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**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON NOVEMBER 16, 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 Jewel Allen, Mike Colson, Neil Critchlow, Krista Sparks, and Tom Tripp.

**Appointed Officers and Employees Present:** Joel Linares and Christine Webb.

**Citizens and Guests Present:** Kent Liddiard, Faye Hall, Austin Hale, Rhonda Fields, Alison Peterson, Mike Jones, Nikki Turner, and Drew Allen.

Mayor Marshall asked Chief Casey Phillips to lead the audience in the Pledge of Allegiance.

**AGENDA:**

**1. Mayor's Youth Awards.**

The following student was recognized for his accomplishments. He was awarded a certificate and gifts by the Mayor and City Council.

➤ Justin Ross

**2. Public Hearing:**

**a. Tooele County's petition seeking the disconnection of real property from Grantsville City.**

Mayor Marshall opened the public hearing for comments.

Drew Allen, former member of the Grantsville City Planning and Zoning Commission, spoke. He explained that he served on the Commission at the time of the annexation. He commented the only thing he could see that has changed since the annexation was approved is the possible sale of the racetrack and property and the expected business expansion. This will generate more tax revenue. He added the only reason the County could want this change is they want that revenue. He felt this is just a money and power grab by the County. He expressed concern, knowing the finances of the City and the limited opportunities for significant businesses. He hoped the Council would oppose the disconnection and do all they can to keep the Deseret Peak Complex and the Utah Motorsports Campus in Grantsville City.

Edwin Barnes, Attorney for Tooele County, expressed appreciation for accommodating his schedule. He stated this meeting was supposed to be held earlier but was rescheduled as a favor to him. Mr. Barnes explained the County's position was stated at length in the petition. He stated they are available if there are questions.

No further comments were offered and the public hearing was closed.

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### **3. Public Comments.**

No comments were offered.

### **4. Summary Action Items.**

- a. Approval of Minutes from the November 2, 2016 City Council Meeting.
- b. Approval of Bills in the amount of \$129,598.77.

**Motion:** Councilman Tripp made a motion to approve the summary action items as presented. The motion was seconded by Councilman Colson. 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 a 120-day final plat extension request for Hale Construction Corporation, Inc. for the West Street Subdivision.**

Austin Hale stated they did not realize there was a time limit on this. He explained they got behind and are requesting an extension.

Councilman Colson asked if this is a three (3) lot subdivision. Mr. Hale answered yes, it is. Councilwoman Allen asked what kind of extension this gives. Mayor Marshall explained it will give them 120 days. They can have two (2) extensions granted.

**Motion:** Councilman Critchlow made a motion to approve a 120-day final plat extension for Hale Construction Corporation, Inc. for the West Street Subdivision. Councilwoman Allen 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.

### **6. Consideration of approval of the design and specs of the Justice Center.**

Chief Kevin Turner stated he asked Jim Childs, with JRCA Architects, to be present. He hoped the Council had a chance to review the design and specs. Chief Turner replied Mr. Childs is the expert. He asked if the Council Members had any questions, concerns, or comments.

Councilman Colson stated he had a few things, as a contractor, to ask. He said he could talk to Chief Turner personally on them.

Councilman Tripp commented this is a major investment for the City and we will use up that class of impact money for the next 30 years. He said in designing this, it looks like a terrific building with a lot of facilities. He asked if any deletions had been made in order to save money or did we just go for it and get the best building we could conceive of building. He inquired if any such deletions were made, what were they? Chief Turner answered if there was no limit of money, then we would be building something huge. He added they have tried to be fiscally responsible. He reported after the first review and needs assessment were done, we have decreased the size of the building by about 1,000 sq. ft. He stated that was presented to the Council at a total of \$3.9 million. After further review, they reduced the

price from \$3.9 million to \$3.6 million, which was decided upon for the cap on this project. Chief Turner replied they have come down quite a bit square footage wise and cost-wise. He reported as they have started to choose the details, they have tried to make sure they are as fiscally responsible as possible. He felt they have not picked the most expensive things and have tried to be mindful of things like energy consumption as well as getting the most bang for our buck. Councilman Tripp commented they have been able to cut about 10%, which is a substantial amount. He asked if Chief Turner would recommend this. Chief Turner answered that he would. He felt it is a good design with a good footprint. He would like to see the building be a place where we can hold community events, classes, and education as well as house the Police Department and the Justice Court. Chief Turner felt this would last for quite a few years and be a good investment for the City. He stated the timing seems right; the numbers are all falling into place. He added any delay will only increase costs in his opinion.

Councilman Colson asked Chief Turner to go over the alternates. There was a base price and three alternates in the bids. Chief Turner explained when the contractors were asked to bid, there were three big ticket items that were separated out. The first alternate was the garage building. He explained right now the Police Department has the old dog pound in the southwest part of town, some stuff is stored at the City Shop, there are items at the range, and the rec center. With the garage building, they are looking for some bulk storage as well as evidence storage. Chief Turner added they do all of the installs in their own vehicles, so they would like to use one of the bays as an install area. The second alternate was for the audio/visual equipment. Chief Turner explained they could choose a projector that costs \$1,000 or one for \$12,000. He stated that is something that could potentially cause some overage and they want to exercise some scrutiny. The last alternate was for a security fence and electric gates. Chief Turner felt they may end up not having those installed at this time to cut back on some of the cost. He reported they are planning to look at some value engineering with the contractor that's awarded in the next agenda item. Councilman Colson stated that is mainly what he had written down to discuss with Chief Turner.

Councilwoman Allen asked about the layout and if it allows for growth in the staff. Chief Turner answered the building does allow for growth. He added if the city starts growing faster than anticipated, the building will have to be added to. Councilwoman Allen asked about the evidence area in the building and if it is sufficient without the ancillary building. Chief Turner stated a lot of times they have big things they need to secure to look at for evidence, such as a vehicle. At this time, there is nowhere to take a vehicle and keep it secure, so the chain of custody for the legal requirements for the courts may get compromised. Attorney Linares added there have been times with theft cases where someone has been arrested that has broken into several homes or cars and there is so much stolen property that has to be laid out and multiple victims are coming down to identify their items. He stated there have been times that the property is laid out throughout the Police Offices and the Courtroom. Councilman Critchlow asked how big the garage is. Chief Turner answered it is about 30 feet deep and 60 feet long. Councilman Critchlow asked about the area where the court clerk is. He said it looks like as the people are coming into the court, the hallway may allow them into where she is at. He asked if that is something we need to address. Mr. Childs said that is a controlled door. It is set up as a line of security between the lobby and the office areas.

Councilman Colson asked Chief Turner to go over alternate 2 in detail. Chief Turner explained alternate 2 is the Audio/Visual. Councilman Colson wondered if they were needs vs. wants. Jim Childs answered one of the reasons it was done as an alternate was because there is a large question on what is

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really needed. They separated the AV out to analyze it outside of a general contractor's bid. The AV bid includes the sound system in the court room and the ability to project in the court room and the community room. Chief Turner reported alternate 2 also includes surveillance and security cameras.

Councilman Colson stated the plans were very well done.

**Motion:** Councilman Colson made a motion to approve the design and specs of the Justice Center as submitted. Councilwoman Sparks seconded the motion.

Councilwoman Allen expressed appreciation for the long-term planning and the fact that Chief Turner is being responsible with the funding.

**Motion:** Councilman Colson made a motion to approve the design and specs of the Justice Center as submitted. 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.

**7. Consideration of approval and awarding a letter of intent for the construction of the Justice Center.**

Councilwoman Sparks asked if Mr. Childs has experience working with all four (4) of these builders. He answered they have done a pre-qualification process to limit it to these four (4) contractors and all are qualified contractors. Mr. Childs added they have experience with all of them.

The Council Members and Mr. Childs had a discussion on the span of the bids on the alternates.

Mr. Childs and Chief Turner plan to meet with the low bidder to negotiate on the alternates. The base bids were reasonably close. The alternate bids made the difference in the total bid.

Attorney Linares explained the letter of intent will give Chief Turner and Mr. Childs authority to negotiate and get final numbers that would still need to be approved by the Council. He added that approving the letter of intent does not finalize the contract.

Councilwoman Allen asked about the proposed budget. Chief Turner stated the total project was \$3.6 million.

**Motion:** Councilman Critchlow made a motion to award a letter of intent for the construction of the Justice Center to Hughes Construction. Councilwoman Allen 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.

**8. Consideration of Ordinance 2016-16 adopting the 2015 International Fire Code for the City along with residential dwellings not exceeding 4,000 square feet shall be provided by the available fire flow and augmented by the Fire Department.**

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Chief Phillips stated he has reviewed the revisions and he is good with it. Councilman Colson felt they should stay with the recommendations from Ted Black from the State Fire Marshal's Office. Attorney Linares recommended a revision of 3,000 sq. ft. and that it be limited to minor subdivisions. He added currently under the rule, you have fire suppression that keeps up with growth. He expressed concerns about the areas that will not have fire suppression and at some time the City will have to go in and add the infrastructure at the City's cost. Councilwoman Allen asked Attorney Linares what he meant about infrastructure. He answered that under the current rule, when a homeowner builds a home we require them to pay to put in the fire hydrant with impact fees. If we don't require homes under a certain amount of square footage to build the infrastructure, then it's not there and you have no fire suppression at that residency.

Councilman Tripp inquired about adding a condition to the ordinance that will require hookup if they become available. He expressed concerns about someone buying a house that doesn't have a fire hydrant and being sure that prospective buyers are aware. The Council and Attorney Linares discussed this issue and fairness to a prospective buyer.

Attorney Linares did not feel it was necessary to adopt Appendix B to pass this ordinance. Councilwoman Allen clarified Attorney Linares' recommendations as this is just for minor subdivisions and that it be 3,000 sq. ft.

**Motion:** Councilwoman Allen made a motion to approve Ordinance 2016-16 adopting the 2015 International Fire Code for the City along with residential dwellings not exceeding 3,000 square feet shall be provided by the available fire flow and augmented by the Fire Department to apply to minor subdivisions, not major subdivisions. Councilman Colson seconded the motion.

Councilman Colson suggested Attorney Linares check if there is a notification to future home owners. Councilman Tripp asked about the implications of the International Fire Code. Attorney Linares answered that is just housekeeping. The 2015 International Fire Code is already mandated that we follow it by State Code. Councilman Tripp asked if this ordinance is more restrictive or less restrictive than the Fire Code. Attorney Linares replied it is neither, as it is allowed within the Fire Code to adopt the ordinance.

**Motion:** Councilwoman Allen made a motion to approve Ordinance 2016-16 adopting the 2015 International Fire Code for the City along with residential dwellings not exceeding 3,000 square feet shall be provided by the available fire flow and augmented by the Fire Department to apply to minor subdivisions, not major subdivisions. Councilman Colson seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Nay", Councilman Colson, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

**9. Consideration of approval to award the bid for the purchase and removal of the recreation building.**

Mayor Marshall stated we did not receive any bids.

**10. Consideration of approval to award the bid for the purchase and removal of the solar system at the recreation building.**

Mayor Marshall stated we received no bids.

Attorney Linares explained because we've put this out for bid twice and have not received any bids, we can solicit to sell these items. Mayor Marshall reported he has talked with a few people interested in purchasing the building.

Councilman Tripp asked if there is a minimum value. Attorney Linares explained he reviewed the contract and it expired in 2012. He said the contract does not speak about a duration period on how long we had to keep it.

## **11. Mayor and Council Reports.**

Mayor Marshall attended a meeting with Mickey Beaver, our representative with Rocky Mountain Power, about the power issues at our wells. He met with Brady Hale, from UDOT, concerning a pedestrian activated crossing on Main Street. He had a discussion with Lisa Wilson, the Deputy Director of Region 2, about the pedestrian activated crossing as well. Mayor Marshall reported an event that occurred earlier. The Mayor attended the TransCom Meeting at the Wasatch Front Regional Council. He attended numerous Veteran's Day celebrations. He went to another meeting with Rocky Mountain Power. At this meeting they were presented their solar program. Mayor Marshall met with Travis Taylor concerning his project, NorthStar, on West Street. The Mayor explained Mr. Taylor plans to put a road across City property. Arrangements will need to be made for the property to be purchased or a trade of property of equal value. The Council is willing to allow him to research it. Mayor Marshall reported we have been rewarded a TAP Grant for a sidewalk from Cherry Street south to Durfee Street on Quirk Street. It will be on the east side of the road. The grant is a 50/50 matching grant. The Christmas party has been rescheduled for December 16<sup>th</sup> at 6:00 p.m. at Rodizio Grill. The Mayor has received enough applicants for the Historic Preservation Commission. He plans to conduct interviews in the next few weeks. Mayor Marshall said there was a special session held for the gas tax today. The City should be receiving a check. Our portion is estimated to be about \$95,000. The Santa Parade will be held November 26<sup>th</sup>. Line-up will begin at 5:30 p.m. at City Hall in the parking lot. The parade will be at 6:00 p.m. and will end at the Fire Station. Mayor Marshall explained he would like to schedule a work meeting on December 7<sup>th</sup> at 6:00 p.m. to discuss the fire truck.

Councilman Critchlow reported on the Planning and Zoning meeting. He would like to see a PUD on the North Star Project. Attorney Linares stated he suggested a PUD when he met with Mr. Taylor today. Councilman Critchlow helped the varsity scouts with their turkey shoot. He stated on Friday the Fire Department are going to do CPR training with all of the seventh graders at Grantsville Junior High. He reported through the years they have educated several thousand people on CPR.

Councilwoman Allen attended the Library Board Meeting. She shared some of the statistics from the Library. Library visits are up from 42,000 last year to 48,000 this year. They have increased materials, including digital format, from 64,000 to 76,000. They have an activity coming up. Santa will be coming to the Library on December 15<sup>th</sup> at 4:00 p.m. for story time. Councilman Tripp asked if the visits were to date or if it was a comparable period from last year. Councilwoman Allen answered she thought it was for the year. She reminded the Council that at the last meeting they discussed the

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Library's purchase of two (2) copies of her book. She has since decided to donate those books and plans to do so with her books in the future.

Councilman Tripp reported on the Mosquito Abatement District Meeting. It was their budget work meeting. They are angling to bring down funds because they are planning to build a new building, or making adjustments to their current building. Councilman Tripp asked about a sewer lift ordinance, Aqua Engineering's work on the impact fees, and Durfee Street. He commented Durfee Street is in bad shape in the area of the development.

Councilman Colson would like to look at the street minimum requirements. He suggested requiring ribbon strips running down the streets if developers are not going to add curb and gutter. He mentioned we need some training for Council, Department Heads, and anyone commenting on behalf of the City to limit liability on what is said. Mayor Marshall said he contacted the Trust. They are willing to provide that training. Mayor Marshall is planning to do so after the first of the year. Councilman Colson announced the Board of Health Meeting is scheduled for next week.

Councilwoman Sparks asked about the Durfee Street sidewalk project. Mayor Marshall answered there is a meeting scheduled to discuss this project with homeowners along Durfee Street. Councilwoman Sparks brought up the development of a beautification committee.

## **12. Adjourn.**

**Motion:** Councilwoman Allen made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 8:27 p.m.