

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON JULY 21, 2021 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 7:00
P.M.**

Mayor and Council Members Present:

Mayor Brent Marshall, excused
Krista Sparks, excused
Scott Stice
Jeff Hutchins
Jewel Allen
Darrin Rowberry

Appointed Officers and Employees Present:

Christine Webb, City Recorder
Dan England, City Engineer
Brett Coombs, City Attorney
Jacob Enslen, Police Chief
Sherrie Broadbent, Finance Director

Citizens and Guests Present:

Monte Kingston
Travis Taylor
Jolene Jenkins

There were other members of the community who attended the meeting through Zoom.

Motion: Councilman Allen motioned to appoint Councilman Stice the Mayor Pro Temp.

Second: Councilman Hutchins seconded the motion.

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

Mayor Pro Temp Stice lead the Pledge of Allegiance.

AGENDA:

1. Public Comments.

Mayor Pro Temp Stice asked if there were any comments from the public. No comments were offered and no comments were received by email.

2. Summary Action Items.

- a. Approval of Minutes from the July 7, 2021 Regular Meeting.
- b. Approval of Bills for the amount of \$632,061.09

Motion: Councilwoman Allen 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”, and Councilman Stice, “Aye”. The motion carried.

3. Review of the Conditional Use Permit for Waggin’ West to have a dog grooming business at 54 East Main Street.

No one was present from Waggin’ West on this item.

Motion: Councilman Hutchins made a motion to table this item until there was representation.

Second: Councilwoman Allen seconded the motion.

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

4. Consideration of approval of noise variance for Tooele County School District for the construction of the new Twenty Wells Elementary School.

Robert Snow was present. He explained they are asking for a noise variance for six or seven occasions to pour concrete in the early morning at 4:00 am. They will be bringing in light plants and pointing them away from the houses. Mr. Snow expects they will need about twenty (20) trucks that will need to come down the road. They will be finished around 7:00 am. With the heat and the shortage of concrete, they are trying to complete the slab pours early in the day.

Mayor Pro Temp Stice commented that his neighbor poured a slab of concrete for his garage at 5:00 am. He did not notice anything until the truck started backing up. Mr. Snow stated he can orient the pours so the trucks do not have to back up. They will pull up to a pump and then keep going down the side.

Mr. Snow plans on the first pour beginning next week and then they will pour about every third week for the next couple of months. He will send an email to the City so the information may be placed on Facebook.

Motion: Councilman Hutchins made a motion to approve a noise variance for Tooele County School District for the construction of the new Twenty Wells Elementary School.

Second: Councilman Rowberry seconded the motion.

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

5. Consideration of Resolution 2021-51 approving a waterline extension contract.

Monte Kingston and Travis Taylor were present on this item. Mr. Taylor explained there is a twelve-inch (12”) line that is a regional transition line. This is will tie into where the Romney Group just put their line down near the Mormon Trail Road. Mr. Taylor stated that eventually this will be part of a broader transmission and distribution for the area when they get new wells and tanks. He explained the re-imbursement agreement for this is a full rate of the water impact fee for the first \$50,000 and then for the remainder amount it drops to half of the impact fee collected. He added this does not start until the Capital Facilities Plan/Impact Fee Analysis is updated and approved.

Sherrie Broadbent reported the City Council recently approved adding the Drinking Water Capital Facilities Plan, Impact Fee Facilities Plan, and Impact Fee Analysis to the Capital Facilities Plan being completed by Ensign Engineering. Mayor Pro Temp Stice asked what if this is not added. Mr. Taylor answered they will still complete the project. He felt it is a logical portion of the planning for this area. He did not believe that it will be left out of the planning.

Councilman Hutchins commented that it looked like the plan was worked out in 2019 or 2020. Mr. Taylor stated he was hoping to get it in for Phase 4 of Northstar Ranch but he was not far enough along getting it worked out with the City. Councilman Hutchins asked if the most current bid was \$391,000. Mr. Taylor and Mr. Kingston agreed that was the amount of the most recent bid. They discussed the cost difference and the amount of time to collect the impact fees to pay for the water line.

Dan England asked if this does not make it into the Capital Facilities Plan, are they not expecting to be reimbursed. Mr. Kingston stated the conversation they had with the Mayor was that this is something that would be put in, but they could not do this until the Capital Facilities Plan was updated. Mr. Taylor commented there was no question in his mind that it will be added because there will be regional lines throughout this area.

Brett Coombs pointed out that Section 3, Changes in Impact Fee Regulations/Alternative Collection states “...that changes to the Act or challenges to the City’s Impact Fee Facilities Plan or Impact Fee Analysis may limit or negate the ability of the City to collect impact fees to reimburse developer under this Agreement or may require the collection and reimbursement methodology in this Agreement.” Mr. Taylor added the first part of the sentence states they agree that the City’s “obligation to reimburse the

Developer for Reimbursement Amount shall be based solely on the City's ability to collect impact fees."

Mr. England explained this is a Zone 4 pressure which is farther up the hillside and for fire purposes they need to have the additional pressure put in. They need a ten inch (10") line to take care of their development. Mr. England said in a normal situation the developer would pay for that. In this situation the City would like to increase it to a twelve inch (12") line in order to take care of the other areas around this. Normally the City would pay for the upsize of the line. He stated that he has not seen where a city has come into an agreement prior to a line being part of the Facilities Master Plan. The Capital Facilities Plan is in the process of being updated. It is expected that it will be complete by the end of the year.

Mr. Coombs reported the developers need to be put on notice that they are paying the Impact Fees for this. If they accept the agreement, then we can start collecting the Impact Fees retroactively. He stated the problem is that we do not know what the Impact Fee will be until the IFP is completed. Councilwoman Allen expressed concern about approving this. Mr. Coombs explained he was involved in the discussions on this. He commented that Mayor Marshall wanted this to come to City Council for them to determine if this is a route they want to go. He felt the Council needed to decide if this is a way they want to pay for Capital Facilities if this does in fact get added to the Plan. The Council Members discussed their thoughts and concerns about approving this or waiting and having the cost increase. Mrs. Broadbent asked if they could add a clause that we can pay it off early with no penalties. Mr. Coombs pointed out that in Section 3 it states, "Developer acknowledges and agrees that the City's obligation to reimburse Developer for Reimbursement Amount shall be based solely on the City's ability to collect impact fees from development in the City..." and that last City should be changed to "Projects". He requested that be added to the motion if this is approved.

Motion: Councilman Hutchins made a motion to approve Resolution 2021-51 approving a waterline extension contract with the amendment in Section 3 of the agreement to state "collect impact fees from development in the Projects".

Second: Councilman Rowberry seconded the motion.

Vote: The vote was as follows: Councilman Rowberry, "Aye", Councilwoman Allen, "Aye", Councilman Hutchins, "Aye", and Councilman Stice, "Aye". The motion carried.

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

The Council did not go into a closed session.

7. Adjourn.

Approved

Motion: Councilwoman Allen made a motion to adjourn. Councilman Rowberry seconded the motion. The meeting was adjourned at 7:44 p.m.