

Approved

MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON JULY 1, 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, participated on Zoom
Darrin Rowberry
Scott Stice
Krista Sparks

Appointed Officers and Employees Present:

Christine Webb, City Recorder
Brett Coombs, City Attorney
Jacob Enslin, Police Chief
Jesse Wilson, Treasurer/Human Resources

Citizens and Guests Present:

Eve Selway	Anabelle and Levi Selway
Adam Geldmacher	Shawn Holste
Dustin Neil	Krista Hutchins
Rob	Kaylie's iPhone
iPad 6	

Mayor Marshall asked Eve Selway to lead the Pledge of Allegiance.

Mayor Marshall apologized to the residents of Grantsville concerning the fireworks. He had been assured that we would receive them. He was notified earlier today that the fireworks would not be here to shoot them off. He commented that he was very upset as this is his favorite holiday. He stated there have been many people suggesting that we do them on the 24th. He did not wish to announce when we will shoot off the fireworks until we actually have received them.

AGENDA:

1. Public Comments.

Mayor Marshall stated he received an email from Christine stating no comments were received.

2. Summary Action Items.

Approved

- a. Approval of Minutes from the June 15, 2020 City Council Work Meeting, June 17, 2020 Work Meeting, June 17, 2020 Regular Meeting, and the June 24, 2020 City Council Special Meeting.
- b. Approval of Bills for the amount of \$142,786.60.

Councilman Stice stated Christine did an amazing job on the minutes from the work meeting. The other Council Members agreed.

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

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.

3. Presentation of award for the ULCT (Utah League of Cities and Towns) essay contest.

Councilwoman Allen said they were waiting for a few more people and requested to switch things on the agenda. Mayor Marshall agreed to return to this item.

Councilwoman Allen invited the Selway family to come forward. She explained that she is on the Board of the Utah League of Cities and Towns. The ULCT has an annual essay contest. Eve Selway attends Excelsior Academy and wrote an essay for it. Councilwoman Allen stated the theme of the essay contest is “Why I like my community.” She reported in the four years she has been serving on the board, this is the first time she recalls having a student from Tooele County win for this category.

Eve Selway read her essay about Stansbury Park. In the essay she shared some of her experiences over the past year since moving there. She explained how she has grown to appreciate and love the community.

Councilwoman Allen stated for that essay Eve won first place in the contest. She received a certificate and \$100. Her school also received a certificate and a check for \$1,000.

4. Consideration of Resolution 2020-48 approving a development agreement for the Hale Place Subdivision.

Adam Geldmacher was present. Mayor Marshall asked if Mr. Geldmacher was okay with everything in the development agreement. Mr. Geldmacher answered that he was. Mayor Marshall stated one thing the City would like to add was the sewer connection for the lines put in at a cost of \$27,680. Mr. Geldmacher was okay with that. Councilman Stice pointed out the off-site improvements in Addendum 1 had a “city preferred” and a “developer preferred” statement. He asked which one they were approving. Mr. Geldmacher answered the “city preferred”. He

stated he will change the construction plans to match the language in the development agreement.

Motion: Councilman Stice made a motion to approve Resolution 2020-48 approving a development agreement for the Hale Place Subdivision with the stipulation the developer pays the cost of \$27,680 for the sewer line connection and Addendum 1 shall specify the City Preferred Option.

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 approval for a secondary access for Dustin Neil located at 515 East Fiona Circle in the Lookout Ridge Subdivision.

Dustin Neil was online. Mr. Neil reported the secondary access was completed a year ago. It was done by a professional. He was not aware there were any concerns or precautions related to it. He commented he would be willing to abide by the Council’s decision.

Councilman Stice stated that after he received the email that Mr. Neil did not wish to attend the meeting he drove by this property. They looked at the secondary access. The gate opens inward and there is a small section (twelve to sixteen feet) of cement and the whole rest of the park strip modified with rock. Councilman Stice commented that it looks really nice. He felt they should approve the secondary access.

Councilwoman Sparks pointed out this is not on a collector street and so it does not have the same issues they have been dealing with on the secondary accesses. Councilman Stice remarked that Mr. Neil did not get permission to cut the curb. He said moving forward that is something that will be part of the ordinance.

Councilman Stice asked why this goes before the Planning Commission when they cannot do anything with it. Mayor Marshall answered that it is a land use item so it has to go before them before it can come to the Council. Councilman Stice suggested counselling the Planning Commission to not talk about these. Mr. Coombs stated the Council could grant the Zoning Administrator the authority to make a decision which could then be appealed to the City Council.

Motion: Councilwoman Sparks made a motion to approve a secondary access for Dustin Neil located at 515 East Fiona Circle in the Lookout Ridge Subdivision.

Approved

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.

Mayor Marshall returned to agenda item 3 at this time.

6. Consideration of Ordinance 2020-18 approving the creation of an Audit Committee.

Mayor Marshall stated this is part of the audit requirements. He asked Councilwoman Sparks to serve on the committee with Sherrie Broadbent and Steve Rowley from Keddington and Christensen.

Motion: Councilwoman Allen made a motion to approve Ordinance 2020-18 approving the creation of an Audit Committee.

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.

7. Discussion of a Concept Plan for TP Grantsville, LLC and Shawn Holste on the property located North of South Street in the R-1-21 zone.

Shawn Holste was present. He asked what the City would like to see. He stated Pear Street is the challenge because it cannot continue through at this time. He reported they talked about dedicating a section towards Quirk Street so that when Pear Street goes through, it will be dedicated. Mayor Marshall asked if they could make a wiggle through there. Mr. Holste answered no, because Pear Street ends at the property line of Gene Marshall. There are already manholes and a sewer line going through Mr. Marshall’s property.

Mr. Holste recommended that the City and the Council choose a plan and then stick with it no matter whose property is involved. He agreed that Pear Street should go through and there is only one right way to put it through. They discussed the options for running Pear where it is proposed to run on the Streets Master Plan. Mr. Holste provided some concept drawings showing the best way to make Pear Street line up. He proposed to dedicate half of the road on the side he is developing and then Mr. Marshall will have to dedicate the other half when he develops his property. The Council felt his proposal would work.

Mr. Holste pointed out because they touch Quirk, they would be required to improve Quirk Street there. He asked if the Council wished to have him improve it. He felt it would then be like Durfee Street where the road flares out and no one will know where to drive. He asked if

the Council would prefer the design of the cul-de-sac going there with access to the neighborhood being inside the existing subdivision. Mayor Marshall felt that was a good option.

The Mayor and Council spoke to Mr. Holste about making sure homeowners know there will be no secondary access to any of the streets at the back of the properties. It was suggested that he add something to the mylar stating there will be no secondary accesses allowed.

Mr. Holste commented South Street is a collector. There are forty-five feet dedicated on the existing road and the Planning Commission told him he should match that. He reported the tar on the road is twenty-one feet with a ribbon instead of curb. He asked where they should stop or start because there is a building in the way. Mayor Marshall suggested dedicating it similar to the north end.

Mr. Holste reviewed the plans to bring back a plat with dedicated space on Pear Street, but no improvements, dedicated space on Quirk with no improvements, and he will match what is on South Street for the improvements and then dedicate a little further to the east. He will also add the information about no secondary access off the back of the property on the plat.

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

Motion: Councilwoman Sparks made a motion to go into a closed session for personnel and real estate matters.

Second: Councilwoman Allen seconded the motion.

Vote: The vote was as follows: Councilwoman Allen, "Aye", Councilman Rowberry, "Aye", Councilman Hutchins, "Aye", Councilman Stice, "Aye", and Councilwoman Sparks, "Aye". The motion carried and the Council went into a closed session at 7:45 pm.

Those in attendance were: Mayor Marshall, Councilman Rowberry, Councilwoman Allen, Councilman Hutchins, Councilman Stice, Councilwoman Sparks, Jacob Enslin, Christine Webb, Brett Coombs, and Jesse Wilson.

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

Second: Councilman 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.

9. Adjourn.

Motion: Councilwoman Sparks made a motion to adjourn. Councilman Rowberry seconded the motion. The meeting was adjourned at 8:39 p.m.