

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON DECEMBER 4, 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

Krista Sparks

Scott Stice

Appointed Officers and Employees Present:

Sherrie Broadbent, Finance Director

Brett Coombs, City Attorney

Christine Webb, City Recorder

Jacob Enslin, Police Department

James Waltz, Public Works

Citizens and Guests Present:

Sherrie Broadbent

Monte Kingston

Steve Trujillo

Mitch Hall

Debbie Spilman

Larry Howden

Reid Dickson

Mayor Marshall asked Sherrie Broadbent to lead the Pledge of Allegiance.

AGENDA:

1. Public Hearing:

- a. Proposed budget adjustment for the Public Works Building.

Mayor Marshall opened the public hearing and asked if there were any comments. No comments were offered and the Mayor closed the public hearing.

2. Public Comments.

Debbie Spilman thanked the Public Works Department for plowing the snow on her street and driveway.

3. Summary Action Items.

- a. Approval of Minutes from the November 20, 2019 City Council Regular Meeting.
- b. Approval of Bills for the amount of \$659,768.84.

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

Second: Councilwoman Sparks seconded the motion.

Discussion: Councilman Stice observed that the City makes many purchases from Amazon and uses the credit cards to make other purchases. He asked Sherrie Broadbent to explain how the City controls them. Sherrie reported all of the safeguards the City has in place.

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 the independent audit report.

Ron Stewart with Gilbert and Stewart CPAs reviewed the process for the audit and how they make their conclusions. He explained that they are looking at three things: the financial statements are fairly presented and materially correct, the internal controls are working and effective, and that we are in compliance with State law and the procedures prescribed by the State Auditor’s Office.

Mr. Stewart read the opinion paragraph which states: “In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and aggregate remaining fund information of the Grantsville City, as of June 30, 2019 and the respective changes in financial position and cash flows, where applicable, and the respective budgetary comparison for the General Fund and the Major Special Revenue Funds, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.” He stated that it was an unqualified opinion and therefore, the best opinion you can receive. He explained they came to that conclusion by looking at the financial statements and perform a number of tests on those balances. The tests involve sending out confirmations, reviewing invoices and checks issued, and capital assets. He explained possible different weaknesses and deficiencies. Grantsville City did not have any material weaknesses or significant deficiencies.

Councilman Stice stated this is the sixth year he has read the City’s audit. He has not read about any finding and asked what a typical one would be. Mr. Stewart gave some examples. The Council commended Sherrie Broadbent and Mayor Marshall on making sure the City is compliant. Sherrie and the Mayor pointed out that everyone has a part, including the City Council.

Motion: Councilman Stice made a motion to accept the independent audit report.

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.

5. Consideration of Ordinance 2019-26 amending the official zoning map of Grantsville City, Utah to rezone 1.63 acres for Jaime Wilkerson located at 533 East Main Street to go from a CN zone to a CD zone.

Steve Trujillo reported that they would like to expand Casa del Rey. He stated they have outgrown the building. They would like to update everything to make it better.

Motion: Councilman Stice made a motion to approve Ordinance 2019-26 amending the official zoning map of Grantsville City, Utah to rezone 1.63 acres for Jaime Wilkerson located at 533 East Main Street to go from a CN zone to a CD zone.

Second: Councilwoman Allen 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.

6. Consideration of Ordinance 2019-27 amending the official zoning map of Grantsville City, Utah to rezone 1.60 acres for Mohd Alqaaydeh located at 6 East Main Street to go from a CS zone to a CG zone.

Larry Howden was present. He explained that Mohd Alqaaydeh wishes to improve the property and build a new building. The current building does not fit with the zoning ordinance. The setback requirements for the current zone will not allow them to build the new building, so they have applied for a zone change. They plan to put the new building farther back on the property.

Motion: Councilman Stice made a motion to approve Ordinance 2019-27 amending the official zoning map of Grantsville City, Utah to rezone 1.60 acres for Mohd Alqaaydeh located at 6 East Main Street to go from a CS zone to a CG zone.

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.

7. Consideration of Ordinance 2019-28 amending the City’s peddlers license requirements.

Motion: Councilwoman Allen made a motion to approve Ordinance 2019-28 amending the City's peddlers license requirements.

Second: Councilwoman Sparks seconded the motion.

Discussion: Councilwoman Allen stated that she appreciated the clarity of the language.

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.

8. Consideration of Resolution 2019-38 approving the final plat for DRP Management & AW Hardy Family Investments on the Wells Crossing Subdivision Phase 2, located at approximately 630 South Hale Street, for the creation of twenty-seven (27) lots in the R-1-21 zone.

Monte Kingston was present on this item. He reported this was fairly straightforward, but there was one alteration. It came about in the DRC Meeting when Shay Stark saw the stub road into Hale Street. The stub road was a secondary access and would need to be abandoned because it was too close to Nygreen. Shay suggested that they turn it into a knuckle (Option A). Mr. Kingston stated they agreed with this. He explained a secondary access will go to Mormon Trail and it will be graded with road base.

Motion: Councilman Stice made a motion to approve Resolution 2019-38 approving the final plat for DRP Management & AW Hardy Family Investments on the Wells Crossing Subdivision Phase 2, located at approximately 630 South Hale Street, for the creation of twenty-seven (27) lots in the R-1-21 zone with Option A.

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.

9. Consideration of Resolution 2019-39 approving the final plat for Sun Sage Meadows P.U.D. Phase 2, which contains five (5) single family lots, parcel A, and twenty (20) multi-family units for Reid Dickson with Infinity Consultants and Josh Adams in the RM -15 zone.

Reid Dickson was present on this item. Mr. Dickson reviewed the process to this point. He stated they had been approved for phase 1 and are now requesting approval for phases 2 and 3. Mayor Marshall commented that this would allow them to put in all of the infrastructure at one time. He added that this is a small piece of property.

Councilwoman Sparks state the Planning Commission did a good job on this. Councilman Hutchins pointed out there were no dates on the line of credit documents from the bank. Brett Coombs reported that the line of credit documents were to show that Mr. Dickson's group has the financial capacity to meet its needs. He pointed out the document would not be accepted as a line of credit in Grantsville City. Councilwoman Allen stated she had reservations about the fill rate of the subdivision, but she has listened to Planning and Zoning discuss it and now feels comfortable with the regulations in place. She inquired about approval becoming carte blanche for other developments. Brett Coombs explained how this project was unique and why the Council could approve this without creating precedence. Councilman Critchlow asked about the installation of a fence around the development.

Motion: Councilwoman Allen made a motion to approve Resolution 2019-39 approving the final plat for Sun Sage Meadows P.U.D. Phase 2, which contains five (5) single family lots, parcel A, and twenty (20) multi-family units for Reid Dickson with Infinity Consultants and Josh Adams in the RM -15 zone.

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.

10. Consideration of Resolution 2019-40 approving the final plat for Sun Sage Meadows P.U.D. Phase 3, which contains twenty-six (26) multi-family units for Reid Dickson with Infinity Consultants and Josh Adams in the RM -15 zone.

Motion: Councilwoman Sparks made a motion to approve Resolution 2019-40 approving the final plat for Sun Sage Meadows P.U.D. Phase 3, which contains twenty-six (26) multi-family units for Reid Dickson with Infinity Consultants and Josh Adams in the RM -15 zone.

Second: Councilwoman Allen seconded the motion.

Discussion: Councilman Stice asked if the recommendations (six-inch sidewalk and storm drain) from Kristy Clark needed to be incorporated. Mr. Dickson answered those should have been addressed in the construction drawings. Councilman Critchlow inquired when they will finish the road south of the development. Mr. Dickson replied that it would be completed with Phase 3.

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.

11. Consideration of Resolution 2019-41 approving an amended Master Development Agreement for Sun Sage Meadows P.U.D.

Mr. Dickson explained he and Brett Coombs have been having conversations about the amended Master Development Agreement. Mr. Coombs stated he emailed the updated document to the Council. He reviewed the changes that were made which included new language to incorporate the intent of the Planning Commission and the City Council. It authorizes the City to stop work and withhold building permits if necessary. All water rights will need to be dedicated to the City within thirty days.

Motion: Councilman Stice made a motion to approve Resolution 2019-41 approving an amended Master Development Agreement for Sun Sage Meadows P.U.D.

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.

12. Mayor and Council Reports.

Mayor Marshall reported on the following meetings: first responders' luncheon at the Grantsville Senior Citizens' Center, Trans-con Meeting at the Wasatch Front Regional Council, the GOED (Governor's Office of Economic Development) meeting, the Tooele County Chamber of Commerce meeting, and a Tooele County Advisory meeting. The Mayor was part of ranking the consultants for the transportation study for the valley. He also attended Tip a Cop at Casa del Rey.

Each of the Council Members expressed appreciation for the Public Works Department plowing the snow from the streets.

Councilman Critchlow received an email about the snowplow pushing snow back into a driveway. He commended Christine Johnson for her work to provide Thanksgiving meals to those in need.

Councilwoman Allen attended and reported on Tooele Technical College's Student Champions Gala. She reported on the proposed general plan. It has been revised with the corrections catalogued. It is available on the general plan website and will be considered at the next Planning Commission Meeting. She thanked everyone for their input.

Councilman Hutchins has had many people express gratitude for the snow removal.

Approved

Councilman Stice was surprised that eighteen inches of snow were plowed so fast. He commented on the audit report. He compared the revenues and expenses. He felt we need to look at our fees.

Councilwoman Sparks received positive comments on the light parade. She gave kudos to Sherrie and those who helped to give us a clean audit. She inquired about Durfee Street. Mayor Marshall answered that Durfee Street is one of the streets that we will be repaving next year. He added that we still have some money. We need to calculate the money to use on the streets that we tore up (Durfee Street, Church Street, and north Hale Street). They will be addressed when the weather allows it.

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

Motion: Councilman Stice made a motion to go into a closed session for imminent or pending litigation.

Second: Councilman Hutchins seconded the motion.

Vote: The vote was as follows: Councilwoman Allen, “Aye”, Councilman Critchlow, “Aye”, Councilman Hutchins, “Aye”, Councilman Stice, “Aye”, and Councilwoman Sparks, “Aye”. The motion carried and the Council went into a closed session at 7:57 pm.

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

Motion: Councilman Stice made a motion to go back into an open session.

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.

14. Adjourn.

Motion: Councilwoman Sparks made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 8:08 p.m.