

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JUNE 3, 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
Scott Stice
Krista Sparks

Appointed Officers and Employees Present:

Christine Webb, City Recorder
Brett Coombs, City Attorney
Jacob Enslin, Police Chief
Travis Daniels, Fire Chief
Corinna Mathis, Deputy Recorder
John Ingersoll, Librarian
Jesse Wilson, Treasurer/HR
James Waltz, Public Works

Citizens and Guests Present:

Justin McCarty
Travis Taylor
Shawn Holste
Todd Castagno
MCasper
Debbie Spilman
Muscle and Joint Chiropractic
Nicole Cloward

Mayor Marshall asked Councilwoman Jewel Allen to lead the Pledge of Allegiance.

AGENDA:

- 1. Public Hearing:**
 - a. Proposed 2020-2021 fiscal year budget.**

Mayor Marshall inquired if any comments were received. No comments were received and the Mayor closed the public hearing.

b. Proposed year end budget adjustments for the 2019-2020 fiscal year budget.

Mayor Marshall asked if any comments were received. No comments were received and the Mayor closed the public hearing.

c. Proposed amendment to the Annexation Policy Plan and Expansion Area Map.

Mayor Marshall reported three comments were received. They were read by Mayor Marshall.

Jay Nielsen requested a copy of the proposed annexation map. He was provided with the map. Mr. Nielsen then responded: "Thank you, it's interesting that portions of the airport are included in the proposed annexation."

Barb Wittwer wrote: "We are very grateful for the hard work you are doing to bring work to Grantsville and Tooele County with the new industrial park. It will eliminate congestion on our overcrowded roads, help to improve the quality of life of the community by having people work and shop closer to home. It will also be a much needed boon to our environment.

We are concerned that plans need to be in place that require developers and contractors to add green space and maintenance agreements to this project. In the planning if it could have plenty of green space and drainage ponds to add to the beauty of our county and not detract as so many of other industrial areas do. More Green space is one thing we can do to help our planet.

The one near the airport has used this concept. Bryan worked in that industrial park for many years. It allowed him to have a pleasant place to relax and walk during breaks. It also didn't have the feel of an industrial park that invites graffiti and crime. We hope you will keep that in mind. Perhaps making walking and riding paths through it which our area is so in need of. We would be very glad to assist in any way we can to help Tooele County, and especially Grantsville the wonderful peaceful, safe place it is to live.

Warm Wishes

Barb & Bryan Wittwer"

Mayor Winn from Tooele City sent a letter stating: "Tooele City is in receipt of the written notice of a proposed amendment to Grantsville City's adopted Annexation Policy Plan. We appreciate Grantsville's efforts to provide notification to Tooele City. In review of the proposed revisions to the plan, Tooele City desires to offer the following comments:

1. The proposed Future Annexation Boundary Map revision appears to include an area that is already within the incorporated municipal boundary of Tooele City. In the far southeast corner of the proposed future annexation area, the map shows a triangle shaped area outlined in red along the north side of State Road 112. The properties in that triangle are currently a part of Tooele City. We would request that this area be removed from the Grantsville City's Annexation Policy Plan.

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2. The proposed Future Annexation Boundary Map revision includes a large area to the east of Sheep Lane to the south of the planned Tooele Valley Parkway alignment. This area, if annexed, would fill in the area between the current municipal boundaries of Grantsville and Tooele Cities. This area has been shown as an expansion area within Tooele City's adopted Annexation Policy Plan for many years. We understand this also shows in the Grantsville Annexation Policy Plan as a potential expansion area. Tooele City has on file a petition for annexation from property owners within this area immediately adjacent to our city boundaries. It would be Tooele City's position that, although not ideal, an overlap in our two plans can happen and the desires of the property owners in that area, by way of an annexation petition, can make the determination as to which community the property is to join.

Tooele City has enjoyed a positive working relationship with Grantsville City and is appreciative of the City leaders for that. Thank you for the opportunity to comment on your proposed amendment to the Grantsville City Annexation Policy Plan. Should you have any questions regarding the above comments please feel free to let us know.

Sincerely,

Debra E. Winn, Mayor"

No further comments were received and the Mayor closed the public hearing.

2. Public Comments.

Mayor Marshall asked if any public comments were received. Mrs. Webb answered there were no comments received.

3. Summary Action Items.

- a. Approval of Minutes from the May 20, 2020 City Council Work Meeting and the May 20, 2020 City Council Regular Meeting.
- b. Approval of Bills for the amount of \$372,201.08.

Councilman Hutchins stated there was one typo in the minutes. He said there was something about March 81, 2020. Mayor Marshall commented that he read through the minutes, but did not see that. Councilman Hutchins remarked that he would find it and let him know where it was.

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

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.

4. Consideration of approving a Commercial Conditional Use Permit for Marty Rueckert to operate a Chiropractic Clinic and Personal Training and Fitness business located at 822 East Main Street, Suite 13 in the CD zone.

Marty Rueckert was on Zoom. Mr. Rueckert reported that he is planning to open a chiropractic clinic/personal training business across from Prime Pizza. It will be located between the Chinese restaurant and the salon. Councilman Stice asked what kind of supplements will be for sale. Mr. Rueckert answered he has very little to sell; it will be BioFreeze and a couple of nutritional supplements.

Motion: Councilman Stice made a motion to approve a Commercial Conditional Use Permit for Marty Rueckert to operate a Chiropractic Clinic and Personal Training and Fitness business located at 822 East Main Street, Suite 13 in the CD zone.

Second: Councilman Rowberry seconded the motion.

Discussion: Councilwoman Sparks asked if Mr. Rueckert attended Grantsville High School a few years ago. Mr. Rueckert answered yes, he graduated in 2008. Councilwoman Sparks commented that she loved seeing Grantsville High students come back to the town and open a business and do something great for the community. Mr. Rueckert stated he signed a ten-year lease and plans to be around for a while.

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 approving a Commercial Conditional Use Permit for Nicole Cloward to operate her real estate business at 713 East Main Street in the CN zone.

Nicole Cloward was not present when this item came up. The Council felt they could consider this item because it was straight forward. Councilman Stice pointed out the property has a CN zone and the neighbors do not really have a problem other than the fencing. Mayor Marshall visited the location earlier in the day. He talked with Nicole. She plans to install a privacy fence on the east side of the property. She has contracted with someone to install the fence. Mayor Marshall stated the fence should go to where the Ratcliffe’s privacy fence starts.

The Council discussed the requirement that all businesses in the CN zone must have a Conditional Use Permit approved. Councilwoman Allen asked about parking. She pointed out the Sunshine Ice Shack currently has a drive-thru type business and wondered what would happen if the hours of operation intersect for parking. Councilman Hutchins explained the drawings showed the parking stalls. He recalled Nicole pointed out the real estate business has changed so much that nobody really goes to the office.

Councilman Stice reported one of the things with a commercial business is that we require them to pave their parking lot. He commented that the City has given variances on a couple of them. He did not see a need to pave this parking lot because they will not have many people coming in and out.

Motion: Councilman Stice made a motion to approve a Commercial Conditional Use Permit for Nicole Cloward to operate her real estate business at 713 East Main Street in the CN zone with a variance on paving of the parking lot and the stipulation that she installs a privacy fence on the east side from Main Street to the privacy fence at the Ratcliffe's home.

Second: Councilman Hutchins 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.

6. Discussion with Nicole Cloward regarding potential business creation.

Nicole Cloward was not present. Mayor Marshall said they would come back to it when she was online.

Once Nicole Cloward was present online the Council went back to this discussion. Mrs. Cloward apologized for missing her agenda items. Mayor Marshall reported that her Commercial Conditional Use Permit was approved with the caveat that she install a privacy fence on the east side from the south at Main Street to the Ratcliffe's privacy fence. Councilman Stice clarified to the back of the property which is in the CN zone. Mrs. Cloward inquired how many feet that was. Mayor Marshall was not sure, but stated to the privacy fence by the Ratcliffe's house. Mrs. Cloward stated the Ratcliffe's cannot see the Ice Shack from their house and that was the area they were concerned about. Mayor Marshall said he would talk to Mrs. Ratcliffe to double check. Councilman Hutchins pointed out the letter from the Ratcliffes requested a barrier/privacy fence between the adjoining commercial and their residential property in the affected area. He asked if there were separate zones on the Clowards' property. Councilman Stice answered the front part is commercial and the back part is residential.

Mrs. Cloward reported she has the Skyline Restaurant property under contract. She wishes to remodel everything inside and outside and then lease sections. She would like to lease to three (3) different businesses potentially. She asked if that would be favorable to the City Council. The Council was in agreement there was potential to fix up the property for new businesses. Mayor Marshall pointed out there are issues that need to be addressed. He said the first thing she would need to do would be to apply for a zone change. Mrs. Cloward explained she has a time limit to close on the property.

Councilman Hutchins asked what potential businesses may lease from her. Mrs. Cloward answered she has owners of Little Caesars Pizza from other small communities that have contacted her about locating a Little Caesars in Grantsville. She also has an insurance agency and a marriage and family therapist office she would like to lease to. They discussed the amount of parking available. Mr. Coombs pointed out the power is supplied by overhead power lines. They may need to be moved underground unless a variance is approved.

After this discussion, the Council moved back to item 11 on the agenda.

7. Consideration of Resolution 2020-34 approving a preliminary plan for Todd Castagno on the Cook Corner Subdivision located at approximately 1000 East Durfee Street for the creation of five (5) lots in the RR-1 zone.

Todd Castagno was present online. He wished Councilman Hutchins a happy birthday. Mr. Castagno stated he was proposing five (5) one-acre lots and extending Durfee Street to the east. He explained all of the lots will have City sewer and water and all utilities will be stubbed to the lots. Councilman Stice asked if Todd had figured out how to get the sewer to these lots. Mayor Marshall reported they are going to extend across SR-112 into Durfee Street to tie into the sewer line. He added the engineers have looked at this and believe it will work; UDOT has been notified and given the proper permissions. Mr. Castagno will be required to bore under the road to put the line in.

Mr. Coombs brought up the turnaround for the emergency vehicles. He stated it appeared to go into another person's property and asked if we have an easement or permission for that. Mr. Castagno answered yes, he will get the permission in writing for the final plat.

Councilwoman Allen reported there were items crossed off on page 204 of the preliminary plan first submittal review. She asked if that was because they were done already or because they are not applicable. Mr. Coombs answered they are crossed off because they are not necessary at this point. Councilwoman Allen asked if Mr. Castagno felt he had addressed Mr. Staley's comments. Mr. Castagno answered that he has.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-34 approving a preliminary plan for Todd Castagno on the Cook Corner Subdivision located at approximately 1000 East Durfee Street for the creation of five (5) lots in the RR-1 zone.

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.

8. Consideration of Resolution 2020-35 approving a preliminary plan for DRP and Shawn Holste on the Mustang Ridge Town Homes Subdivision located at 652 East Main Street for the creation of seven (7) lots in the RM-7 zone.

Shawn Holste was present online. He explained the only change made was to separate the Town Homes into individual units, rather than leave them as one big development. Mayor Marshall stated the Town Homes will be privately owned, the change has been made with the water line so that each unit will have its own meter, and the sewer line will be owned by the HOA and the City will be given an easement. The water line will be a six-inch line. The driveway will be shared with the existing house.

Motion: Councilman Stice made a motion to approve Resolution 2020-35 approving a preliminary plan for DRP and Shawn Holste on the Mustang Ridge Town Homes Subdivision located at 652 East Main Street for the creation of seven (7) lots in the RM-7 zone.

Second: Councilwoman Sparks seconded the motion.

Discussion: Councilman Stice commented that it looks good. He expressed appreciation for Mr. Holste making this better.

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.

9. Consideration of Ordinance 2020-13 amending the Annexation Policy Plan and Map Expansion Area.

Councilman Stice asked if there were any other comments or issues. The Council discussed the airport. Mayor Marshall explained there is nothing saying that a city cannot have property in another city. Councilman Stice commented that during the meeting to amend the Annexation Policy Plan, it came up that we can't annex part of the airport. Mr. Coombs explained the runway and airport itself cannot be annexed, but we can annex the approach if we receive a petition. Councilwoman Sparks pointed out that the City is not annexing this property, this is a plan which will allow property owners to petition the City for annexation. She reported she has had many citizens ask her about it. Councilwoman Allen asked if the lots were removed from the map that Tooele City referred to. Mr. Coombs answered those three lots were removed. Councilman Stice stated the Mosquito Abatement does not have any issues with this plan.

Motion: Councilman Hutchins made a motion to approve Ordinance 2020-13 amending the Annexation Policy Plan and Map Expansion Area.

Second: Councilman Rowberry 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.

10. Consideration of approval of a secondary access for Justin and Kristie McCarty located at 612 South Hackamore Road in the Anderson Ranch Subdivision on to Worthington Street.

Justin McCarty was online. Mayor Marshall explained we have another secondary access on Worthington Street. Mr. McCarty stated they moved into their home in 2018. He reported the culvert was already in place when he moved in. He got the fence approved by the HOA with a fourteen foot (14’) RV gate. Mr. McCarty explained he did not install the gate until recently because he didn’t have the money for it. And then he received a letter from James Waltz telling him that he needed to remove it. He went to the Planning Commission and they said it is not allowed. Mr. McCarty stated that he watched the developer as the area has been developed and put in the ditch. He thought the ditch was part of the HOA. He saw three others down the road and they (either Kristy Clark or James Waltz) told him that they were grandfathered in. He felt that he had his approved in 2018. Mayor Marshall stated the City did not approve the secondary access and the HOA cannot grant approval for this access.

Councilman Stice asked how long the culvert has been there. Mr. McCarty answered that it has been there a month or maybe a month and a half. Councilman Stice asked when he talked to the homeowners to the north about this. Mr. McCarty said he did not talk to them, he rides up and down the road all the time and sees it. He remarked their homes were built after his and he thought he had it approved because he had HOA approval. He added that he never would have put in a fourteen foot (14’) RV gate without being able to have access. Councilman Stice asked if Mr. McCarty only had the culvert in for about a month. Mr. McCarty answered yeah, a month to a month and a half. He said it took them about a year and a half to get the money together to put the gate in. He added that he had the emails from the HOA approving it and did not know that he needed to get approval from the City. Councilman Stice asked how wide the culvert is. Mr. McCarty answered it is a twelve inch (12”) pipe.

Councilwoman Sparks commented this is a problem. Mayor Marshall agreed and said more and more of these are happening. He added additional engineering will be required if you change the flood control. Councilwoman Sparks felt that the City needs to get information out to HOAs, developers, and realtors. She suggested adding it to the DRC or the development agreements. Mr. McCarty stated he was told, but was not sure exactly who he talked to (possibly Kristy Clark), that the HOA has been contacted about not allowing a gate on the back fence.

Mayor Marshall stated James Waltz was available online and asked him to comment. The Mayor reported information has gone out in the Mayor’s Newsletter addressing this issue. He commented there are many more of these requests on his desk that will be coming forward. Councilman Stice inquired if they were like this with culverts. Mayor Marshall answered yes, and there are some with cement in the park strips. He explained they are not all on Worthington Street.

James Waltz called Mayor Marshall's cell phone. He stated he was prepared to answer any questions the Council had for him. He reported they send out three to four (3-4) letters per week and most correct the deficiency; others have asked about how to get them accepted. He anticipated more coming to the Council for approval. Mayor Marshall reported that he has had conversation with the Building Department to have them make sure they notify homeowners that this is not legal when they are doing their inspections. Councilwoman Allen inquired where the problem is beginning. She wondered if it was with the City not providing information or if the homeowners are not talking to the City before they take the step to put these in. Mayor Marshall answered most of these are being installed without talking to the City and then when they are discovered, they are brought forth.

Councilman Stice asked if Aqua could look at these to see if they will cause problems and if they will, then we will have to have them removed. Mr. Waltz answered these are all high backed curb which is considered in the specs. He explained all of the drainage and retention is directed by the high backed curb. He added that when that curb is taken from those engineering specs, it changes the engineering dynamics. Mr. Waltz stated if we are going to allow variances going forward or change our code, then engineering would have to consider every lot adding an RV pad and reducing the high back curb that is not currently installed. Councilman Stice pointed out that he asked this the last time this came up and he asked it again, where does this water go when it hits Durfee? Mr. Waltz answered that it goes to the last lot to the north on that phase. Councilman Stice asked where this is located. Mr. Waltz replied it is past the half road at Nygreen Street. Councilman Stice asked where the water to the south of this will go once it gets past this property. Mr. Waltz answered that it goes north to the far lot of that phase; there is a retention basin in the rear of that property.

Councilwoman Allen felt the Council should support City staff and have a more aggressive campaign to educate. Councilman Stice commented the situation with the homeowners to the north had some extenuating circumstances. One of them claimed to have been told by one of the building inspectors that it was okay to add the secondary access. Councilman Stice said there was some muddy water on whether they kind of had approval by the City. He pointed out in this case that is not correct, they just built it. He wished to know what the real issue is; is a dam built that will back up the water. He suggested scheduling a work meeting to discuss the park strips and the secondary access; he would like to know what the issues are and what we are trying to solve by sending the notices out. He commented that in this case they probably should not give a variance; they did not ask permission or talk to anyone from the City. Councilman Stice felt that someone from Aqua should be present at the work meeting to explain how this is calculated and what would happen if this is allowed.

Councilman Hutchins asked if they should table this item. He expressed frustration that HOAs are allowing things that go against the City's Code. Mr. Waltz pointed out this is a collector street and the required distance between driveways is 500 feet. He stated the City by allowing these could be liable if there is an accident.

Mr. McCarty stated if he had known, he never would have put it in, but now he has spent over a thousand dollars on the gate, gravel, and piping. He was frustrated that the City has now told the

HOA that they can't do it. Mayor Marshall pointed out that the HOA was never told that it could grant permission for a secondary access.

Motion: Councilman Hutchins made a motion to table this item until a work meeting can be held to discuss this situation.

Second: Councilman Stice seconded the motion.

Discussion: Councilwoman Allen asked Mr. Waltz how long homeowners are given to comply. Mr. Waltz answered they have thirty (30) days to get into compliance.

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.

Mayor Marshall went back to item 6 at this time.

11. Consideration of Resolution 2020-36 declaring that Grantsville City, after July 1, 2020, will pick up and pay a portion of the required employee contributions for all Grantsville City employees who are members of the new Public Safety Tier II Contributory Retirement System, including provisions relating to the employer pick up.

Mayor Marshall reported this is for the Police Officers in the Tier II Retirement System. Many cities are picking up the additional contribution for their retirement. The Mayor pointed out this helps with retention and recruiting of officers. The City currently contributes 2% for those who fall under the Tier II System. If approved this will increase that contribution to 2.7%.

Motion: Councilman Stice made a motion to approve Resolution 2020-36 declaring that Grantsville City, after July 1, 2020, will pick up and pay a portion of the required employee contributions for all Grantsville City employees who are members of the new Public Safety Tier II Contributory Retirement System, including provisions relating to the employer pick up.

Second: Councilman Hutchins 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.

12. Consideration of Resolution 2020-37 amending the Grantsville City Employee Handbook.

Mayor Marshall explained this is for the salary employees (Police Chief, Police Lieutenant, and Public Works Director) that are exempt from overtime. He stated sometimes they work a lot of hours because of things going on. This will allow them to get compensation for hours worked over ninety-five hours in a pay period with a maximum of 100 hours of compensatory time. Mayor Marshall added this would require approval of the mayor. He reviewed different

situations where salaried employees have worked extensive hours. Mayor Marshall, the Council, and Jesse Wilson discussed FLSA law, exempt salary employees, and managing comp time.

Mayor Marshall reported the Police Lieutenant has recently been putting in over 100 hours per pay period because we are short Police Officers. Councilman Stice pointed out that he would only get five hours of overtime. The Mayor stated this happens infrequently but it is a way to compensate those individuals for their time away from their families. Mr. Wilson explained the Lieutenant has been clocking in and that is how the City became aware of the hours he has been working.

Councilman Hutchins shared an example that concerned him. He asked if the change in the handbook would limit this to certain departments. Mayor Marshall answered it currently says "salaried employees". Mr. Wilson stated this policy did exist in the old handbook before it was revised in 2019. He said at that time it just listed the Public Works Director. He reported the reason this policy was being resurrected was for those individuals and could be specific to certain departments. Councilman Hutchins felt if we made an exception to the FLSA definition to salary exemption, then every exempt salary employee in the City needs to punch in and out. He added if they do not want to do that, then we should identify those employees and let everyone else keep doing what they are doing because their jobs are different.

Motion: Councilman Hutchins made a motion to approve Resolution 2020-37 amending the Grantsville City Employee Handbook with the addition of listing the Police Chief, Police Lieutenant, and the Public Works Director as the three that this would pertain to.

Second: Councilman Stice seconded the motion.

Discussion: Councilwoman Allen pointed out a typographical error on the first page in the last section. She expressed appreciation for the staff and employees.

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.

13. Consideration of Resolution 2020-38 declaring certain property in the possession of the Grantsville City Police Department as unclaimed and applying said property to a public interest use.

Mayor Marshall explained this unclaimed property is from the evidence room.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-38 declaring certain property in the possession of the Grantsville City Police Department as unclaimed and applying said property to a public interest use.

Second: Councilwoman Sparks seconded the motion.

Approved

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.

14. Consideration of Resolution 2020-39 approving a Memorandum of Understanding (MOU) between Grantsville City and Northstar Ranch, LLC and Travis Taylor concerning the development of the Northstar Ranch Subdivision.

Travis Taylor was online. He reported this memorializes the discussions he has had with the City and talks about the process moving forward. Mr. Coombs commented on page two of three it talks about the density of the subdivision. He stated the second clause down needed to be updated to read: “the minimum lot size will not be lower than one-third acre (1/3) for phases 4 - 6.”

Motion: Councilman Stice made a motion to approve Resolution 2020-39 approving a Memorandum of Understanding (MOU) between Grantsville City and Northstar Ranch, LLC and Travis Taylor concerning the development of the Northstar Ranch Subdivision with the stipulation that the minimum lot size applies to phases 4, 5, and 6.

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.

15. Consideration of Resolution 2020-40 approving a development agreement for Northstar Ranch Subdivision, Phases 4-9.

Councilman Hutchins pointed out Addendum 1 is where the error is that he thought was in the minutes. There was a date listed as March 81, 2020. Councilwoman Allen inquired if the highlights were the changes. Mr. Coombs answered they were items that needed to be made sure they were filled in appropriately. He added the document is the boiler plate agreement.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-40 approving a development agreement for Northstar Ranch Subdivision P.U.D., Phases 4-9.

Second: Councilman Rowberry 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.

16. Adjourn.

Approved

Mayor Marshall and the Council discussed when to schedule a work meeting for the secondary accesses. There is a work meeting with David Parker and Dave Webster on June 17th at 6:30 pm already to discuss their proposal for 328 E. Main St. The Council suggested meeting either June 10th at 6:30 pm or June 15th at 7:00 pm. Mayor Marshall will make contact with Aqua Engineering to see when they can attend.

Mayor Marshall inquired what the Council would like to do about the garbage contract. He asked if they would like to extend it or re-bid it and what they would like to do about the recycling and bulk pick up. He reported the recycling is costing the City money. Councilman Stice recommended going out for an RFP to find out how much it would cost to continue the programs. Mayor Marshall reviewed the problems with the bulk pick up program.

Councilman Hutchins was wished a happy birthday. Those present sang to him. His wife provided cupcakes.

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