

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON APRIL 18, 2018 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, Scott Stice, Tom Tripp, Jewel Allen, and Neil Critchlow.

**Appointed Officers and Employees Present:** Sherrie Broadbent, Brett Coombs, Christine Webb, and Chief Enslin.

**Citizens and Guests Present:** Corey Child, Danny Simmons, Faye Hall, Eric Grange, Rene Williams, Todd Stewart, Austin Allred, LaNiece Davenport, Craig Neeley, and Alex Buxton.

Mayor Marshall welcomed Scout Troop 1724 and asked AJ Baugh to lead the audience in the Pledge of Allegiance.

**AGENDA:**

**1. Oath of Office for Grantsville Police Department Officer Chris Mitchener.**

Mayor Marshall explained this item needed to be tabled. Officer Mitchener was attending his graduation from P.O.S.T.

**2. Public Comments.**

Eric Grange provided information to the Council. He is the president for a non-profit organization that was founded last year. They are a rodeo association. The association plans to apply for a donation from the city. Mr. Grange stated this organization is focused on the future of children who have lost family. He added they are interested in speaking to the city about the future of the rodeo grounds. They feel that the rodeo grounds could use some sprucing up and would like to help with that.

**3. Mayor Youth Awards.**

Lance Pitt was recognized for his accomplishments. Mayor Marshall and the City Council awarded him with a certificate and gifts.

**4. Summary Action Items.**

- a. Approval of Minutes from the April 4, 2018 City Council Work Meeting and the April 4, 2018 City Council Meeting.
- b. Approval of Bills in the amount of \$277,171.49.

Councilman Critchlow asked about the bill for vehicle maintenance from Everest Collision. Chief Enslin answered that an officer while patrolling at the Junior High School hit the bike

rack. Councilman Stice inquired if the office phone bill was for a couple of months. Mayor Marshall said it was for one month and included the internet.

**Motion:** Councilwoman Sparks made a motion to approve the summary action items. Councilman Stice seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**5. Consideration of a contractor to drill the exploratory well for the North Well presented by Aqua Engineering.**

Craig Neeley from Aqua Engineering stated the Council was provided with the recommendation letter. Councilman Stice inquired why there was such a large range between the two bids. Mr. Neeley explained that one of the bids was submitted planned on using a dual rotary rig. Mayor Marshall asked if we need the additive tab. Mr. Neeley answered no. He reported that if you can keep the exploratory wells open, then you can use them as monitoring wells, which may save money.

Councilman Critchlow asked if this is contractor will be good for us. Mr. Neeley responded that Hydro is working on the next Tooele City well. They have drilled the last five (5) wells that he has been involved with and the results have been positive in all of them.

Councilman Stice pointed out the bid was for less than half of the other bid submitted.

**Motion:** Councilman Tripp made a motion to award the drilling contract to Hydro Resources for the exploratory well for the North Well for \$120,765. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**6. Consideration for adoption of Resolution 2018-09 authorizing the issuance and sale of approximately \$4,880,000 aggregate principal amount of sewer revenue bonds, series 2018; and related matters.**

Alex Buxton with Zion’s Bank was present on this item. He stated he has worked with Grantsville City for many years on their bond issues. He reported that Mayor Marshall and Sherrie Broadbent had applied to the State of Utah to get a subsidized sewer loan for this project. They worked hard, presented the project to the Board of Water Quality, and were awarded of 1.75% interest loan over thirty years (30). Mr. Buxton said this resolution is to adopt the parameters for the bond on the Main Street sewer project. The public hearing has been set for August 15, 2018. Notice of bonds to be issued will be placed in the newspaper this summer. This is the first step that needs to take place to issue these bonds.

**Motion:** Councilwoman Allen a motion to approve Resolution 2018-09 authorizing the issuance and sale of approximately \$4,880,000 aggregate principal amount of sewer revenue bonds, series

2018; and related matters. Councilman Tripp seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

Councilman Stice stated this might be the biggest check he has ever written. He commented that Mayor Marshall and Sherrie did a great job on this loan, and the next one as well.

**7. Consideration for adoption of Resolution 2018-10 authorizing the issuance and sale of approximately \$3,500,000 aggregate principal amount of water revenue bonds, series 2018; and related matters.**

Mr. Buxton explained that the Mayor and Sherrie submitted an application to the Drinking Water Board to get subsidized loan money for the Main Street water project. He stated they were approved for a loan at 1.5% over twenty years (20) on \$3,500,000. The bond attorneys put a 25 year term on the bond, but the intent of the city is to pay the bonds over a twenty year term. The public hearing is scheduled for August 15, 2018. Prior to the public hearing, notice of bonds will be put in the local newspaper.

Councilman Stice asked what the cost of issuance is. Mr. Buxton answered the cost of issuance on the sewer revenue bond will be about \$60,000 for the \$3,500,000 bond. He estimated that it will be similar on the \$4,880,000 bond.

Mayor Marshall gave credit to Mr. Buxton and Mr. Neeley for their assistance on securing these loans.

**Motion:** Councilman Tripp made a motion to approve Resolution 2018-10 authorizing the issuance and sale of approximately \$3,500,000 aggregate principal amount of water revenue bonds, series 2018; and related matters. Councilman Stice seconded the amended motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

**8. Presentation on Senate Bill 136 Transportation Governance Amendments by Andrew Gerber.**

LaNiece Davenport presented information on Senate Bill 136. She explained this was a bill that has been worked on over a span of many months. Ms. Davenport reviewed a handout titled "SUMMARY OF SENATE BILL 136SUB6; TRANSPORTATION GOVERNANCE AMENDMENTS (HARPER/SCHULTZ)". A copy is attached to these minutes.

Ms. Davenport stated this is a transit friendly bill. The UTA Board was changed from sixteen (16) part-time members to three (3) full-time members and a nine-member (9) local advisory board. COGs will appoint the advisory committee. The advisory board will set the board members' salaries, review and approve service plans, projects, and transit-oriented development projects, and they will represent and advocate for the citizens. The name of UTA will be changed to Transit District of Utah. This name change will take place over a long period.

Ms. Davenport explained the Transit Transportation Investment Fund (“TTIF”). It will be for capital projects statewide and be subject to legislative appropriation and a forty percent (40%) local match requirement. They may include in kind funding for the local match. Ms. Davenport stated the Wasatch Front Regional Council (WFRC) is a big proponent and supporters of integrating transportation with land use and economic development. The WFRC was supportive of this piece of the bill, because it opens the funding to make it eligible for a variety of players across our region. She reviewed the revenue options, the Transportation and Tax Review Task Force, and local option sales taxes for transportation.

Mayor Marshall stated a year ago when Proposition 1 was approved; the numbers that were originally provided on what our tax would amount to was substantially lower than what it actually was. Through Prop 1, Grantsville City ended up with approximately \$100,000 that we can use for road repairs. He explained this was on the agenda tonight because at the last COG Meeting, the County Commissioners wished to know how the Council feels about the local option sales taxes, whether they would like the Commissioners to vote on its adoption, and if they are which quarters they would like to adopt.

Councilwoman Allen asked about the quarters and if they would be beneficial to Grantsville. Mayor Marshall and the Council Members discussed the advisory board appointments, the taxes, etc. Mayor Marshall asked them to read through the material, think about it, and let him know what they would like.

## **9. Department Head presentations and discussion on funding needs.**

Fire Chief Rob Critchlow reported the Fire Department received a military truck that they would like to have painted and add a pump. He said it will cost about \$13,000 to get it on the road and it did not cost the City anything to get the truck. Chief Critchlow explained they have been working with the County Fire Warden and he has shown them these things. This will provide a fourth brush truck with a 900-gallon water tank.

Councilman Stice asked if the truck will be ours to keep. Chief Critchlow answered when we are finished with it, we will turn it back in. He said they will remove everything from it that we bought. Councilman Tripp asked if the bunkers, or turnouts, are part of the budgeted items. Chief Critchlow answered they are on the budget that was submitted. He stated the Fire Department has forty-nine (49) active members. He said they have applied for a \$25,000 grant to help purchase new radios. The County will be first to go onto the new system and the Fire Department is working with the Police Department to find funding for the radios.

Councilwoman Allen asked if the County is getting funding first. Chief Critchlow answered no he has to find funding. Mayor Marshall said UCAN is going to change the radios. Chief Critchlow explained this is a federal mandate. He stated that they are finding that every five to seven (5 – 7) years they have to go to a new radio frequency. Chief Critchlow said they have one member that is getting their EMT and they will start looking for other members to help fill in when Mountain West is not in town. He gave an update on the new fire truck and reported it is scheduled to be completed the first part of August.

Police Chief Jacob Enslin explained they have been aggressively pursuing grants to acquire equipment. They overhauled their bodycam system with money from a grant. They have also purchased three (3) new laptops, eight (8) new intoxilyzers, and four (4) new radars. Chief Enslin reported he has concerns about some of their equipment. Their bulletproof vests are set to expire this year for the entire department. He said the total cost to replace them will be approximately \$9,000. They should be able to get a grant for about half of the amount. He commented that Chief Critchlow pointed out the radios are going to need to be replaced. The Fire and Police Departments will need to replace their radios before UCAN changes the radio frequency.

Chief Enslin reported the tasers are in need of replacement as well. He said grants are hard to get for weapons. Councilman Stice commented that it looks like it is best to replace everything because you can get a grant to pay for part of it instead of putting it in the budget and replacing a little bit at a time. Councilman Stice suggested adding a line item for some of the equipment that grants are not readily available.

**10. Consideration of a concept plan for Blue Stone Development on the Cherry Grove Subdivision Phase D-F at 700 W. Main for the creation of sixty (60) lots in the R-1-21 zone.**

Danny Simmons with Blue Stone Development was present on this item. Mayor Marshall said this was on the agenda in March and was tabled until the subdivision regulations were adopted. Mr. Simmons stated they have not changed the plan. He commented that some of the things that came up at the March City Council Meeting were getting kids to school, the engineer's report on the water drainage, and the subdivision requirements. He reported they have contacted the school district and confirmed there will be school buses that will go to the neighborhood to transport children to school. He did not feel that they should provide a pathway to get them to school. Mr. Simmons stated they received the report for the runoff. Corey Child from Ensign Engineering has been working to incorporate it to take the water from their property and maintain it. They have been working with Craig Neeley on the water drainage. Mr. Neeley commented on the water retention and flow. He felt it can be managed to eliminate or reduce some of the exposure without threatening the proposed or the existing structures. He has not seen any designs yet. Councilman Tripp asked what comfort and basis for future decision will he have if the Council approves this concept plan. Mr. Simmons and Mr. Child answered that will come in at preliminary. Mr. Simmons stated they are willing to look at taking care of and manage the water on their property. He added that if they lose a lot or two to do so, they will have to decide whether that is worthwhile for them. Councilwoman Allen asked Mr. Neeley if he has seen plans like this from concept to preliminary where they have had to change out some of the lots for the management of the water. Mr. Neeley answered yes, and what the Council is providing here is the ability to seek the density as long as it does not threaten existing residents or structures. He said if that cannot be done, then it can't be approved.

**Motion:** Councilman Tripp made a motion to approve the concept plan with the understanding that improvements need to be made before approval of preliminary for Blue Stone Development

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on the Cherry Grove Subdivision Phase D-F at 700 W. Main for the creation of sixty (60) lots in the R-1-21 zone. Councilwoman Allen seconded the motion.

Councilman Critchlow expressed concerns about the water flow. The Council continued to discuss their concerns.

**Motion:** Councilman Tripp made a motion to approve the concept plan with the understanding that improvements need to be made before approval of preliminary for Blue Stone Development on the Cherry Grove Subdivision Phase D-F at 700 W. Main for the creation of sixty (60) lots in the R-1-21 zone. Councilwoman Allen seconded the motion. The vote was as follows: Councilman Critchlow, “Nay”, Councilwoman Allen, “Nay”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**11. Discussion with the SR112 Development Group about the zoning of 5.05 acres of land at 300 South SR112.**

Austin Allred represented the SR112 Development Group. He explained that he wished to discuss with, and get some direction from the Council about what they can do with the 5.05 acres that the zoning was amended on and has since been put on hold because of the referendum. He reported the SR112 Development Group has spoken to residents and listened to their concerns about having a three-story apartment building in Grantsville. Mr. Allred stated that he would like to propose revoking their RM-15 zone if they were confident they would be approved for a different zone. He said after reviewing the Land Use Management and Development Code, they feel that rezoning to a CD zone may be a better option. He explained that if they were approved for the zone change, they would get rid of the three-story apartment building and build townhomes on the property. The CD zone allows for townhomes with a conditional use permit. Townhomes are two stories, which Mr. Allred felt would be more agreeable to the neighbors. Councilwoman Allen stated one of the concerns she had heard was about the additional traffic this development will bring.

Councilman Tripp suggested having Attorney Coombs contact the Lt. Governor’s office to find out what the legality would be with the referendum. Attorney Coombs said that he would do so. He explained that one of the Council Members would have to request that the RM-15 zone be voted back into the CS zone and then the SR112 Development Group would have to apply for a zone change to the CD zone. He said this would be a two-step process and the Council was not required to do this. Councilman Tripp stated the voice of the people said they do not want multi-family housing. Mr. Allred stated if this portion of the property is locked up for the next year and a half, they will seek a zone change to the CD zone on the remainder of their property (which fronts SR112).

**12. Consideration to award a contract for janitorial-maintenance services at the Grantsville City Justice Center Offices.**

Mayor Marshall asked to table this agenda item.

**Motion:** Councilwoman Allen made a motion to table agenda item 12. Councilwoman Sparks seconded the amended motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Tripp, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

### **13. Mayor and Council Reports.**

Mayor Marshall attended the Elected Officials’ Summit with Councilwoman Allen. He attended the Arbor Day Foundation for Tree City USA. Grantsville received an award for being a Tree City for fifteen (15) years. The Mayor met with Leanne Hammond and Casey Kress about a summer nutrition program for underprivileged children. He met with the Tooele County Jr. Jazz program about expanding the program to Tooele City. The School District is looking at the costs and gyms at the different school. There are about 500 participants in the Jr. Jazz program. Mayor Marshall attended the bid opening for the exploratory well at the North Well. He met with representatives from Ace Disposal about a citywide cleanup for the month of May. They are planning to have two bulk pickup days in each zone. Mayor Marshall attended the UDOT Regional Meeting with project reviews. He announced that we received a TRT Grant for the Donner Reed Museum for \$12,500. It is a matching dollar for dollar grant.

Councilman Critchlow stated last year many kids came from Tooele to participate in Grantsville’s Jr. Jazz. The baseball league has asked for some first bases, home plates, and a groomer for the fields. Councilman Stice reported when he was in charge of the baseball league, he bought the bases. He suggested the presidents of the leagues get together and buy them. Then they should put the bases away when they are not being used. Councilman Critchlow felt a groomer would be a useful purchase. He said a good one would cost about \$800. Councilman Tripp stated that this is something that should be considered during the budget. Councilman Critchlow expressed appreciation for Troy Johansen running the softball program at the complex.

Councilwoman Allen reported the Library had its fifth anniversary celebration. She said it was fun. They had Native American performers. She felt it was a great cultural experience. Councilwoman Allen stated there have been comments from residents in Anderson Ranch that the builder has not taken care of the issues they brought up. Mayor Marshall reported the Dave Munford has been in contact with the residents. Attorney Coombs stated the city needs to be careful not to overstep our bounds. We cannot step in to solve problems or our liability is increased. Attorney Coombs said those residents have options to pursue civilly. Councilwoman Allen reported they received an email about the Jefferies home. She has some information and recommendations that she would like to share with Mayor Marshall.

Councilman Stice stated he is not in favor of SB136. He congratulated John Ingersoll on the library and the great work he does there. Councilman Stice encouraged John to keep up the good work.

Councilwoman Sparks said she will talk to Mayor Marshall about a planning and zoning issue.

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Attorney Coombs stated he did Jr. Jazz as a child. He commented that he loved and anything we can do to support them, he would love to see that.

#### **14. Public Comments.**

No comments were offered.

#### **15. Closed Session (Personnel, Real Estate, Imminent Litigation).**

**Motion:** Councilman Stice made a motion to go into a closed session after a five minute recess. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Tripp, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried and the Council went into a closed session at 9:10 p.m.

Those in attendance were: Mayor Marshall, Councilwoman Sparks, Councilman Stice, Councilman Tripp, Councilwoman Allen, Councilman Critchlow, Brett Coombs, and Christine Webb.

Mayor Marshall was excused from the closed session at 9:33 p.m.

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

#### **16. Adjourn.**

**Motion:** Councilwoman Allen made a motion to adjourn. The meeting was adjourned at 10:19 p.m.