

Approved

**MINUTES OF THE WORK MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON April 5th, 2023 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN
STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN AT 6:00
P.M.**

Mayor and Council Members

Present:

Mayor Neil Critchlow

Jolene Jenkins

Scott Bevan

Jewel Allen

Appointed Officers and Employees Present:

Sherrie Broadbent, Finance Director

Robert Sager, Police Chief

Gina Francom, Deputy Recorder

Jesse Wilson, City Manager

Brett Coombs, City Attorney

Council Members Not Present:

Jeff Hutchins

Darrin Rowberry

AGENDA:

1. Discussion regarding the PID proposal for Neilsen Ranches

Shaun Johnson was present over Zoom to introduce the proposal. In person representatives were Ryan Hogan & Don Fielding – partners in the land ownership side; Tom Clark – partner in the development side; Benj Becker representing Piper Sandler (PID – which is an entity to help finance infrastructure). Mr. Becker stood to present this item and to follow up with discussion on parameters of development of this project and the letter of intent. One item of concern was the number of PIDs being requested (20). Each PID is rated differently according to the use of the area and which would be most beneficial overall and does not place an overburden on any one area of the development. Alex Buxton with Zions Bank commented on the larger number of PIDs requested, but the maintenance and documentation of the PIDs being prepared by the developer offsets the concern, but would like to see it trimmed down to 10-14. Aaron Wade, counsel to the city, noted that other projects haven't been the variety of mixed use that this project consists of. Councilmember Allen asked if it's necessary to establish separate districts to do different MIL levies. There was discussion about what a MIL Levy is and what the benefits are to them and the relevance of the number utilized. Other residential communities and how MIL levies have been applied were also discussed. There was discussion also about the overall benefits of having a plan for projects and developments. The PID policy was put into place to create a standard. Councilmember Bevan asked about the occupancy for projects with similar MIL levies. Councilmember Jenkins questioned what would happen if the housing market were to crash during the building process and what the risk to the city was. Appreciation was expressed by all in attendance of the value of this discussion.

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2. Adjourn.

Motion: Councilmember Allen made the motion to adjourn

Second: Councilmember Jenkins seconded the motion.

Vote: The vote was as follows: Councilmember Bevan, “Aye”, Councilmember Allen, “Aye”, and Councilmember Jenkins, “Aye”. The motion carried.