

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON FEBRUARY 5, 2020 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  
Jeff Hutchins  
Darrin Rowberry  
Krista Sparks  
Scott Stice

**Appointed Officers and Employees Present:**

Christine Webb, City Recorder  
Jacob Enslin, Police Department  
Brett Coombs, City Attorney

**Citizens and Guests Present:**

Scott White  
Todd Castagno  
Mark Watson  
Shawn Holste  
Krista Hutchins  
Barry Bunderson

Mayor Marshall asked Barry Bunderson to lead the Pledge of Allegiance.

**AGENDA:**

**1. Public Comments.**

No comments were offered.

**2. Summary Action Items.**

- a. Approval of Minutes from the January 15, 2020 City Council Regular Meeting.
- b. Approval of Bills for the amount of \$536,562.23.

Councilman Stice inquired about a bill from US Bank. Councilwoman Sparks asked about a bill for C G Tooele LLC.

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

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

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

**3. Consideration of Resolution 2020-01 to grant a waiver of development fees for the Blue Lakes Subdivision.**

Barry Bunderson with Civil Proj-Ex was present on this item. He reviewed the history of this item. He stated they are requesting a waiver of the impact fees. He brought up his request of requiring the contractor to pay for a performance bond so the plat can be recorded. Mr. Bunderson clarified that the development has twelve (12) lots and the ten (10) that front Clark Street are the ones that Tooele County Housing Authority is purchasing. He has estimated the value of the construction at about \$143,000. The Council were in agreement that they would accept a performance bond from the contractor.

Mr. Bunderson explained the request for a waiver of the development/impact fees. Mayor Marshall commented on the amount Tooele City’s ordinance allows them to waive and the amount Grantsville was being requested to waive. He stated when you compare their budget to our budget, it is not an apples to apples comparison. The Mayor reported that when the addition was built on the High School, they asked for a waiver and did not get one. Councilman Stice stated that neither he nor former Councilman Critchlow recalled granting a fee waiver to anyone. He said the cost is still there for the City. Councilwoman Allen shared her thoughts on the request.

Mr. Bunderson reported that one of the strategies of Senate Bill 34 Section M is to reduce impact fees related to low and moderate income housing. He pointed out these homes will have a deed restriction requiring renters to fit into a moderate income (no more than \$41,500 per year). Mr. Bunderson stated that he did not think a decision needed to be made at this meeting because they would need to be paid when the building permit was pulled. Mayor Marshall specified that a decision needed to be made in order to complete the development agreement so it can be approved.

**Motion:** Councilman Stice made a motion to deny Resolution 2020-01.

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

**Discussion:** Councilman Stice confirmed with Mr. Coombs that the information on the bonds will be in the development agreement. Councilwoman Sparks asked if we meet the Affordable Housing Act. Councilman Hutchins explained the City has met five (5) with the adoption of the General Plan.

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

**4. Consideration of Resolution 2020-07 approving the final plat amendment for Mustang Ridge Subdivision, Phase 1 to reconfigure five (5) lots in to four (4). Property is located at 650 East Main Street in the R-1-12 zone.**

Shawn Holste was present. He explained the lots were too small to fit the homes properly, so they have corrected the plat.

**Motion:** Councilman Hutchins made a motion to approve Resolution 2020-07 approving the final plat amendment for Mustang Ridge Subdivision, Phase 1 to reconfigure five (5) lots into four (4).

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

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

**5. Consideration of Ordinance 2019-17 amending the official zoning map of Grantsville City, Utah to rezone of 6.21 acres for Todd and Deborah Castagno located off SR-112 and Durfee Street to go from an A-10 zone to an RR-1 zone.**

Todd Castagno explained they brought this forward last fall when it was tabled. He said there were some questions on the sewer vs. septic. He reported they explored running the sewer out to SR-112 and down to the Grantsville Business Park. Mr. Castagno explained the engineering firm looked at it and determined that it is not feasible; by the time they got the sewer to the property, it would be three or four feet (3’ or 4’) out of the ground for the slopes. He met with Tooele County and Mayor Marshall about the new septic systems. The other option he is considering is tying into the sewer line for his Davenport Subdivision.

Mr. Castagno stated he is asking to rezone six (6) acres into RR-1 with the intent to create five (5) one-acre lots and dedicate the road for Durfee Street. Mayor Marshall asked for confirmation that Mr. Castagno will install the sewer. Mr. Castagno answered that he is 99% sure that is where they are headed. The Davenport Subdivision is basically the alignment of Durfee Street.

**Motion:** Councilwoman Sparks made a motion to approve Ordinance 2019-17 amending the official zoning map of Grantsville City, Utah to rezone of 6.21 acres for Todd and Deborah Castagno located off SR-112 and Durfee Street to go from an A-10 zone to an RR-1 zone.

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

**Discussion:** Councilman Stice made sure that Mr. Castagno knew he will be required to have a sewer put in before approval of a subdivision on this property.

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

**6. Discussion on the Rental Agreement for the Clark Farm Residence.**

Brett Coombs stated the Kiddie Korner pre-school has been operating out of the Clark Farm Residence for many years. He explained the City has entered into an extension of the lease agreement that was entered into in 2006 which has allowed them to operate the pre-school under the original terms of that agreement. The most recent lease agreement has expired and he requested direction from the City Council. The Utah Procurement Code states that multi-year contracts should be put out to bid every five (5) years. He explained that the City does not have to abide by that because we have our own procurement code.

Mr. Coombs reported the City can continue to lease the property to the Kiddie Korner and he will draft the contract. He recommended making the lease agreement longer than a year. He gave a second option of drafting an RFP, get bids, and see who would pay the most to use the City property. The third option he gave was to allow a non-profit to use the building without any cost. He pointed out that the Daughters of the Utah Pioneers use the basement and are likely interested in using the rest of the building as well. The Council agreed they would like an extended agreement and to contract with the Kiddie Korner with the possibility of an increase (suggested: \$100 per month) in the rent. Mr. Coombs reported that because the property is being used by a for-profit business, the City should be paying property taxes on it. The Council felt that would be a good argument for the increase.

**7. Discussion on the Public Works Building RFP.**

Mayor Marshall asked for direction on the Public Works Building. The Council was provided with information for a design-build and an RFP. The Councilman preferred the drafted RFP.

**8. Discussion on the Transportation Master Plan.**

Councilwoman Allen reported we applied for a UDOT Grant. We have received notice that we got it and are on the list of cities a grant. The money for the grant will be appropriated during this legislation session. Councilman Stice asked who will manage the Transportation Master Plan. Mayor Marshall answered that he felt it would be Sherrie Broadbent and himself.

Councilwoman Allen reported that when she and Mayor Marshall worked on applying for the

grant, they did not discuss who would manage the project. She said that she has done some legwork and is willing to help wherever she can. The Council felt the Mayor should manage it. Mayor Marshall stated he will keep Councilwoman Allen informed and there will be a team that works on this project. Councilwoman Allen felt we learned a lot while working on the General Plan process.

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

Mayor Marshall reported on the following meetings and events he attended: the Commander's Reception, the Law Enforcement debriefing, the Main Street water and sewer construction update, the Tooele Valley Transit Study Steering Committee, the Legislative dinner, C.O.G. Meeting, the funeral for the Haynie family, the Prevention Key Leader Event, the Board of Health Meeting, Elected Officials Day at the Capitol, the ribbon cutting of Tryke Utah, Reality Town at the Junior High, the open house at Tooele Technical College for the Transit Study, and a meeting with Rocky Mountain Power.

Mayor Marshall stated he would like to have a work meeting next Wednesday, February 12<sup>th</sup> to discuss fees. The Council agreed to meet at 6:00 pm for the work meeting. Mayor Marshall asked which Council Members plan to attend the mid-year conference of the Utah League of Cities and Towns (ULCT) so they can be registered. Councilwoman Allen, Councilman Hutchins, and Councilman Rowberry wish to attend.

The Mayor reported the City has received a letter from the Grantsville Sociable for a donation. They do not have their 501c3 designation. Councilman Rowberry will work with Mr. Coombs to complete the paperwork. Mr. Coombs is emailing information to him with a checklist. After a discussion, the Council agreed to issue the check.

Mayor Marshall announced the Tooele Chamber of Commerce is setting up tours of businesses. There is a tour being scheduled for March 24<sup>th</sup> leaving the Chamber office at 9:00 am on a bus and lunch will be provided. He asked the Council Members to contact him if they wish to go on this tour.

The Elected Official Summit will be held on May 1<sup>st</sup> from 9:00 am – 2:00 pm at the USU Science Building.

Mayor Marshall asked the Council for their thoughts on the PAR tax. The Council would like to have it put on the ballot for consideration. They gave Mayor Marshall the approval to move forward.

Councilwoman Allen reported the first Legislative Policy Committee Meeting with the ULCT that she attended. She has got a bid for printing the General Plan from the Transcript Bulletin for about \$15. The other Council Members did not wish to print it because it will be online. She attended and reported on the Historic Preservation Commission Meeting. They are accepting

nominations for what to put in a time capsule at the Old Church. She will be unavailable to attend the next City Council Meeting but plans to try to call in.

Councilman Hutchins commented on the tragedy that happened in our community. He expressed appreciation to Chief Enslin and the Police Department. He was grateful for the services provided by Valley Behavioral Health to residents that were affected. Councilman Hutchins thanked everyone for responding to the website survey. He felt the next step is budgeting the money to pay for it. The majority of respondents would like to look at a new logo for the City.

Councilman Stice reported there is legislation being considered to require the Mosquito Abatement District to provide 24 hour notice before treating for mosquitoes. He explained the process of determining when to spray. He requested to have the food truck ordinance back on the agenda. He has some suggestions. Councilman Stice commented on the tragedy and how he knew the family. He stated that he watched the different news reports and Rhonda Fields did an amazing job.

Councilwoman Sparks felt it was important to note the things we are doing for affordable housing. She pointed out that they were part of the General Plan. She commented on e-cigarettes and vaping. She reported that it is a huge problem. Mayor Marshall stated there is a bill being considered to eliminate the flavors for them and one to eliminate convenience stores from selling these products. They would have to go to a tobacco specialty store to get them. Councilwoman Sparks suggested the City budget to partner with the schools to present assemblies and other prevention aids. Mayor Marshall reported that we have been working on this for about six months. Councilwoman Sparks reported the FFA just formed a new advisory board at Grantsville High School. One of their components is community and they are looking for community projects the kids can be involved in. She would like to have banners to promote different events. Councilwoman Sparks commented on the tragedy. She was impressed with the support received from other communities, especially our surrounding communities.

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

The Council did not go into a closed session.

#### **11. Adjourn.**

**Motion:** Councilman Stice made a motion to adjourn. Councilwoman Sparks seconded the motion. The meeting was adjourned at 8:33 p.m.