season. Mayor Marshall and Councilman Colson attended our Economic Development Meeting where they set goals and talked about different projects looking to relocate to the area. The Mayor attended a meeting at the County Commissioners' Office with Attorney Linares, Councilman Tripp, and Councilman Colson. The County's attorney was unable to attend the meeting so it was rescheduled for Tuesday, September 6th at 4:00 p.m. In the meantime, the County delivered a letter for disconnection of their property from the City. He provided a copy of the letter to the Council Members along with a letter from our attorney. He asked that the Council not share that letter with anyone as it is client privileged information. The Mayor explained the County has a process they have to follow to de-annex. He reported they have begun that process with a notice in the Transcript Bulletin.

Councilman Critchlow announced there will be an open house this Saturday at the Fire Station to commemorate the 15th Anniversary of 9-11. They will have a memorial with the names of those who were killed on 9-11. It will run from 7:00 a.m. to 8:00 p.m. on Saturday and Sunday. They will have a few things available including blood pressure checks. Councilman Critchlow attended the C. O. G. meeting as a spectator. He said they were still battling over dispatch. He plans to attend the Planning and Zoning meeting tomorrow. Councilman Critchlow stated he was approached by a citizen about the west end of Clark Street near the Little Reno area. He asked if we fixed the one square that was in the middle. They had some concerns about the patch and he was not sure who patched that. Mayor Marshall

Approved

answered the Staker patched that. Councilman Critchlow said there is a little trough of dirt where the square is. He would like to have them come back as a warranty.

Councilwoman Allen attended the Utah Motorsports Campus meetings on the 17th and 24th of August. She said they were interesting. She attended the active shooter training, the meeting with Senator Lee, and Lieutenant Chamberlain's retirement luncheon. Councilwoman Allen expressed her appreciation for Lieutenant Chamberlain's service. She asked about the RV dump. Mayor Marshall answered the cones have been removed and the second RV dump station has been opened up. Councilwoman Allen stated she sent the updated document to Attorney Linares for the Historic Preservation Commission. She hopes it will be reviewed and presented to the Council soon.

Councilman Tripp reviewed the Capital Facilities Plan. He explained the way it was figured, the options, and how we can figure them. He would like to have the impact fees reviewed.

Councilman Colson asked about a plan for the Donner- Reed Museum. He said after speaking to Mr. Lambert, he understands it will cost approximately \$80,000 to complete the restoration on the north wall. It will be placed on the next agenda for discussion and approval. Mayor Marshall will have the maintenance crew remove the east and west windows on the north wall.

Councilwoman Sparks asked how the cleanup is going. Attorney Linares said we have been sending out notices and Officer Randi Johnson has been going out. We have not cited anyone yet because they were given a window to get things cleaned up. Councilwoman Allen reported someone told her their neighbor received a notice and they were glad because the neighbor cleaned up their yard. Councilwoman Sparks reported she has not heard from Utah State on her board appointment.

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

Motion: Councilman Tripp made a motion to go into a closed session to discuss imminent litigation. Councilman Colson seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried and the Council went into a closed session at 8:35 p.m.

Those in attendance were: Mayor Marshall, Councilwoman Allen, Councilman Critchlow, Councilman Colson, Councilman Tripp, Councilwoman Sparks, Attorney Joel Linares, and City Recorder Christine Webb.

Motion: Councilwoman Allen made a motion to go back into an open session. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

14. Adjourn.

Motion: Councilwoman Allen made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 8:38 p.m.