

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON DECEMBER 16, 2020 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

Scott Stice

Krista Sparks

Jeff Hutchins

Jewel Allen

Darrin Rowberry

Appointed Officers and Employees Present:

Timm Dixon, City Engineer

Christine Webb, City Recorder

Brett Coombs, City Attorney

Sherrie Broadbent, Finance Director

James Waltz, Public Works

Jacob Enslen, Police Chief

Citizens and Guests Present:

Daniels	Kaylie's iphone	Hunter Critchlow
Ronda Silva	Susan Johnsen	TheHills467
Adam Nash	Shawn Holste	Critchlow

Mayor Marshall asked Councilman Rowberry to lead the Pledge of Allegiance.

AGENDA:

1. Public Comments.

No public comments were received.

2. Summary Action Items.

- a. Approval of Minutes from the December 2, 2020 Regular Meeting.
- b. Approval of Bills for the amount of \$215,386.06.

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

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.

3. Consideration to ratify election of new Grantsville City Volunteer Fire Department Officers.

Fire Chief elect Travis Daniels was on Zoom. He introduced the new Volunteer Fire Department Officers as follows: 1st Fire Chief, Jason Smith; 2nd Fire Chief, Jason Remmick; and Secretary, Darla Daniels.

Motion: Councilman Stice made a motion to ratify the election of the new Grantsville City Volunteer Fire Department Officers.

Second: Councilwoman Allen seconded the motion.

Discussion: Councilman Hutchins pointed out these begin on January 1st. Councilwoman Sparks inquired on the length of term for the Secretary. It is a three (3) year term. Mayor Marshall congratulated the Chief. He stated he looked forward to working with the Fire Department.

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. Presentation and consideration of the independent audit.

Spencer Hintze with Gilbert & Stewart was present. He thanked the City for the opportunity to do this audit. He commended the staff and said they are very knowledgeable and professional. Mr. Hintze explained the independent auditor’s responsibility is to express an opinion on these financial statements based on their audit. He stated an audit involves performing procedures to obtain audit evidence. He reported the evidence used is confirmations for cash, debt, receivables, revenues, invoices, accounts payables, expenditures, and general disbursements. They do recalculations and look at the assets and depreciation, allocations and accruals. They review the general ledger for expense and revenue; they perform analytical review on them and review the financial statements to make sure that everything is good there as well. Mr. Hintze stated they spend quite a bit of time getting the audit evidence and reviewing the internal controls to help them express their opinion.

Mr. Hintze shared the Opinions section of the independent auditor’s report: “In our opinion, the financial statements referred to above present fairly, in all materially respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the

Grantsville City, as of June 2020 and the respective changes in financial position and cash flows, where applicable, and the respective budgetary comparison for the General Fund and the Major Special Revenue Funds, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.” He stated that is the unmodified, clean opinion. It is exactly what the City wants to have. He added it is a tribute to the staff and culture here at Grantsville and the work they do here.

Mr. Hintze reported the City’s total net position increased by \$5,094,282. He reviewed the basic financial statements. He explained they show how the City is doing on the whole. He stated our total revenues exceeded our budget and our actual expenditures did not exceed our budget, which are both good things.

Mr. Hintze moved to the letter on internal controls. He explained they look at the internal controls to help them to issue an opinion on the financial statements. As they look at the internal controls, they look for any material weaknesses or significant deficiencies. They review the internal control to make sure it was adequately designed, implemented, and that it is working effectively. Mr. Hintze read, “The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under Government Auditing Standards.” He stated that is a good thing and exactly what you want to hear.

Mr. Hintze stated the last report provided is the Report on Internal Control Over Compliance. He reported the State of Utah gives them compliance guides on things they want the auditors to look at in certain areas. Their opinion was that Grantsville complied, in all material respects, with the state compliance requirements. Mr. Hintze commented that the City is in a fortunate position to have Steve Rowley and Sherrie Broadbent. They are both up to date on all of the regulations and compliance and because of that we do not have any findings each year.

Steve Rowley with Keddington & Christensen stated it was a good year for the City. He commented on dealing with the federal grant money for the CARES Act and how things went smoothly. He stated it was a team effort at the City to make sure that everything gets done right. He said it is not just him or Sherrie, but that everyone has a part in this to make sure that everything gets properly recorded and reported. He was grateful for the efforts of the City. Sherrie Broadbent thanked the Mayor and Council for their support.

Mayor Marshall reported that he commended Sherrie and the staff at the Pre-council Meeting this afternoon. Councilwoman Allen commended Mayor Marshall for his leadership. She remarked on the challenging times this year, how we have come out ahead, and have our affairs in order. She thanked everyone for their hard work. Councilman Stice stated a lot of people think the City makes money on tickets, but that is not the case. He pointed out two percent (2%) of our revenue was fines and forfeitures whereas three percent (3%) of our revenue was licenses and permits meaning that more money was collected for dogs and business licenses. He commented that ten percent

(10%) of our revenue is from sewer, but twelve percent (12%) of our expenses is for the sewer. On water, fourteen percent (14%) is revenue and fifteen percent (15%) is expense. And garbage is six percent (6%) revenue and eight percent (8%) expense. He remarked that if you look at the whole pie, we are not collecting the same that it is costing us on these three.

Councilman Stice commented there was about twenty (20) pages about pension and asked if they would comment on that. Mr. Hintze stated the report on the pension was something the State came out with a few years ago. He explained this is a note received from Utah Retirement System (URS). Mr. Rowley gave some background on this footnote. He stated it outlines what plans the City is in with URS and what the retirement package is for those different retirement plans.

Councilman Stice said he noticed that with the Fire Station, the Library, the Police Station, and the Water and Sewer we are \$15 million in debt over the next thirty something years. He hoped we were done with big projects for a while. Mayor Marshall commented that if you want to go back to the pie chart, sales tax is at seventeen percent (17%) and property tax is at thirteen percent (13%). He stated it used to be the other way around.

Motion: Councilwoman Sparks made a motion to accept the independent audit as presented.

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.

5. Consideration of Resolution 2020-73 approving the preliminary plat for Adam Nash on the Royal Estates Subdivision located at 265 North Cooley for the creation of thirty-nine (39) lots in the RM-7 and the RR-1 zones.

Adam Nash was present on Zoom. Mayor Marshall expressed concerns about the design of the subdivision. He stated the City cannot plow the roads if it snows and it will be difficult to pick up garbage. He said even though there is a fire lane, he would prefer road that meet City standards with curb, gutter, and asphalt with a sidewalk. Mayor Marshall stated these dead-end roads do not work. Mr. Nash stated the Council did not have the current plan. He explained that all of the streets are connected with City standard roads and there are no hammer head turn arounds. Mayor Marshall said he wished the Council had those plans. Councilman Stice stated he was not willing to approve this without the new plans. Mr. Nash agreed and did not expect them to approve something they could not see.

Motion: Councilman Stice made a motion to table Resolution 2020-73 until drawings have been submitted.

Second: Councilwoman Sparks seconded the motion.

Discussion: Mr. Dixon pointed out we may need to talk to Kristy Clark for a timeline in case there needs to be more review. Mr. Coombs added depending on the changes, it may need to go before the Planning Commission for recommendation again. Councilwoman Allen inquired about the open space discussed with Planning and Zoning. Mr. Nash answered it is at the north end. Councilwoman Allen asked if he is considering any other places on the lot. Mr. Nash said no, that is the only place that works for all of the issues that have been discussed. Mr. Dixon reported the plat the Council was looking at was the latest one that he has seen. Mr. Nash said that is not the latest plan. He will send it as soon as he can. Mayor Marshall added that Mr. Nash needs to send a check as well. Mr. Nash said he would.

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. Consideration of Resolution 2020-83 approving an amendment to the development agreement for Mustang Ridge Townhomes and Mustang Ridge Subdivision, Phase 3 to add Phase 4.

Shawn Holste was present on Zoom. He reported they are adding Phases 4 and 5 to the development agreement. Councilwoman Sparks pointed out the item said this was to add Phase 4. Councilman Stice stated the development agreement shows Phase 5 as well. Mr. Coombs explained the Council could add both Phase 4 and 5 at this point.

Motion: Councilwoman Sparks made a motion to approve Resolution 2020-83 approving an amendment to the development agreement for Mustang Ridge Townhomes and Mustang Ridge Subdivision, Phase 3 to add Phase 4 and Phase 5.

Second: Councilwoman Allen 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. Consideration of Resolution 2020-84 approving the final plat for DRP and Shawn Holste on the Mustang Ridge Subdivision, Phase 4 for the creation of twenty-nine (29) single family lots in the R-1-12 zone.

Mayor Marshall reported there were no issues on this. Councilman Stice stated there is a jog in Cherry Street and asked if that was alright. Mayor Marshall answered that it was.

Motion: Councilman Stice made a motion to approve Resolution 2020-84 approving the final plat for DRP and Shawn Holste on the Mustang Ridge Subdivision, Phase 4 for the creation of twenty-nine (29) single family lots in the R-1-12 zone.

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.

8. Consideration of Resolution 2020-85 approving a five-year agreement with Ace Recycling and Disposal beginning in the year 2020 for residential waste and recycling collection services.

Mayor Marshall explained this is a boilerplate agreement. Councilman Stice pointed out there was no fuel surcharge. Mr. Coombs reported that when we went out for the RFP, we specifically added that bidders would need to check a box saying they were going to request a fuel surcharge. Ace did not request the surcharge.

Motion: Councilman Hutchins made a motion to approve Resolution 2020-85 approving a five-year agreement with Ace Recycling and Disposal beginning in the year 2020 for residential waste and recycling collection services.

Second: Councilwoman Allen 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. Consideration of Resolution 2020-86 declaring certain property owned by Grantsville City as surplus and authorizing its disposal.

Mayor Marshall stated we have a 1997 Freightliner, a television, and a desk to declare as surplus. Councilman Stice clarified the Freightliner is a fire tanker/tractor. Mayor Marshall reported it will be taken to Ritchie Bros. for auction.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-86 declaring certain property owned by Grantsville City as surplus and authorizing its disposal.

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 Resolution 2020-87 confirming the re-appointment of Dee Mair as a member of the Grantsville City Historic Preservation Commission.

Councilwoman Allen stated Mr. Mair has been a great addition to the HPC.

Motion: Councilwoman Allen made a motion to approve Resolution 2020-87 confirming the re-appointment of Dee Mair as a member of the Grantsville City Historic Preservation Commission.

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.

11. Consideration of Petition to Annex filed by Todd Castagno as amended by the Tooele County Boundary Commission.

Motion: Councilman Hutchins made a motion to deny the Petition to Annex filed by Todd Castagno as amended by the Tooele County Boundary Commission based on the withdrawal of the petition by the applicant.

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.

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

Motion: Councilwoman Sparks made a motion to go into a closed session for pending or imminent litigation.

Second: Councilman Rowberry 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 7:41 pm.

Approved

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

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

Second: Councilwoman Allen 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.

13. Adjourn.

Motion: Councilwoman Allen made a motion to adjourn. Councilman Stice seconded the motion. The meeting was adjourned at 7:58 p.m.