

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON NOVEMBER 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  
Jewel Allen  
Neil Critchlow  
Jeff Hutchins, participated by phone  
Krista Sparks  
Scott Stice

**Appointed Officers and Employees Present:**

Brett Coombs, City Attorney  
James Waltz, Public Works  
Christine Webb, City Recorder  
Jacob Enslin, Police Department

**Citizens and Guests Present:**

Mitch Hall  
Paul Watson  
Susan Johnsen  
Barry Bunderson  
Brent C. Lovell  
Debbie Spilman  
Paul Linford  
DeAnn Christianson

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

**AGENDA:**

**1. Public Comments.**

Debbie Spilman spoke about the code for licensing solicitors.

Susan Johnsen reported on this year's Honey Harvest Festival.

**2. Summary Action Items.**

- a. Approval of Minutes from the October 16, 2019 City Council Regular Meeting.
- b. Approval of Bills for the amount of \$1,382,505.87.

**Motion:** Councilman Stice made a motion to approve the summary action items.

**Second:** Councilwoman Sparks seconded the motion.

**Discussion:** Councilman Critchlow had a few questions about the bills.

**Vote:** 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 2019-32 approving and entering into a Memorandum of Understanding between Grantsville City and Tooele Technical College for a Tooele Small Business Development Center effective July 1, 2019 through June 30, 2020.**

Mayor Marshall explained Jesse Clifford could not be present. Councilman Stice stated he was in favor of approving the agreement as long as it does not automatically renew each year.

**Motion:** Councilwoman Allen made a motion to approve Resolution 2019-32 approving and entering into a Memorandum of Understanding between Grantsville City and Tooele Technical College for a Tooele Small Business Development Center.

**Second:** Councilwoman Sparks seconded the motion.

**Vote:** 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 repairing or rebuilding the Public Works Building.**

James Waltz spoke to the Council Members about the Public Works Building which suffered significant fire damage in August. He explained that after many discussions with insurance adjusters, staff, engineers, and Council Members, they have determined that there are several options moving forward. He reported the Capital Facilities Plan had a new \$2.8 million Public Works Facility slated for 2025.

Mayor Marshall, James Waltz, and other representatives from the City went on a site visit of the Public Works Facility in West Wendover, Nevada. Mr. Waltz has worked with Shay Stark from Aqua Engineering to draft a concept for a new building. He provided a copy of the concept which will eliminate the current 1,300 sq. ft. office and deliver a functional 2,400 sq. ft. space in the same location.

Mr. Waltz stated that Finance Director Sherrie Broadbent informed him that there is a potential budget of \$1 million. He reported that the insurance company has initially given them approximately \$145,000 for a rebuild. He stated that a local contractor gave a recent estimate of around \$260,000 to make repairs. The foundation of the current building is cracked and uneven.

He requested that the City Council to consider delivering the Grantsville City Public Works Department a space that is functional and will enhance their operations.

Mayor Marshall shared the bid received from the insurance company. He explained that he felt the insurance bid was extremely low. He specified that the insurance company gave the City \$145,681.18 as a replacement cost of the building. The Mayor stated that we do not have the nearly \$3 million to build a building like the one in West Wendover. He added that after working with James and Shay, they have been able to cut the cost of the building to roughly \$600,000. Councilman Stice asked if that amount counts the money from the insurance. Mayor Marshall answered no, that is not counting it, so it comes out at half a million dollars.

Shay Stark explained the plan provided would demolish the existing building and build a new forty foot by sixty foot (40' X 60') building in its place. He reported that he was extremely conservative on the numbers. He stated that construction is seeing some of the highest prices they've seen on this type of project. The proposed plan does not include a floor plan. They have discussed some general ideas of three offices, a reception area, and a large breakroom area that could serve as a training area, storage, and locker rooms. He offered to answer any questions the Council may have.

Those present discussed whether this would provide adequate space for the long term. They talked about the Capital Facilities Plan. The Council Members agreed that they would rather rebuild rather than repair. They requested Mayor Marshall and Sherrie Broadbent to appeal the insurance company's decision on the amount they have allotted. There was a discussion about the design of the building. They would like the new building to be aesthetically pleasing as it is on Main Street.

**5. Consideration of Resolution 2019-33 approving the preliminary plat for Parkview Ventures, LLC on the Hawthorne Estates Subdivision located at approximately 850 West Main Street for the creation of forty-five (45) lots in the R-1-8 zone.**

Paul Watson and Paul Linford were present on this item. Councilman Critchlow pointed out that there must be ten percent open space. Mr. Watson stated that he was aware of the requirement and believed that they have followed the City's standards. The required frontage on lots will be addressed prior to final plat approval. They will enter into a development agreement.

There was a discussion about the open space. They plan to pay a fee in lieu for the open space requirement. The Council talk over the location of a large (ten to fifteen acres) park in this area of the City and the length of time until a park is built.

There was a conversation about water drainage and retention. They have been working with Shay and are planning for a one hundred year storm. They will do whatever is required to take care of the storm water. Mr. Watson reported they have planned for the drainage channel. He stated it is getting about three times its size; there is a lot of water coming down. Mr. Linford commented that City staff has been insistent that the water drainage is resolved. Shay reported in 2015, Aqua Engineering did a study of the Pope and Baker watersheds. He said this project is

right on the boundary of that watershed. He reviewed the water channels in the area and where they are being routed and re-routed. He encouraged developers on the west side of the City to go to the top of the property they are developing and install a cut-off ditch and then create a drainage basin higher up to reduce the drainage flow through the project. Shay encouraged the City to look at putting a storm water plan in the Capital Facilities Plan and have a storm water impact fee to address and minimize some of those issues.

The Council discussed the access from Main Street and future dangers for the intersection. Shay stated that at some point UDOT will likely reconfigure that intersection. He commented that whatever we do with Main Street will have to be in partnership with UDOT.

**Motion:** Councilman Stice made a motion to approve of Resolution 2019-33 approving the preliminary plat for Parkview Ventures, LLC on the Hawthorne Estates Subdivision located at approximately 850 West Main Street for the creation of forty-five (45) lots in the R-1-8 zone.

**Second:** Councilwoman Allen seconded the motion.

**Discussion:** Councilman Stice clarified that a development agreement will be entered into.

**Vote:** 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. Consideration of Resolution 2019-34 approving the final plat for John Clay, Glenda Brafford, and the Tooele Housing Authority on the Blue Lakes Subdivision located at approximately 445 East Clark Street for the creation of twelve (12) lots in the RM-7 and RR-1 zones.**

Barry Bunderson represented on this item. He stated this has been through DRC and Planning Commission. He reported that all items have been completed or agreed upon. Councilman Stice stated that he felt this was a good subdivision.

**Motion:** Councilman Stice made a motion to approve Resolution 2019-34 approving the final plat for John Clay, Glenda Brafford, and the Tooele Housing Authority on the Blue Lakes Subdivision located at approximately 445 East Clark Street for the creation of twelve (12) lots in the RM-7 and RR-1 zones.

**Second:** Councilman Hutchins seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried.

**Discussion:** Mr. Bunderson stated they have not received the development agreement and asked if they will be able to review it prior to the City Council considering it for approval.

**7. Discussion on Hale Street power, paving, and water/drainage issues.**

Mayor Marshall commented this was regarding the piece of property being developed on the corner of Hale Street and North Street.

Shay Stark reported some of the issues with this area. There are above ground power and communications. There are poles on both sides of the existing pavement which is twenty feet (20') wide. There is not a lot of extra width between the paving and the poles. The City Code requires that the utilities go underground. Shay stated that is probably not a problem in most situations, however, in this one the power runs down the east side of the street and the communications run down the west. They both cross run pole to pole to provide service on both sides of the street. Shay commented that this is a challenge.

The next issue is trying to widen it out to get the forty-two feet (42') of pavement at least. Unless all that is moved, widening out the pavement is not an option. The other major issue is water and drainage issues. There is a four inch (4") line to provide water which developers would be required to put in a parallel eight inch (8") line. And then we would abandon the four inch (4") line. If that line is abandoned, then the City will need to reattach the services on the other side of the street.

The additional issue is the storm water. An engineer from Aqua Engineering has looked at the area that gathers into this. His initial calculations show that in a very intense storm, there is the possibility of nine million gallons emptying onto this property. There used to be a ditch running along the property. Mr. Bunderson stated that the ditch does still run along the property. There are areas where trees have grown in the ditch and caused the water to run onto the property. Their plans currently show that the ditch would be re-established and continue to the end of the property. Shay pointed out there are portions of the ditch that exist through there, but there are quite a few parcels that property owners have made improvements after the ditch was filled in.

**8. Consideration of Resolution 2019-35 appointing Pat Harty and Clint Thomsen as members of the Grantsville City Historic Preservation Commission.**

Councilwoman Allen stated that Clint Thomsen does a great job as the secretary of the Historic Preservation Commission. She felt Pat would be a good addition to the Commission. She asked that the resolution be amended to spell his name correctly. It is spelled "Hearty".

**Motion:** Councilwoman Allen made a motion to approve Resolution 2019-35 appointing Pat Hearty and Clint Thomsen as members of the Grantsville City Historic Preservation Commission.

**Second:** Councilman Stice seconded the motion.

**Vote:** The vote was as follows: Councilman Critchlow, “Aye”, Councilwoman Allen, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried.

## **9. Mayor and Council Reports.**

Mayor Marshall reported on the meetings that he attended. He met with Aqua Engineering, Worthington Ranch developers, and Public Works representatives about the sewer system in the northwest quarter of the City. He met with the Library Board and welcomed the new members. He attended the Tooele County Transportation meeting, C.O.G. meeting, and the Red Ribbon Week assembly at the Junior High. He met with the Watson family concerning a subdivision west of Apple Street. Mayor Marshall was involved with the discussions regarding the Public Works Building. He provided an update on the construction of the Water and Sewer Project.

Mayor Marshall announced the Elected Officials’ Training is scheduled for December 14<sup>th</sup>. It will be held at the Utah Local Governments’ Trust Building in North Salt Lake. There will be a second training on January 4<sup>th</sup>. It will be a remote interactive training broadcast through the USU Extension Network to sites throughout the State. He extended congratulations to the newly elected city council members.

The canvassing meeting is scheduled for November 13<sup>th</sup> at 7:00 p.m. in the City Council Chambers.

The Council Members each offered congratulations to those elected to office. They hoped that Derek Dalton will continue to be active in the community. Each Council Member also commended the organizers and volunteers of the Honey Harvest Festival.

Councilwoman Sparks asked if there a way to utilize water drainage. She felt we should look into it.

Councilman Stice liked Debbie Spilman’s idea for solicitors. Mr. Coombs offered to rewrite the code. Councilman Stice reported on mosquito activity in the County. He received a complaint of speeders on West Street headed to church on Sunday.

Councilman Hutchins agreed with Mrs. Spilman’s sentiments on peddlers. He stated that he is excited to have the opportunity to continue to serve on the City Council and those he will be serving with. He reported on the Library Board Meeting. Councilman Hutchins commented that the Library Board is one of the highlights of the growth in our community. The new trustees that have only been in our City for a short period of time and want to serve and bring a wealth of knowledge. He felt we need to bridge the gap between the lifelong residents and the new residents that are coming in.

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Councilwoman Allen spoke about the proposed general plan. Shay has completed the land use maps. He will send out a copy to the Planning Commission and the City Council. Councilwoman Allen commented on the transportation plan grant from the Wasatch Front Regional Council. She expressed appreciation for the chance to serve as a Council Member again.

Councilman Critchlow congratulated those willing to serve on the Council. He reported the Fire Department has done fire education in both elementary schools. He commented on the construction updates being provided on Facebook.

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

The Council did not go into a closed session.

**11. Adjourn.**

**Motion:** Councilwoman Sparks made a motion to adjourn. Councilman Critchlow seconded the motion. The meeting was adjourned at 8:58 p.m.