

Approved

**MINUTES OF THE SPECIAL MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 11, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 6:00 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

Brett Coombs, City Attorney

Jacob Enslin, Police

**Citizens and Guests Present:**

Adam Long

Anthon Stauffer

Josh Romney

Tom Freeman

Thayne Smith

**AGENDA:**

- 1. Consideration of Resolution 2020-17 approving a development agreement for the Lakeview Business Park.**

Josh Romney gave a presentation on the Lakeview Business Park. He started by showing the project area. He announced they have partnered with a group from Kansas City. The group is NorthPoint. Mr. Romney stated that NorthPoint has more experience with the industrial side than his group. They are one of the fastest growing companies in the country.

Thayne Smith with NorthPoint was present. Mr. Romney explained that by partnering with NorthPoint they can speed up the project. He shared some information about the company and listed a few of the businesses they work with. Mr. Smith stated they are strategic partners with GM on their supply chain management throughout the country. If people can purchase a product, it has likely been through one of the warehouses that NorthPoint has built or is leasing. Mr. Romney reported they take their reputation very seriously and work with City Councils and Mayors closely to leave a lasting, positive relationship. A video can be found on the NorthPoint website detailing how city officials felt about working with them. Mr. Romney felt the best

opportunity about this location is that there are about 8,000 people in this County making less than \$25 per hour that are commuting more than an hour and a half to their jobs.

Mr. Romney went over the tax revenues on the properties. Mr. Coombs inquired about Building 38 and why it looked different than the other buildings. Mr. Romney answered the building is for a specific user. They are in negotiations with the user for the final contract. If they come in, they are a nationally known tenant and the building is a tall building. The building allows them to be energy efficient. They will apply for approval from Grantsville City for this building.

Mr. Smith reported that NorthPoint is a company that gives back to the communities they locate in. He cited an example where they help the city fund their fireworks show. He added that there is no fanfare about the donation. Mr. Romney agreed and stated the more they give back to the community, the better it is for them. Mr. Smith pointed out that the company likes to be involved with things that last. He explained that with an industrial park like this, perhaps there is a building with space that can be designated as a career placement center.

Mr. Romney stated that before Building 1 can be built, they will have to spend about \$14.5 million. Their big issue is with fire flow. They will need to install roadways, water systems with a well and a two million gallon water tank before they can begin Phase 1.

The Council Members inquired about the roads in the Business Park and the surrounding area. Mr. Romney answered that the roads in the Business Park will meet weight requirements. Shipments of heavy weights will be shipped with the railroad rather than on the local roadways.

Mr. Romney indicated they have had Suzie Becker with Zions Public Finance do the analysis on this project. The current property tax on both the 400 acres and the 900 acres is zero to Grantsville. Tooele County gets about \$200 per year. Assuming they begin developing at a rate of sixty acres per year, Grantsville will get \$4.3 million over that twenty years and then it will be about \$4.7 million per year that will come to the City. Mr. Stauffer pointed out the number used to calculate this figure was pulled from Tooele County's tax rate. It will be updated on Friday. Mr. Romney showed tables with the data. He pointed out the money going everywhere (to the School District, Grantsville, Tooele County, etc.) is about \$30 million per year and of that amount Grantsville only gets \$4.7 million. He explained that about \$20 million per year will go to the School District.

There was a discussion on the development agreement. Mayor Marshall felt that they should not be able to drop off a set of plans and expect them to be reviewed that day. Mr. Romney countered that giving thirty (30) days gives the City a long time to process the plans. Mayor Marshall requested twenty (20) days. Mr. Stauffer inquired what Mayor Marshall's concerns were if RG IV is paying for it. Mayor Marshall answered that he wished to keep the costs of the CRA down. Mr. Smith shared how Ogden City has been able to permit a building within a thirty to forty-five day period of time. Mayor Marshall stated we are currently less than fourteen days. Mr. Smith believed this provision was in the agreement in the case of a backlog. It was agreed to give the Building Official seven to ten (7 – 10) days to review plans and make inspections.

There was a discussion about water rights. Mr. Stauffer reported they are going to build buildings that are traditional industrial users using non-processed water. The areas surrounding the buildings will have xeriscaping. They have already turned away businesses with high water use.

**Motion:** Councilwoman Sparks made a motion to approve Resolution 2020-17 approving a development agreement for the Lakeview Business Park giving the attorneys an opportunity to add the ten-day clause for inspections.

**Second:** Councilman Stice 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.

## 2. **Consideration of Resolution 2020-18 approving an interlocal agreement for the Lakeview Business Park.**

**Motion:** Councilwoman Sparks made a motion to approve Resolution 2020-18 approving an interlocal agreement for the Lakeview Business Park.

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

**Discussion:** Councilman Stice pointed out that we borrowed money to update the water and sewer systems on Main Street and he had commented that it was the biggest thing he had done as a City Councilman, but this is even bigger. Adam Long pointed out that all of these dollars only exist if they make this development happen. Therefore, if it falls apart next month, there is no harm done from the City’s tax perspective. Councilman Stice expressed his concerns that residents will believe that the City is giving the developer \$100 million. Mr. Romney pointed out that they are actually giving the City \$100 million and then the City is paying them back. Mr. Coombs inquired on RG IV’s efforts to educate the public. Mr. Romney has initiated a conversation with a PR firm to do some mailers and explain what it means. Councilwoman Allen asked about the news article that came out in the Transcript comparing Salt Lake’s rates to ours. Mr. Romney answered that the article was disingenuous. He explained they are asking that public infrastructure they are installing is repaid. What the Salt Lake northwest development quadrant is repaying is landscaping and parking lots; it was not an apples to apples comparison. Councilman Hutchins felt the Council needs to be a voice in educating the public. He added that what could come from jobs and increased business is worth the re-payment on the infrastructure. Councilwoman Sparks commented that it has been nice working with these developers. She stated that she has faith in them and this will be a great partnership.

**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.

Approved

**3. Adjourn.**

**Motion:** Councilman Stice made a motion to adjourn. Councilman Allen seconded the motion. The meeting was adjourned at 7:43 p.m.