

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, March 20, 2019

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Steve Pruden

Brad Pratt

Dave McCall

Scott Wardle

Melodi Gochis

City Employees Present:

Mayor Debbie E. Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Roger Baker, City Attorney

Glen Caldwell, Finance Director

Paul Hansen, City Engineer

Stephen Evans, Public Works Director

Kami Perkins, Human Resources Director

Darwin Cook, Parks Department Director

Brian Roth, Golf Course Superintendent

Cylee Pressley, Deputy Recorder

Minutes prepared by Kelly Odermott

Chairman Pruden called the meeting to order at 7:02 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Golf Superintendent Brian Roth.

2. Roll Call

Steve Pruden, Present

Dave McCall, Present

Scott Wardle, Present

Brad Pratt, Present

Melodi Gochis, Present

3. Mayors Youth Recognition Awards

Presented by Mayor Winn, Stacy Smart, and Police Chief Ron Kirby.

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City Police Chief Ron Kirby and thanked him for his collaboration. Ms. Smart highlighted Communities That Care Programs including Second Step, QPR, and Guiding Good Choices.

Ms. Smart, Chief Kirby, and the Mayor then presented the Mayor's Youth Recognition Awards to the following students:

- Haidee Smith
- Xavier Montilla-Rincon
- Petra Anderson

4. **Public Comment Period.**

Chairman Pruden invited comments from the public, there were none.

Chairman Pruden closed the public comment period.

5. **Resolution 2019-20 A Resolution of the Tooele City Council Authorizing the Disposal of Lost or Mislaid Personal Property.**

Presented by Chief Ron Kirby

Chief Kirby stated that something that is routinely done at the Police Department is take in items. This is a resolution to authorize the disposal of mislaid property. Often the property is bicycles and other items like that, tonight the resolution is about money. Often times over the year's money is collected either through cases, turned in wallets and other variety of reasons. The department attempts to return that money to the rightful owner. Some of the money discussed tonight goes back 20 years. A statement was read by Chief Kirby from Lieutenant Potter who is responsible for the return of property. "Every Effort has been made to locate any relevant cases by searching paper reports, and archives, manually searching digital report databases and going through evidence logs and records. Those who we were able to identify were sent letters giving them 90 days to claim their funds. Cases where owners could not be identified were listed in the local newspaper, posted at City Hall, Police Station and the Utah Public Notice Website as unclaimed property per Utah Statute 77-24A-5." Chief Kirby thanked Mr. Derek Larson from the City Attorney's office for helping with the resolution. Chief Kirby stated that the Police Department does not hold the money, but it is turned over to the Finance Department in a trust account. The money will be converted to public use and will be used by the Police Department.

Chairman Pruden asked if the money was going to be used to buy radios. Chief Kirby stated yes. The radios are \$2,000 apiece and the department is being forced to convert to a new system by the State.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member McCall motioned to approve Resolution 2019-20. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

Chief Kirby stated that the amount of money was a total of \$24,423.86.

6. **Resolution 2019-23 A Resolution of the Tooele City Council Giving Notice of Tooele City's Intention to Prepare Updated Impact Fee Facilities Plans and Impact Fee Analyses City-Wide and Approving a Contract with Lewis Young Robertson & Burningham to Prepare the Updated Plans and Analyses.**

Presented by Mayor Debbie Winn

Mayor Winn stated that the resolution to sign the contract with Lewis Young Robertson & Birmingham, to prepare an updated plan and analysis for the City impact fees. Impact fees are charged to new developments that come to the City to offset the impact that they are making on the City to upgrade culinary water, sanitary sewer. Funds are also put towards parks and recreation and public safety, police and fire department. The cost of the contract is \$58,150. That total can also be paid out of the City impact fee funds. The City attempts to do the study every five years according to state statute to keep the impact fees fair and adjusted to meet the needs of the community. The plan for the impact fees is also updated as needs change within the City.

Chairman Pruden asked if the Council had any questions or comments, there were none.

Council Member Pratt motioned to approve Resolution 2019-23. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

7. **Resolution 2018-21 A Resolution of the Tooele City Appointing Amanda Graf to the Administrative Control Board of the North Tooele City Special Service District.**

Presented by Council Member Melodi Gochis

Council Member Gochis stated that the North Tooele Service District has recommended the appointment of Amanda Graf to their board. Council Member Gochis is forwarding the recommendation to the City Council for approval. Mrs. Graf was previously employed to take minutes for the Tooele City Council. She is the past chair of the Tooele Democratic Party. Her husband is Chairman of Tooele City Planning Commission.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member Gochis motioned to approve Resolution 2018-21. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

8. Resolution 2019-24 A resolution of the Tooele City Council Approving a Purchase and Financing Documents with Yamaha Motor Finance Corporation for the Purchase of 80 New Golf Carts.

Presented by Brian Roth

Mr. Roth stated that this is a contract to replace the golf cart fleet. The total price of the contract is \$370,960 with a trade in of \$124,000 for current carts. That will leave a finance amount of \$246,960. The contract will be for six years and the total payment with interest will be \$276,273. Mr. Roth stated that these were the golf carts selected by staff as the best fit for the golf course. They were also the lowest price. The annual payment will be \$46,040. Chairman Pruden asked if that fee will be recouped by golf cart rentals. Mr. Roth stated yes and in the next month or so, he will be back before the City Council with an update to the rental fee schedule.

Chairman Pruden stated that he was on the City Council when the previous set of carts were purchased and they have been well maintained and lived out their life. Some of them were purchased in 2005. He stated that he appreciates the staff at the golf course.

Council Member Pratt motioned to approve Resolution 2019-24. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

9. Resolution 2019-22 A Resolution of the Tooele City Council Approving and Ratifying a Contract with LTS Enterprises LLC for the Construction of a New Deck at the Tooele Valley Museum.

Presented Darwin Cook

Mr. Cook stated that this contract is a continuation of the project that has been going on at the Tooele Valley Museum to replace the deck surrounding the building. The east and north parts of the deck and platform have been completed by this same contractor. This is the just the continuation of the back or west part of the deck and an ADA ramp for accessibility. The total cost of the contract is \$36,725. Chairman Pruden stated that part of this contract will be paid out of P.A.R. Tax fees and park impact fees.

Mayor Win stated that there is also a \$10,000 grant from the tourism tax or the special service district that is administered by the Tooele County.

Council Member McCall motioned to approve Resolution 2019-22. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

10. Resolution 2019-19 A Resolution of the Tooele City Council Approving a Contract with the Tennis & Track Company to Install Pickleball Courts at Elton Park.

Presented by Darwin Cook

Mr. Cook stated this is a contract with the Tennis & Track Company to modify the east tennis courts at Elton Park into pickleball courts. The original presented contract amount was \$111,086. There has been amended to the amount of \$119,536 with the addition of installation of dividing fences between the six pickleball courts.

Chairman Pruden stated that he appreciated the efforts of staff to get this completed. This is also a P.A.R. tax expenditure.

Council Member McCall asked when the expected completion date was for the courts. Mr. Cook stated that the Tennis & Track Company expects it to take four to five weeks and they are ready to start.

Council Member Gochis motioned to approve Ordinance 2019-19 Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Resolution 2019-25 A Resolution of the Tooele City Council Approving an Agreement with Broderick & Henderson to Construct Public Restrooms at the City Park at 200 West & Vine Street.

Presented by Darwin Cook

Mr. Cook stated that will be a contract with Broderick & Henderson for a bathroom on the southwest side of the park next to existing pavilion. It will be on the south east side of the pavilion where the port-o-potties are now. There will be four single stalls and one ADA stall with wash facilities and storage.

Chairman Pruden stated that the contractor has stated that they can get the project completed by the first Fridays on Vine on June 7th. He thanked the staff for the work to get this done for the City.

Council Member Gochis motioned to approve Resolution 2019-25. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

Chairman Pruden asked Council Member Gochis to announce the line up for the 2019 season of Fridays on Vine. Council Member Gochis read the following list;

- June 7th – Carver Lewis a local entertainer.
- June 14th – Exit 99 a local band.
- June 21st – The Arts Festival will host an event and entertainment.
- June 29th – The National Army Guard Band
- July 5th – Nathan Osmond
- July 12th – Peter Brinholt
- July 19th – Artie Hemhil and the Ironhorse band
- July 26th – still being negotiated
- August 2nd – Joshua Creek
- August 9th – The Imagine Band
- To finish the season is Ryan Shoop and the Rubber Bands

Chairman Pruden thanked Council Member Gochis for her efforts to book the bands.

12. Resolution 2019-26 A Resolution of the Tooele City Council Approving & Ratifying an Agreement with State Fire DC Specialties LLC for Fire Suppression System Upgrades at the Tooele City Water Reclamation Facility.

Presented by Steve Evans

Mr. Evans stated that this is an upgrade to the system installed in 2001. It is the eight buildings at the plant. The contract total is \$42,601.

Chairman Pruden asked the Council if there were any questions or comments, there were none.

Council Member McCall motioned to approve Resolution 2019-26. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

13. Subdivision Final Plat for the Skyline Ridge, Phase 1 Application by Todd Castagno, Located at 1430 East Skyline Drive in the R1-14 Residential Zoning District for the Purposes of Creating 25 Single-Family Residential Lots.

Presented by Jim Bolser

Mr. Bolser stated that this last summer the City Council approved a preliminary plan for three phases for the project. At this point in time the application has been brought forward for the final plat of the first phase, which is the 25 lots closet to the existing Loma Vista Subdivision. A map of the project was shown on the screen. With this subdivision there will be improvements of Skyline Drive and extending it to the extent of the plat. The existing zoning for the plat is R1-14, which was determined by the City Council when the property was annexed into the City a couple of years ago. The Planning Commission has heard this application for final plat and forwarded a unanimous positive recommendation.

Chairman Pruden asked the Council if there we any questions or comments, there were none.

Council Member Wardle motioned to approve the Subdivision Final Plat for Skyline Ridge, Phase 1 Application by Todd Castagno, Located at 1430 East Skyline Drive for the purpose of Creating 25 Single-Family Residential Lots. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

14. Public Hearing and Motion on Ordinance 2019-05 An Ordinance of Tooele City Vacating a Public Easement Associated with Frank's Drive.

Presented by Jim Bolser

Mr. Bolser stated that this a portion of 400 West and curves to 600 West the curved portion is called Franks Drive. When the City Council approved the final plat for Providence at Overlake Phase 2 during recording it was found that there was an old easement that outlined Franks Drive. The easement on paper does not line up with Franks Drive on the ground. The plat was recorded but there is an overlap of the easement and conflicts with the plat. The right-of-way of the subdivision is more accurate to the actual road.

Chairman Pruden asked if the Council had any comments or questions, there were none. Chairman Pruden opened a public hearing, there were no comments. Chairman Pruden closed the public hearing.

Council Member Pratt motioned to approve Ordinance 2019-05. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Wardle, “Aye,” Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Chairman Pruden, “Aye.” The motion passed.

15. Public Hearing and Motion on Ordinance 2019-08 An Ordinance of Tooele City Amending Tooele City Code Chapter 7-1, Chapter 7-4, Chapter 7-11A, Chapter 7-13, Chapter 7-14, Chapter 7-15, Chapter 7-15A, Chapter 7-16, and Chapter 7-29 Regarding Multi-Family Zoning Districts, Allowable Uses, Design Standards, Supplemental Provisions, and Associated Technical Amendments.

Presented by Jim Bolser

Mr. Bolser stated this last fall with the help of the City Council and City Administration it was determined it was the right time to get this effort done. The purpose behind this text amendments, primarily; currently there are two multi-family zones in the City. One of the biggest issues to address with these changes was the provision of a greater range of housing options. There are a lot issues with affordable housing in the State with the fast pace of population growth. The City wanted make sure that there was an allowance and housing options to give developers options but in a manner that is organized and structured. The proposal creates a third multi-family zone. Mr. Bolser stated that the current zone names didn't work with adding a new zone. All the zoning names have been adjusted. The MDR, Medium Density Residential zone will transition to the Multi-Family Residential MR-8, HDR, High Density Residential will transition to Multi-Family Residential, MR-16, and the new zone will be Multi-Family Residential MR-25. The existing zones are not increasing densities, but an additional higher density zone is being added. All the zones were rezoned. In a combination with that, there are a number of aspects that needed to be addressed in the code including design standards. The current standards are 15 years old and have been adapted to help with the new zoning definitions. Mr. Bolser stated that by making these changes there were a lot of chapters affected. This as an extensive effort by the staff, City Attorney, Mayor, Public Works Director, City Engineer, Commissioner Hamilton and Council Member McCall. There have been multiple discussions regarding this with the City Council, the Planning Commission has also discussed the changes. The Planning Commission forwarded a positive unanimous vote.

Chairman Pruden asked the Council if there were any comments or questions, there were none.

Chairman Pruden opened the public meeting.

Mr. Chris Nowull stated he had a couple of questions regarding the changes. What kind of impact study was done to make the decision about the changes? More specifically police and fire and stress on water and roads.

Mr. Bolser stated that there was a study of existing products around the state including how the projects were proposed, design standards, etc. As far as the design standards go, City Staff is very comfortable in the proposal. As far as the impacts towards, public safety and roads there was not been a lot of change regarding those. Mainly because whenever a project application is received by the City, it is incumbent of the projects to provide that information to the City Council.

Mr. Nowull asked about what kind of allowances were made for multi-use? As going to more rural to a little more urban, sometimes there are areas of multi-use with residential and commercial together. What kind of allowances were made for those uses?

Mr. Bolser stated that the proposal has very little to do with mixed use. The City has two zones that are specifically designed to adapt to mixed use projects. Those were not touched with the proposal.

Chairman Pruden closed the public hearing.

Council Member McCall motioned to approve Ordinance 2019-08. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

16. Minutes

Mrs. Pitt asked to have her name removed from attendees at the work session minutes as she was not in attendance.

Council Member McCall motioned to approve minutes from the Council meeting held March 6, 2019 with the changes asked for by Mrs. Pitt. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

17. Approval of Invoices

Presented by Mrs. Pitt

An invoice in the amount of \$24,678.60, to Mountainland Supply Company, for meters and meter supplies.

An invoice in the amount of \$20,094.59, to Clyde Snow & Session, for professional services for Aphoshian Law Suit.

Council Member Pratt motioned to approve invoices. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

18. Adjourn

Council Member Wardle moved to adjourn the City Council meeting. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Wardle, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Chairman Pruden, "Aye." The motion passed.

The meeting adjourned at 7:56 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 3rd day of April, 2019

Steve Pruden, Tooele City Council Chair