

Approved

**MINUTES OF THE REGULAR MEETING OF THE GRANTSVILLE CITY COUNCIL,
HELD ON DECEMBER 15th 2021 AT THE GRANTSVILLE CITY HALL, 429 EAST
MAIN STREET, GRANTSVILLE, UTAH AND ON ZOOM. THE MEETING BEGAN
AT 7:15 P.M.**

Mayor and Council Members Present:

Mayor Brent Marshall

Krista Sparks

Scott Stice

Jeff Hutchins

Darrin Rowberry

Jewel Allen

Council Members Not Present:

Appointed Officers and Employees Present:

Dan England, City Engineer

Jacob Enslen, Police Chief

Sherrie Broadbent, Finance Director

Braydee Baugh, Recorder

Jesse Wilson, Treasurer/ HR Director

Brett Coombs, City Attorney

James Waltz, Public Works Director (via Zoom)

John Ingersoll, Library Director

Citizens and Guests Present:

Jolene Jenkins

Scott Bevan

Neil Critchlow

There were many citizens present in person and on Zoom

Mayor Marshall led the Pledge of Allegiance.

AGENDA:

- 1. Public Comments:** Mayor Marshall asked if there were any comments from the public. Mike Colson wanted to thank the City Council and Mayor for the hard work they have put in on behalf of the City.
- 2. Summary Action Items.**
 - a. Approval of Minutes from the December 1st Regular Meeting.
 - b. Approval of Bills for the amount of \$1,363,679.01.

Councilmember Stice did not vote on minutes due to being absent from last meeting

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

Second: Councilmember Hutchins seconded the motion.

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

2. Consideration to approve the 2020/2021 Fiscal Year Audit

Steve Rowley and Ron Stewart were present for this item. Mr. Stewart explained the company was contracted to complete the audit through the City and explained the role of the auditor for the City. Mr. Stewart provided the opinion from the audit. The audit opinion was:” The financial statements referenced reflect fairly and accurately the finances for the government activities as of June 30, 2021. The opinion is unmodified, uncensored and the best opinion the City can receive.” Mr. Stewart also advised the auditor feels the City controls are designed, effective, and working as they should. There was an over spending in the capital facilities fund. Councilmember Allen asked how much over the capital facilities fund the City over-spent. Mr Stewart advised it was around \$78,000; and as he understood it, it was a clerical error and would not be an ongoing issue. Steve Rowley explained his role in working with Finance Director Sherrie Broadbent to prepare information for the audit. Mr. Rowley advised that Ms. Broadbent does a thorough job of managing the City budget and finances. Mr. Rowley noted that year after year the City has been able to add to the fund balance and complete additional projects as necessary. Mr. Rowley continued that with the effort of Ms. Broadbent, Mayor Marshall, and Council, the City is in great financial shape and is managed well. Mayor Marshall thanked Ms. Broadbent for her diligence in maintaining the budget. Councilmember Stice extended his appreciation for the hard work Sherrie has done for the City. Councilmember Hutchins commented that 12 years ago when Mayor Marshall was initially elected to office, the City was in very poor financial shape and Councilmember Hutchins extended appreciation to Mayor Marshall for getting the City

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finances to a point where they can complete projects that need to be done and provide the citizens the services they expect.

Motion: Councilmember Hutchins made the motion to approve the 2020/2021 Fiscal Year Audit

Second: Councilmember Rowberry seconded the motion.

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

4. Consideration of Resolution 2021-98 approving the Amended Budget for Fiscal Year 2021/2022

Motion: Councilmember Stice made the motion to approve Resolution 2021-98 approving the Amended Budget for Fiscal Year 2021/2022

Second: Councilmember Sparks seconded the motion.

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

5. Consideration of Resolution 2021-93 approving the 2021 Pre-Disaster Mitigation Plan

Bucky Whitehouse was present for this item. Mr. Whitehouse presented the plan and explained the studies that were completed to compile this plan. Mayor Marshall pointed out the FEMA map for floodplain is not an accurate representation and Mayor Marshall disagrees with the FEMA study. Mr. Whitehouse explained the City has the opportunity to go forward with the issues in the plan once an ordinance is adopted.

Motion: Councilmember Stice made a motion to approve Resolution 2021-93 approving the 2021 Pre-Disaster Mitigation Plan

Second: Councilmember Allen seconded the motion.

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

6. Consideration of Resolution 2021-95 amending the Procurement Policy

Councilmember Stice asked if the change was to add City Manager instead of Mayor throughout the policy. Mayor Marshall confirmed and added there will be a training after the beginning of the year on the Procurement Policy for staff and council.

Motion: Councilmember Sparks made a motion to approve Resolution 2021-95 approving the amending the Procurement Policy

Second: Councilmember Stice seconded the motion.

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

7. Consideration of Resolution 2021-90 approving Elisabeth Allen and Courtney Norman as Library Board Trustees

Motion: Councilmember Hutchins made the motion to approve Resolution 2021-90 approving Elisabeth Allen and Courtney Norman as Library Board Trustees.

Second: Councilmember Stice seconded the motion.

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

8. Consideration of Resolution 2021-86 Amending the Master Development Agreement for Monte Kingston and Wells Crossings Phase 1-7.

Derek Ellis was present via Zoom for this item. Mr. Ellis explained they had sold the Wells Crossing development and wanted to make sure the Nygreen improvements were documented appropriately as they were required from the original development agreement. Mr. Ellis continued the City advised improving Nygreen was not being completed at this time and the developer had an engineer provide estimates so they could provide a check to the City for future improvements and would be put in a street fund.

Motion: Councilmember Hutchins made the motion to approve Resolution 2021-86 amending the Master Development Agreement for Monte Kingston and Wells Crossings Phase 1-7.

Second: Councilmember Sparks seconded the motion.

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

9. Consideration of Resolution 2021-87 Approving the Master Development Agreement for Janet Fawson and Pheasant Hollow Subdivision

Barry Bunderson was present for this item as Ms. Fawson was not able to attend. Mr. Bunderson wanted to ensure there was a correction to the name that Ms. Fawson pointed out. The name on the Development Agreement should be “The Meadows at Pheasant Hollow”.

Motion: Councilmember Allen made a motion to approve Resolution 2021-87 Approving the Master Development Agreement for Janet Fawson and Pheasant Hollow Subdivision with the change to the name reflecting as “The Meadows at Pheasant Hollow Subdivision”

Second: Councilmember Rowberry seconded the motion.

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

10. Consideration of Resolution 2021-88 Approving the rezone of .18 acres of land located at 196 West Main Street to go from a CS zone to a Mixed Use zone for Byron Conrad.

This Item was tabled.

Motion: Councilmember Stice made a motion to table Resolution 2021-88 Approving the rezone of .18 acres of land located at 196 West Main Street to go from a CS zone to a Mixed Use zone for Byron Conrad.

Second: Councilmember Hutchins seconded the motion.

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

11. Consideration of Resolution 2021-89 Amending the Development Agreement for the Lakeview Business Park

Anthon Stauffer was present for this item. Mr. Stauffer explained the issue is to make sure they can be competitive in obtaining users for their buildings. The amendment to the Development Agreement makes the process much quicker to get plats approved as currently it takes months to get completed through the Grantsville process. There was discussion on the fee being kept to \$1,000. Attorney Coombs advised that will be removed. Council agreed to allow Attorney Coombs to work with the Developers attorney to get the verbiage cleaned up. Councilmember Sparks noted there needs to be a better process for master planned areas like this so it doesn't take 2-3 months.

Motion: Councilmember Hutchins made a motion to approve Resolution 2021-89 Amending the Development Agreement for the Lakeview Business Park with the understanding the City Attorney and Developer's attorney can negotiate verbiage changes as needed.

Second: Councilmember Stice seconded the motion.

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

12. Appointment of Interim City Manager

City Council appointed Jesse Wilson as the Interim City Manager.

Motion: Councilmember Stice made a motion to appoint Jesse Wilson as the Interim City Manager

Second: Councilmember Rowberry seconded the motion.

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

13. Authorizing Mayor and City Attorney to engage in Contract Negotiations with Future City Manager or Approving City Manager Contract

Councilmember Sparks explained the process taken to choose a City Manager. Jesse Wilson was selected as City Manager and will enter into contract negotiations.

Motion: Councilmember Hutchins made a motion to authorize the Mayor and City Attorney to engage in Contract Negotiations with the Future City Manager or Approving City Manager Contract.

Second: Councilmember Stice seconded the motion.

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

14. Public Hearing and Consideration Of Resolution 2021-96 Approving the Creation Of The Lakeview Business Park Public Infrastructure District (Collectively, The “District”) As An Independent District; Authorizing And Approving A Governing Document And Interlocal Agreement; Appointing Boards Of Trustees; Authorizing Other Documents In Connection Therewith; And Related Matters

Aaron Wade was present via Zoom for this item. Mr. Wade explained the resolution is approving the PID terms. Mr. Wade explained this PID does not impose a separate tax and just allows them to utilize the current tax increment. Mr. Wade explained there was one change he would recommend and that would be changing the debt limitation to 2 million due to current market conditions so there is some headroom. He continued the District can only tax what market supports at the time.

Motion: Councilmember Sparks made a motion to approve Resolution 2021-96 Approving the Creation Of The Lakeview Business Park Public Infrastructure District (Collectively, The “District”) As An Independent District; Authorizing And Approving A Governing Document And Interlocal Agreement; Appointing Boards Of Trustees; Authorizing Other Documents In Connection Therewith; And Related Matters with the corrections to the amount errors made.

Second: Councilmember Rowberry seconded the motion.

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

15. Consideration of Resolution 2021-97 Approving the Creation of The Presidents Park Public Infrastructure District As An Independent District; Authorizing and Approving a Governing Document and Interlocal Agreement; Appointing Boards of Trustees; Authorizing Other Documents in Connection Therewith; and Related Matters.

This item was tabled

Motion: Councilmember Stice made a motion to table Resolution 2021-97

Second: Councilmember Hutchins seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Yay”, Councilmember Hutchins, “Aye”, Councilmember Stice, “Aye”, Councilmember Allen “Aye”, and Councilmember Sparks, “Aye”. The motion carried.

16. Consideration of Resolution 2021-92 awarding Aqua Engineering the Contract for the Wastewater Feasibility Study

Motion: Councilmember Hutchins made a motion to approve Resolution 2021-92 awarding Aqua Engineering the Contract for the Wastewater Feasibility Study

Second: Councilmember Allen seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Yay”, Councilmember Hutchins, “Aye”, Councilmember Stice, “Aye”, Councilmember Allen “Aye”, and Councilmember Sparks, “Aye”. The motion carried.

17. Consideration of Resolution 2021-94 Accepting the Material Terms of the Utah Opioid Settlement Pursuant to the Terms of the July 21, 2021 National Opioid Settlement Agreement.

Mayor Marshall explained this allows Tooele County to accept some of the funding that Grantsville is not eligible to receive. Councilmember Allen inquired if Grantsville City can still sue for the opioid epidemic. Mayor Marshall explained Grantsville could not sue if they accepted this resolution.

Motion: Councilmember Allen made a motion to approve Resolution 2021-92 accepting the material terms of the Opioid Settlement.

Second: Councilmember Rowberry seconded the motion.

Vote: The vote was as follows: Councilmember Rowberry, “Yay”, Councilmember Hutchins, “Aye”, Councilmember Stice, “Aye”, Councilmember Allen “Aye”, and Councilmember Sparks, “Aye”. The motion carried.

18. Accepting the amended Six Mile Annexation Application

John Bleazard was present for this item. Mr. Bleazard explained there was a modification to the original application due to some properties with no notice of intent were included in

the original application. Mr. Bleazard explained he feels like the property has always been considered to a part of Grantsville due to having a Grantsville address, a Grantsville headquarters and Grantsville PO box. Councilmember Stice reiterated the previous position he held that he would not vote further than to accept the application.

Motion: Councilmember Sparks made the motion to accept the amended Six Mile Annexation Application

Second: Councilmember Rowberry seconded the motion.

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

Prior to entering a closed session Mayor Marshall presented Krista Sparks and Scott Stice with appreciation plaques for their years of service on the City Council. Councilmember Sparks spoke and extended her thanks to her family for their support. She thanked Mike Colson and Tom Tripp (not present) as they initially were on the council when she was elected. She thanked the City for allowing her the honor of serving and her hopes that many members of the community chose to serve in similar ways. Councilmember Stice shared his years of service on City Council for 10 years and concurrently the service to Baseball Little League. He thanked his wife for her support. Councilmember Stice extended his love for the community. He thanked Library Director John Ingersoll for his work at the library. He recognized Finance Director Sherrie Broadbent for her leadership with the City finances. He thanked City Attorney Brett Coombs for answering his questions. He wished Jesse Wilson good luck on his new position and the newly elected officials good luck on their new roles. Mayor Marshall was presented a plaque for his years of service. He made a statement: “As this chapter of my life comes to a close, I have always considered it a great honor and privilege to serve as Mayor of this great city. I am extremely proud of the accomplishments over the years. I will always be grateful for this experience and the relationships that have been fostered. I appreciate my fellow elected officials on City Council. I hold the highest regard for them. They have the City’s best interest at heart as they make important decisions that will affect our community. My appreciation and gratitude to the City Directors and City employees who are very dedicated to our community. You are always striving to accomplish your assignments. You have a vital role in achieving the City’s goals. You have my greatest admiration day in and day out. As a community we are very fortunate. To my loving bride, Corene and our sons Ryan and Colin and their families, they are my greatest achievement and joy. They have supported and encouraged me; I have been very fortunate to have family close by. Remember the gifts of life are at the end of each journey, not at the beginning. Merry Christmas to you and your families. God bless you, god bless America, and God Bless the City of Grantsville. Thank you”

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

Motion: Councilmember Hutchins made the motion to enter a closed session.

Approved

Second: Councilmember Sparks seconded the motion.

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

Closed session began at 8:21pm

Motion: Councilmember Sparks made the motion to end the closed session.

Second: Councilmember Stice seconded the motion.

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

Closed Session ended 8:58

17. Adjourn

Motion: Councilmember Sparks made the motion to adjourn.

Second: Councilmember Stice seconded the motion.

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