

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,  
HELD ON FEBRUARY 6, 2019 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

Krista Sparks

Scott Stice

Jeff Hutchins

Neil Critchlow

Jewel Allen

**Appointed Officers and Employees Present:**

Christine Webb, City Recorder

Jacob Enslin, Police Department

Brett Coombs, City Attorney

**Citizens and Guests Present:**

Derek Dalton

Mark Watson

Monte Kingston

Adam Nash

Debbie Spilman

Krista Hutchins

Mayor Marshall asked Councilman Stice to lead the Pledge of Allegiance.

**AGENDA:**

**1. Summary Action Items.**

- a. Approval of Minutes from the January 16, 2019 City Council Meeting.
- b. Approval of Bills in the amount of \$846,542.81.

The Council Members inquired about various items on the bills. Councilwoman Allen pointed out a name correction that needed to be made to the minutes.

**Motion:** Councilwoman Sparks made a motion to approve the summary action items with the correction to the minutes. Councilwoman Allen seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

**2. Consideration of approval of a Water Right Transfer and Banking Agreement with Adam Nash.**

Mayor Marshall explained we are required to have the City Council approve all water banking agreements. He asked Mr. Nash if this was the same water that was in contention. Mr. Nash answered that it was, but it has since been straightened out. The water being banked is the balance of that water.

Councilman Stice inquired about the Termination by Owner clause. Mr. Nash was aware of the clause.

**Motion:** Councilwoman Allen made a motion to approve a Water Right Transfer and Banking Agreement with Adam Nash. Councilwoman Sparks seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

**3. Consideration of Resolution 2019-02 approving and entering into an amended and restated agreement creating the Utah Local Government Trust.**

Mayor Marshall explained Utah Local Government Trust is our insurance carrier. We do not have a signed copy of the agreement so it was brought to the Council for approval. This is a housekeeping item.

**Motion:** Councilman Stice made a motion to approve Resolution 2019-02 approving and entering into an amended and restated agreement creating the Utah Local Government Trust. Councilman Hutchins seconded the motion. The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

**4. Consideration of Ordinance 2019-03 amending the official zoning map of Grantsville City, Utah by rezoning 0.21 acres of land at 54 East Main Street to go from a CS zone to a CN zone (Christina Peabody).**

Councilman Critchlow commented on the discussion from the Planning Commission Meeting. One of the adjoining neighbors has asked for a fence. The Council determined they would require a fence to be installed when the owner moves forward with their plans.

The Council discussed the differences in the zoning and the need to rezone it. Councilman Stice asked if this could be approved with a conditional use permit (CUP) without changing the zone. Zoning Administrator, Kristy Clark, stated the CUP is on the Planning Commission Meeting agenda for recommendation of approval. She explained why the zone needed to be changed. The Council discussed the repercussions of approving the zone change.

**Motion:** Councilman Critchlow made a motion to approve Ordinance 2019-03 amending the official zoning map of Grantsville City, Utah by rezoning 0.21 acres of land at 54 East Main Street to go from a CS zone to a CN zone. Councilman Hutchins seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**5. Consideration of approval of a Preliminary Plat for Mountain Vista Development, Inc. on the Hunter Place Subdivision located at 420 South Center Street for the creation of thirteen (13) lots in the R-1-21 zone.**

Monte Kingston represented Mountain Vista Development on this item. Councilman Critchlow shared his concern about what the soil has gone through, especially where they were crushing the cars. Mr. Kingston stated they have updated the environmental report and are aware of what they need to do. Councilman Stice commented on lots 102 and 103. Mr. Kingston reported they were shaped that way because of the water retention. He confirmed that lot 101 is a single family dwelling unit lot.

Mr. Coombs pointed out this will be under our new code, which requires greenspace in a major subdivision. The requirement is for 15% of greenspace. The Council discussed this requirement and the options to address it. The Council recommended a development agreement to address the requirement and where the open space will be located.

**Motion:** Councilman Stice made a motion to approve a preliminary plat for Mountain Vista Development Inc. on the Hunter Place Subdivision located at 420 South Center Street for the creation of thirteen (13) lots in the R-1-21 zone with the understanding that there will be a development agreement to establish the location of the open space to meet the requirement. Councilman Critchlow seconded the motion. The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

**6. Discussion on upgrading the North Well (Aqua Engineering).**

Mayor Marshall reported the well is pumping more water than anticipated. He suggested building a well house over the well for a turbine pump. The building will have upgraded electrical and we will use the 1,000 gpm (gallon per minute) pump for now. We will buy the larger pump and install it during low usage time and move the pump we pull out to well number six to utilize it there. Councilman Stice asked if the additional cost will come out of the Water Impact Fees.

Councilman Stice felt we should put add chlorine boosters. The Council agreed that turbine pump will save us money in the long run. They felt it would be best to go with Mayor Marshall’s suggestion to go from a 1,000 gpm to a 1600 gpm turbine pump with a

building built over the housing and purchase of a vfd as well as the submergible pump for well number 6.

## **7. Open and Public Meetings Training.**

Brett Coombs provided Open and Public Meetings Training. During the training, he reviewed the definition of a quorum, closed session rules, and the requirements for minutes, recordings, and notices.

Councilwoman Allen asked about online training for other boards. Mr. Coombs said he will provide the link to the online training from the State Auditor's Office.

## **8. Mayor and Council Reports.**

Mayor Marshall received an email from our engineer about the North Well. We will have to abandon the current well. We have Widdison there pulling the pump-test well now. The Council decided to have them abandon the well while they are there to save the mobilization fees.

Mayor Marshall attended and reported on the following meeting: Alertsense training at the EOC, the C.O.G. meeting, Lifeline infrastructure training, a construction meeting for the sewer project, and the wastewater systems emergency training at the EOC. Mayor Marshall attended the Chamber of Commerce Banquet, the Board of Health meeting, and the Elected Official's Day at the State Capital. He was part of conference calls. One concerning a development agreement and another with Aqua Engineering about the North Well. He attended Reality Town at the Junior High School and the budget retreat with all of the directors. Mayor Marshall announced that the EOC is willing to provide training to the Council Members.

Mayor Marshall stated that he needed to know which of the Council Members are planning to attend the Utah League of Cities and Towns (ULCT) conference in April. Councilwoman Allen, Councilman Hutchins, and Councilwoman Sparks are planning to attend. Councilman Stice and Councilman Critchlow will not be able to attend.

Councilman Critchlow taught the seventh graders CPR with the Fire Department. He asked what the Scada system is. Mayor Marshall explained it is our monitoring system on the water.

Councilwoman Allen attended the emergency training for officials at the EOC. They were encouraged to download the app "Tooele Ready". She reported on the Utah Local Official's Day. She announced that the Library Board elected Char Warner as the new vice president. Councilwoman Allen extended her gratitude to the Public Works Department.

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Councilman Hutchins reported that he enjoyed the Local Official's Day and received good information. He also attended the emergency training. He asked about the City's emergency plan. Councilman Hutchins inquired about the best way to get on the agenda. Citizens need to contact Mayor Marshall.

Councilman Stice received the email from a citizen about the cemetery. Mayor Marshall responded that the individual has been taken care of. The Council discussed amending the cemetery ordinance to make the code crystal clear. It will be on a future agenda for approval. The rule of only one headstone per grave will need to be amended for military. Councilman Stice stated they broke ground for the new Mosquito Abatement Building. He thanked the citizens for their comments and emails to the Council. Councilman Stice reported that he is going to the water conference. He plans to talk to as many people as he can about the water in our County. He commented that in the State of the State Address Governor Herbert stated he would like to redo sales tax. Councilman Stice said one third of our budget is sales tax so if the Governor does that it could hurt small cities' budgets.

Councilwoman Sparks offered a huge thank you to the City for the work on the waterline break that affected her neighborhood. She has received questions concerning the big trucks on Hale Street behind her neighborhood. Mayor Marshall answered that is for our sewer line. He explained that even though the project is called the Main Street Project, a lot of the sewer line is not on Main Street.

## **9. Public Comments.**

Debbie Spilman thanked the City for updating the City Code on the website. She requested that the Planning Commission minutes be accessible by a link on the City's website to the State Public Notice Website.

Barry Bunderson commented on the changes made to the Land Use Management and Development Code. They have not been updated on the website. It is being updated.

Derek Dalton commented on the grandstands at the park. He encouraged moving the public comments to the beginning of the City Council meetings.

## **10. Adjourn.**

**Motion:** Councilwoman Allen made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 8:32 p.m.