

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, June 19, 2019

Time: 7:00 p.m.

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

City Council Members Present:

Brad Pratt

Dave McCall

Melodi Gochis

Scott Wardle

Steve Pruden

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

Steve Evans, Public Works Director

Chief Ron Kirby, Police Department

Darwin Cook, Parks Department Director

Paul Hansen, City Engineer

Michelle Pitt, City Recorder

Cylee Pressley, Deputy Recorder

Jami Carter, Library Director

Minutes prepared by Kelly Odermott

Chairman Pruden called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Planning Commissioner Tyson Hamilton.

2. Roll Call

Scott Wardle, Present

Dave McCall, Present

Brad Pratt, Present

Melodi Gochis, Present

Steve Pruden, Present

3. **Public Comment Period.**

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

Chairman Pruden closed the public comment period.

4. **July Meeting Schedule.**

Chairman Pruden reminded the public that the next City Council meeting July 3rd, 2019 has been canceled. That is the same night as the City's Fourth of July Celebration. He encouraged all citizens to attend the Fourth of July celebrations which start with Miss Tooele Pageant on June 30 and continue through the week.

5. **Creative Communities Pilot Project Presentation.**

Presented by Tracy Hansford, Creative Communities, Utah Department of Heritage & Arts

Ms. Hansford stated that she was attending with her colleagues from the Utah Department of Heritage and Arts, Roger from State History and Claudia from Cultural Affairs. Ms. Hansford stated that they are very excited that Tooele has been chosen and agreed to be the pilot community for the Creative Communities Initiative. She introduced the department by explaining that DHA has seven division. She works directly with Arts and Museums. There is also State History, Multicultural Affairs, Indian Affairs, You Serve, which is the commission of volunteerism, State Library, and as of July 1st, the STEM Action Center. Creative Communities is an initiative to figure out if pooling resources with DHA and a community and how there can be the greatest impact and serve the citizens of Utah the best. Creative Communities has a couple of goals and are aligning the resources to help a community develop cultural goals and ascertain within those goals, measuring the impact of the goals, and creating a system of a sustainably lasting partnership. DHA has committed to be in the community for the next year and to work with all of the constituents. DHA will not disappear after the year and would like it to be an ongoing relationship. Ms. Hansford explained the four things that will be brought to Tooele with the program.

1. A Needs Assessment. The needs assessment identifies DHA programs and other cultural activities within a community. Once there has been a needs assessment, strengths and weaknesses will be identified in the community.
2. Technical Assistance. DHA staff members will provide technical assistance for identified focus areas. In addition, a to staff members identified by focus areas, the technical assistance team would also include member of DHA staff that can advise on obtaining grants.
3. Change Leader Leadership Program. This is a program that comes from the Division of Arts and Museums and they have been doing it for over a decade. It is a three-day

- training that is offered to citizens to develop leaders who are excited and able to manage change in a community. This will be offered to 12 people in Tooele. As part of that, the trained leaders will be asked to create some sort of certification project within the organization or within the community. This is one of the most popular programs from the department.
4. Utah Humanities Community Conversations. This program was created with the belief that facilitated conversation engages a community better than rhetoric and argument. Communities identify issues that are important to the, and come together to discuss them through prompts such as a poem, book, film and a trained facilitator.

Ms. Hansford stated that Tooele was chosen because they were looking for a really great community that had connections. Jami Carter and Stephanie Stutz had approached the Utah Humanities for items within the library and museum and wanted to collaborate more. Utah Humanities is already working with several organizations in Tooele. There is an Art Council and DHA helped sponsor the Arts Festival. STEM, the new division is already working in Tooele Schools.

Ms. Hansford asked Roger from Historic Preservation to share his work with the Council.

Chairman Pruden asked how are the 12 people chosen for the Leadership training? Ms. Hansford stated that the process has not been determined yet. Generally, the department likes to get a broad span of people from a variety of organizations. As the needs assessment is completed and areas are identified for work, there may be people who can be involved in those areas.

Council Member Gochis asked where the training will take place. Ms. Hansford stated that is also in progress. One of the things that will be discussed during the needs assessment is how to hold those meetings. There are options, generally it is done as a three day institute, but it could be a better fit to have it on Thursday nights, or one Saturday for three months.

Mr. Roger Roper is from the Division of State History and State Historic Preservation Office. Mr. Roper stated that earlier it was mentioned that various state divisions have been working in Tooele and with Historic Preservation, they have been working Tooele since about 1985. There is a local partnership program with communities from around the state and it includes about 100 communities for historic preservation. Tooele has been involved with the group to put together the railroad museum, helped put the building on the national register, given grants over the years, technical assistance and helped with inventory stock of historic buildings. That data is about 25 years old. As part of this initiative, they are proposing to update the inventory of the buildings in town with the DHA staff, interns and community members. This will focus primarily on the downtown, but not exclusively. They have found that communities are really interested in revitalizing the historic downtowns. They have been involved with historic downtowns over the years. Historic district designation does not have any level of regulatory oversight, unless

initiated by the City Council. Updating historic building inventory would start in about mid-July. It is noninvasive, with taking photographs, notes, and then the City will receive an end of project summary.

6. Resolution 2019-49 A Resolution of the Tooele City Council Consenting to the Reappointments of Stephanie Statz and Karen Belmonte to the Library Board of Directors.

Presented by Jami Carter

Ms. Carter stated that a couple of Library board members have expiring first terms. Both have consented to their second appointment for a second consecutive term. This is allowable. She is excited to have both back on the board. The board is a fantastic group of board members and a really great group of people who work together to be the best library they can be.

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

Council Member McCall motioned to approve Resolution 2019-49. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

7. Public Hearing and Motion on Resolution 2019-46 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2018-2019.

Presented by Glenn Caldwell

Mr. Caldwell stated that there needed to be some interfund transfers and revenue and expenditure adjustments. In the general fund, the parks and recreation department will have an interfund transfer of \$20,000 from the golf course and pool to the parks department for clean up the old food bank. Another transfer if from the pool account to the park department for landscaping costs in the amount of \$12,000. Another transfer from the pool account to the park departments is \$4,000 for computer replacement. UTA pass through sales tax, is an expenditure and revenue and need to be amended by \$100,000 to more accurately reflect what was passed through the City accounts. In departmental judgments and losses there was an adjustment of \$115,000 for debt payment. The police department had funds in evidence that were transferred for the Explorer's program and Citizens academy in the amount of \$21,250. There was the sale of CIB bonds into debt service fund for \$117000. Finally, the transfer of construction funds for the new public safety building in the amount of \$2,000,000.

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

Chairman Pruden opened public hearing, there were no comments. Chairman Pruden closed the public hearing

Council Member Pratt motioned to approve Resolution 2019-46. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," "Chairman Pruden, "Aye." The motion passed.

8. Public Hearing and Motion on Resolution 2019-47 A Resolution of the Tooele City Council Adopting a Tentative Budget for Tooele City for Fiscal Year 2019-2020.

Presented by Mayor Debbie Winn

Mayor Winn stated that on May 1st of this year, there was a tentative budget for fiscal year 2019-2020. The Council has reviewed that budget. There was a budget meeting in May with lengthy discussions. There were minor changes suggested and those changes have been implemented and included in the budget presented. The Council has stated that their opinion, is to keep the certified tax rate at the current tax rate. The only significant change in the initial budget was the payment of the judgement levy. This year's payment will be taken from the fund balance. This is a tentative budget and will be finalized on August 7th at the truth in taxation hearing.

Chairman Pruden opened the public hearing, there were no comments. Chairman Pruden closed the public hearing.

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

Council Member Gochis motioned to Resolution 2019-47. Council Member McCall seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle. "Aye," Chairman Pruden, "Aye." The motion passed.

9. Public Hearing and Motion on Resolution 2019-48 A Resolution of the Tooele City Council Adopting a Proposed Tax Rate for Fiscal Year 2019-2020.

Presented by Glenn Caldwell

Mr. Caldwell stated that each year the state tax commission calculates the certified tax rate for each entity in the state. The intent is that each entity will receive the same tax rate as is budgeted in the last year. The only increase the entity would receive would be new development. The certified tax rate for fiscal year 2020 is .003024 and this rate will produce approximately

\$139,000. Tooele City proposed a tax rate of .00334 which is the same certified rate as fiscal year 2019. This rate will produce approximately \$492,000.

Chairman Pruden stated that the tax rate is staying the same. Mr. Caldwell stated yes.

Chairman Pruden opened the public hearing, there were no comments. Chairman Pruden closed the public hearing.

Council Member Pratt motioned to approve Resolution 2019-48. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

10. Resolution 2019-45 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Castagno Place Subdivision.

Presented by Paul Hansen

Mr. Hansen stated that Tooele city code requires that all public improvement completed as a condition of a subdivision within the City be approved by the Tooele City Council in order to commence the one year warranty period. In the packet there is a certificate that has been prepared by the City inspectors and has been signed by himself, the Public Works Director and the Community Development Director. The Council is being asked to accept the completed improvements and begin the one-year warranty period. The bond is in place for the one-year warranty. The property is located at approximately 650 East and just north of 1000 North. The Development is Castagno Place Subdivision.

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

Council Member McCall motioned to approve Resolution 2019-45 Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

11. Resolution 2019-50 A Resolution of the Tooele City Council Approving a Contract with Impact Contractors Inc. for the Demolition of Obsolete Water Storage Tanks.

Presented by Steve Evans

Mr. Evans stated that Impact Contractors has the low bid. With that bid there is 15,000 tons of material to be removed. The total contract is \$43,300 with a 5% contingency on change orders at the discretion of the Mayor. That amount is \$2200 if there are any unforeseen circumstances.

Chairman Pruden asked Mr. Evans to explain which tanks were being demolished. Mr. Evans stated that tank two is just off Main Street, across from Gofers Food and Market. Tank three is due south east of tank two on the hill.

Council Member Gochis motioned to Resolution 2019-50. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Council Member Wardle. “Aye,” Chairman Pruden, “Aye.” The motion passed.

12. Resolution 2019-51 A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with Broken Arrow Construction for the Broadway Storm Drain Project (400 North to Utah Avenue).

Presented by Steve Evans

Mr. Evans stated that this is installing new drains and will take care of some runoff issues that are in the City with water coming down into the existing neighborhoods from the south side of the City. The storm drain will run down Broadway Avenue between Utah Avenue and 4th North. The Broken Arrow contract is \$466,234.92. Again, there will be a 5% contingency for unforeseen circumstances and would be authorized by the Mayor in the amount of \$23,300.

Chairman Pruden asked if this comes out of the Stormwater Fund. Mr. Evans stated that is correct.

Chairman Pruden asked the Council if there were any questions or comments.

Council Member Pratt motioned to approve Resolution 2019-51. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, “Aye,” Council Member Pratt, “Aye,” Council Member Gochis, “Aye,” Council Member Wardle, “Aye,” Chairman Pruden, “Aye.” The motion passed.

13. Minor Subdivision Request for the Utah Industrial Depot Minor Subdivision No. 37 Amended by Peterson Industrial Property, Located at Approximately the Southwest Corner of Feldspar Street and K Avenue in the I Industrial Zoning District for the Purpose of Creating Three Industrial Lots.

Presented by Jim Bolser

Mr. Bolser stated that the property in question is an existing minor subdivision No. 37 within the UID project. It is a long narrow lot bordered on three sides by Emerald Avenue, Feldspar Avenue and K Avenue. Those are private roads and there will be no public right-of-way dedication or public infrastructure required other than to service the properties created. The proposal is to divided the lots into three separate parcels to facilitate development of the northern lot. It will be for a facility which currently has an existing facility and would like to open a

second facility. The Planning Commission has forwarded a unanimous positive recommendation.

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

Council Member Wardle motioned to approve the Minor Subdivision No. 37 Amended by Peterson Industrial Property, Located at Approximately the Southwest Corner of Feldspar Street and K Avenue in the I Industrial Zoning District for the Purpose of Creating Three Industrial Lots. Council Member Pratt seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, "Aye," Council Member Wardle, "Aye," Chairman Pruden, "Aye." The motion passed.

14. Subdivision Final Plat Request for Overlake Estates 1L Phase 2 by Perry Development LLC, Located at Approximately 620 West 2000 North in the R1-7 Residential Zoning District for the Purpose of Creating 31 Single-Family Residential Lots.

Presented by Jim Bolser

Mr. Bolser stated that the project is an extension of the first phase of 1L. That first phase is almost completely built out. The developer is moving on to the next phase with phase 2. The property is zoned R1-7 Residential as are all surrounding properties. The plat itself includes an extension of 2000 North and its infrastructure. The Planning Commission forwarded a unanimous positive recommendation.

Chairman Pruden asked if there is a fence along 2000 North to match the one on 400 West. Mr. Bolser stated that he believed there is. Chairman Pruden asked if the developer is doing the full width on 2000 North. Mr. Bolser stated that they are fulfilling their requirement under code, but it is not a complete width construction.

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

Council Member McCall motioned to approve the Final Plat Request for Overlake Estates 1L Phase 2 by Perry Development LLC, Located at Approximately 620 West and 2000 North in the R1-7 Residential Zoning District for the Purpose of Creating 31 Single-Family Residential Lots. Council Member Gochis seconded the motion. The vote was as follows: Council Member McCall, "Aye," Council Member Pratt, "Aye," Council Member Gochis, Council Member Wardle, "Aye," "Aye," Chairman Pruden, "Aye." The motion passed.

15. Minutes

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

Council Member Pratt motioned to approve minutes from the City Council May 19, 2019.

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

16. Approval of Invoices

Presented by Michelle Pitt

Ms. Pitt stated that there were no invoices.

17. Adjourn

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

The meeting adjourned at 7:34 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 19th day of July, 2019

Steve Pruden, Tooele City Council Chair