

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON AUGUST 16, 2017 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, Mike Colson, Tom Tripp, Jewel Allen, and Neil Critchlow.

Appointed Officers and Employees Present: Christine Webb and Chief Enslin. Attorney Brett Coombs participated by telephone.

Citizens and Guests Present: Steve Howe, Susan Johnsen, Derek Dalton, Megan Baker, Sherrie Ivie, and Todd Stewart.

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

AGENDA:

1. Public Comments.

Debbie Spilman congratulated those who won in the primary elections and thanked them for their willingness to serve. She asked if there is a master plan for the growth of the city. She said that she has lived here for seventeen years. She chose to move to Grantsville because her family likes the small town, rural and agricultural environment. She added that it is a friendly, safe, comfortable community. Ms. Spilman commented that now she sees all of the agricultural land being subdivided and developed. She inquired if there is a plan that says this area of town is best for business, this area is best for industrial, and this part of town is good for residential. She expressed concern about having a patchwork of chaos. Ms. Spilman suggested requiring those who apply for a change of zone to justify how it fits into the master plan. She hoped the plan would include some kind of percentages or ratios of residential land to business land. She stated she would like to have open space in town, whether it is in the form of parks or agricultural land. She commented on the zoning changes and the ease with which they can be amended. She stated the cemetery land completely confused her because if she understood it right, we were changing it from an agricultural zone to a residential zone and then turning around and putting a conditional use permit on it. Ms. Spilman felt the city is issuing too many conditional use permits. She would like to have the master plan provided to the public, possibly in the Mayor's newsletter.

2. Summary Action Items.

- a. Approval of Minutes from the August 2, 2017 City Council Meeting and the August 9, 2017 City Council Work Meeting.
- b. Approval of Bills in the amount of \$387,246.62.

Mayor Marshall called Attorney Coombs at this point in the meeting.

Councilman Critchlow asked about the bill for Aqua Engineering on the Quirk Street sidewalk project. Mayor Marshall explained Aqua is the engineer and the project manager as well.

Councilman Tripp stated he would count his vote on the bills but would abstain from voting on the minutes because he did not feel qualified to vote on the minutes.

Motion: Councilwoman Sparks made a motion to approve the summary action items. 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.

3. Presentation of Water and Wastewater Utility Management Certification to Markus Seat.

Mayor Marshall stated he received a letter from Dale Pierson, Executive Director of the Rural Water Association of Utah (RWAU), informing him that Markus Seat had completed training and certification in the field of Water and Wastewater Utility Management. The letter stated that the completion of this course shows that Markus continues to excel as a member of his profession. The RWAU provided a plaque recognizing Markus’ accomplishment. Mayor Marshall stated Markus worked hard for this certification and congratulated him.

4. Presentation to the Grand Marshals (Gary and Janet Fawson) from the 4th of July.

Mayor Marshall presented a plaque to Gary and Janet Fawson. He explained the Fawson’s serve on our Tree Board and they were the 4th of July Grand Marshals. He thanked them for being the grand marshals of the parade. Gary Fawson reported they have planted over 2,000 trees over the past 13 years. He thanked Mayor Marshall for asking them to be the grand marshals. He said it was an honor. He asked his wife to share what upset her the most about the parade. Janet Fawson answered that she ran out of candy before the end of the parade and then felt bad about not having any for the last block.

5. Consideration of appointment of Corinna Mathis as the Deputy Recorder.

Mayor Marshall stated Corinna Mathis is the part time receptionist. She is the one who will take over if Christine is unable to attend the meeting. Councilman Tripp asked if Kerri Anderson has filled that role in the past. Mayor Marshall answered that Kerri had but she is completely consumed with the legal part of her position.

Councilwoman Allen said she knows Mrs. Mathis on a personal basis and asked if she needed to recuse herself from voting on this item. Mayor Marshall and the Council Members felt she did not need to recuse herself.

Motion: Councilwoman Allen made a motion to approve the appointment of Corinna Mathis as the Deputy Recorder. 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.

6. Consideration of an agreement to pay the “Upsized Costs” of water and sewer mains for Fox Ridge Estates Subdivision.

Mayor Marshall explained this is the water line on Burmester Road from the south end going north to the Fox Ridge Estates Subdivision. He stated the cost is \$28,980.20. Councilman Tripp asked if this would be water impact fee eligible. Mayor Marshall answered that our part is impact fee eligible. Councilwoman Sparks asked if this was the upsize price. Mayor Marshall said yes, and it is for both sewer and water. Councilman Colson asked if this will get the waterline to Gus Castagno’s property. Mayor Marshall replied it is close Gus’; he is next door. Mayor Marshall explained the drawing and how it will work with the new Main Street waterline.

Motion: Councilman Colson made a motion to approve an agreement to pay the upsized costs of the water and sewer mains for the Fox Ridge Estates Subdivision. 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. Presentation by Hughes Construction concerning the staining of the bricks on the Justice Center Building.

Mayor Marshall stated this item would be tabled. A meeting is scheduled for next Thursday at 10:00 a.m. for the regular construction meeting and will discuss the staining. The Council Members are invited to attend.

8. Discussion on subdivision regulations.

Councilman Critchlow asked what Councilman Tripp wanted for a minimum road width. Councilman Tripp felt we should add three feet (3’) to the width of the streets to make it just a bit wider for public safety. Councilwoman Allen asked why some of the roads are small, but others are wider. Councilman Tripp answered because they were developed at different times and under different regulations.

Councilwoman Allen asked about open space. Mayor Marshall reported he talked to the auditors about using impact fees to cover the costs for future parks. He explained to qualify as an eligible impact fee expense; the project must be listed in the capital facilities plan. The Mayor stated the current projects in the capital facilities plan include Old Lincoln Highway Park, Eastside Park, Hollywood Park, Grantsville City Park, Baker Drainage Detention Basin, and the White Rocks Drainage Detention Basin. Councilman Critchlow inquired about when a development comes in and they require so much space for a park, the Council can amend the capital facilities plan. Mayor Marshall answered that was correct, but the only way it is eligible for funding from the impact fees is that it has to be in the capital facilities plan. Councilwoman Allen asked what the percentage is covered. Mayor Marshall said it is based on a percentage and the type of park. Councilman Tripp reviewed what he believed the Council discussed about the parks and impact fees. Councilman Critchlow commented that when he mentioned this at the Planning Commission, there were two developers present. One of the developers was willing to develop

parks and open space and the other developer had questions. Councilwoman Allen asked if Mayor Marshall had asked Aqua Engineering if we could use impact fee money to pay for an updated planning process. Mayor Marshall said he did ask, but he did not receive an answer because they didn't know and would have to do some research. Councilwoman Sparks stated that she likes the idea of requiring a percentage of open space based on the number of doors in a development. The other Council Members agreed. Councilman Colson reported he is going to talk to some other cities and bring information to the next meeting. Councilman Tripp said in Section 15 of our planning and zoning there is a chart for open space for conservation subdivisions. He suggested having a similar table for all subdivisions. The other Council Members agreed. Councilwoman Sparks added that she would like to see some consultant work done as well to help with future use and plan for growth. Councilman Critchlow stated we need to come up with a master plan for our parks and recreation. Councilman Tripp commented the capital facilities plan is the plan at this point. He remarked that it might need to be updated. Councilman Colson pointed out we will need to have a plan to acquire the land too.

Councilman Tripp inquired what the plan is to move forward. Councilman Critchlow said he told the Planning Commission about the meeting on August 29th. The Council decided issues they are trying to address are road widths, parks and open space, and impact fees. They felt they would be able to communicate by email and come prepared for the meeting on the 29th.

9. Discussion of a 90-day moratorium on approving major subdivisions.

Mayor Marshall asked Attorney Coombs to report what he learned about moratorium. Mr. Coombs reported he reviewed Utah State law to ensure that we would be doing everything legally. He stated a moratorium is another way to say a temporary use restriction. Temporary use restrictions are limited on when they can be used. The council will have to adopt an ordinance. The ordinance must be very explicit and clear on why it is being issued. Specifically they will need to cite a reason for issuing the temporary use restriction to preserve health, safety, or welfare of the City. Beyond that they will open themselves up for potential litigation. Mayor Marshall stated they will also need to specify a date to begin and the date that it will end. Mr. Coombs added that it cannot extend beyond six (6) months. He counselled them to give serious thought to a moratorium. If it is something they wish to pursue, then he will draft an ordinance and present it to the Council for review. He stated if it is possible to achieve what the Council wants without imposing a moratorium, his advice would be to take that route. The Council Members felt he should write the ordinance. When it comes to them for approval, they will decide whether to pass it or not. The Council Members suggested citing children and safe routes to recreation and schools.

10. Mayor and Council Reports.

Mayor Marshall attended the Durfee Street sidewalk inspection meeting, a meeting with a couple of the clubs using the rodeo grounds, and the County Economic Development meeting. He met with John Mackey and Cheryl Parker about funding for the Main Street sewer project. The Mayor hand-delivered an application to the State Board of Water Resources for the Main Street waterline. He attended the Justice Center construction meeting and the 75th anniversary celebration of the Tooele Army Depot. He interviewed applicants for the treasurer's position.

Mayor Marshall explained the cement pad west of City Hall and the one on Center Street are UTA bus stops where a shelter will be installed. They will be maintained by UTA. The Mayor announced the Tooele Chamber of Commerce's Business Expo/Taste of Tooele/Job Fair will be held at the Benson Grist Mill on September 6th from 3:00 p.m. – 7:00 p.m. Mayor Marshall met with Steve Quinn from UDOT about a sidewalk on south Center Street about changing the funding from federal to state. He said the last of the summer hires will be leaving this Friday. The street projects were delayed; they will begin this week. The Quirk Street sidewalk project is moving on schedule. Mayor Marshall reported Abstract Masonry has started exposing the stucco on the Donner Reed Museum. He stated we have a filming company that wishes to film pieces of a movie on Ellerbeck Road in mid-September. He has a meeting scheduled with them next Tuesday. The Utah League of Cities and Towns Fall Convention begins September 13 at 8:30 a.m. Councilwoman Allen is the only council member registered so far.

Councilwoman Sparks congratulated the candidates that made it through. She expressed her appreciation to those who were willing to run. She commented on the movie nights. She received many good comments about it. One request she heard was for better advertising. She suggested that if we continue them next year, we should get the word out. Councilman Colson felt putting an ad in the Transcript would be a good idea.

Councilman Colson asked what time the Business Expo starts. Mayor Marshall said it starts at 3:00 p.m. It is a City Council night. Councilman Colson reported there is a resident at about 284 South Hale Street that has installed a retaining wall. They had dirt out in front for a couple of weeks and then they filled in the park strip with the leftover black concrete.

Councilman Tripp reported on the Mosquito Abatement Board Meeting. He explained August is the worst month for mosquitoes and the spread of West Nile Virus. He encouraged everyone to wear repellent even though our pools are non-positive for West Nile Virus. Councilman Tripp added that Elm seed bugs are currently infesting Utah. They do not carry disease, but they stink if you step on them. They will be trying to enter homes as the weather cools. Councilman Tripp said he received a call from someone about the long lines for the bounce houses at the 4th of July. They complained that many of the kids are not from Grantsville and suggested charging for non-residents. Councilman Tripp pointed out the polling location was very poor. He reviewed the problems. Recorder Webb stated she spoke with County Clerk, Marilyn Gillette, about the polling location earlier and they plan to meet with the Poll Judge and discuss options for the polling location. Mrs. Webb requested the Council Members pass any suggestions for a better location to her.

Councilwoman Allen congratulated the candidates that won and thanked those who ran. She encouraged people be proactive and let candidates know signs cannot be placed on public property. The City Council adopted a new sign ordinance after the last municipal election. Councilman Tripp explained they were advised by the City Attorney not to regulate campaign signs because of free speech laws. Councilwoman Allen suggested providing information regarding where signs can be placed. She thanked the Police Department for putting out information on how citizens can protect themselves from vandalism. She thanked Christine and the IT team for posting the City Council Meeting packet on the city website. Councilwoman

Allen asked why there has been a delay on the Donner Reed Museum repairs. Mayor Marshall answered it was because we had to go on their (Abstract Masonry) list.

Councilman Critchlow received a call about the junk pile on Willow Street in front of the trailer park. The citizen suggested setting the pick up by appointment. Councilwoman Sparks pointed out we have bulk pickup days. Mayor Marshall stated he is nearly to the point of doing away with the bulk pickup because of the problems we've had. Councilman Critchlow stated the movie night was successful. Councilwoman Allen suggested having a big poster with all of the dates of the movie nights to advertise next year.

11. Public Comments.

Susan Johnsen thanked the Council for the donation to help fund the Honey Harvest Festival. Councilwoman Sparks asked when the Honey Harvest Festival will be this year. Mrs. Johnsen answered it will be October 13 & 14; it always the second weekend in October. The donation is designated to pay for the performers. She congratulated those who made it through the primary election. She thanked those who attended the play put on by GPAC.

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

Motion: Councilman Tripp made a motion to go into a closed session to discuss personnel matters. 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 and the Council went into a closed session at 8:15 p.m.

Those in attendance were: Mayor Marshall, Councilwoman Sparks, Councilman Colson, Councilman Tripp, Councilwoman Allen, Councilman Critchlow, and City Recorder Christine Webb. Attorney Coombs participated by telephone.

Motion: Councilwoman Allen made a motion to go back into an open session. Councilman Tripp 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.

13. Adjourn.

Motion: Councilwoman Sparks made a motion to adjourn. Councilman Colson seconded the motion. The meeting was adjourned at 8:19 p.m.